

8780

FRASER VALLEY

Surrey B.C.

FILE NO. 8780

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: TSUCHIMOTO Y oshio

HOME ADDRESS: 203 Robson Rd., R.R. #1., New Westminster

REGISTRATION NUMBER 07732 SEX: Male AGE: 51

OCCUPATION: Boat Builder.

(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: Partnership H. Suga. S. Westminster B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Chika *n/k*

ADDRESS OF WIFE OR HUSBAND: 203 Robson Rd., R.R. #1., New Westminster B.C.

NAMES OF ANY LIVING CHILDREN: allover 16.

ADDRESS OF CHILDREN: ----

AGE OF CHILDREN: ----

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

1. LOCATION AND DESCRIPTION: Roll No. 7115.

Block 1 and 12. Block 6. Map 546.

J. F. Mark says { on Lot 1 - dwelling
on Lot 12 - school bldg

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room Dwelling 1 Garage.

3. INSURANCE (Give particulars; state where policies are) Agent F.S. Mark,

\$800.00. Policy in F.S. Mark's Possession.

4. TAXES (Amount and where payable) Taxes \$20.00. Payable at Surrey B.C.
1941 Paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

\$700.00 Mortgage on the Land.

6. OCCUPANCY AND LEASES (If vacant so state) ~~OWNED~~ Leased House ~~xxx~~36-6-84 New Westminster.
through F.S. Mark. Name and address of tenant unknown.

Declarant Living in Community Hall.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In the possession of R.S. Mark

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

9. IF FARM LAND STATE CROPS SOWN: Vegetables, 4 Fruit Trees.

STATEMENT OF REAL PROPERTY OCCUPIED
1. LOCATION AND DESCRIPTION: Living in community hall at 203 Robson Rd., H.R. #1., New Westminster B.C.
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.

Bed Room Suite, (2 Beds, 1 Sofa) Dining Room Set, Kitchen Set.

Piano, 1 Set of Encyclopedias. Book Case, 5 Loads Fire Wood.

Wardrobe, Knitting Machine. Kitchen Ware and Utensils.

All to be left in Community Hall at 203, Robson Rd., New Westminster

Personally effects belonging to Mr Fujikawa, T. Fujiwara

All stored in the Community Hall.

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

none

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

none

CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
none7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: Monarch Life Assurance Co. \$1000.00. 20 Year-Endowment
Beneficiary Wife. Policy No. P76413. Policy in declarants possession

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: M. Mithiguchi \$200.00

800? Columbia, New Westminster
Royal Soc, New Westminster.
Nakamura Fish \$100.00
^

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 12th day of May

1942

(Signature)

Y. Tsuchimoto

Witness

FOR DEPARTMENTAL USE

RETURNED TO JAPAN

S.S. MARINE ANGEL

31st MAY, 1946

INFORMATION FROM R.C.M.P.

Date Sept. 24/42

Our File No. 2780

Full Name TSUCHIMOTO Yashio
(Surname in Block Letters)

Registration No. 07732

Male - Female
(check)

Age Sept. 25, 1890

Former Address R.R. #1, New Westminster, B.C.

Date Evacuated 25/9/42

Naturalized - Canadian-Born - National
(check)

Present Address Tashiro, B.C.

Married - Single
(check)

Name of Wife (KAMIKAWA) Chika

Name of Husband -

Name of Mother (SUMIDA) Mago

Name of Father Yashimatsu (New)

Names of Children under 16 (Japan)

Requested by CCP

Registered with Custodian
(Yes or No)

Additional Information

Boat Builder. Owner of
2 lot & 2 houses.
(Wife TSUCHIMOTO, Asano in Japan)

R E P O R T
ON EVACUATED JAPANESE PROPERTY

File No. _____

MUNICIPALITY: SURREY

Date: Oct. 24th. 1942

NAME: TSUCHIMOTO, Yoshio

REGISTRATION NO. 07732

ADDRESS: 203 Robson Rd. South Westminster, B.C.

PROPERTY: 1 Acre

ACREAGE: 2 lots 1 cleared

KIND OF CROPS: pers. vegetables

APPROXIMATE ACREAGE OF EACH:

HOUSE: 1 Storey

VACANT:

OCCUPIED Yes

DESCRIPTION Frame

ROOF: Shingle

SIZE: 30 x 30

NO. OF ROOMS 5

CONDITION: Good

OTHER BUILDINGS: Garage 22 x 20 Pr.

NAME OF LESSEE OR RENTOR: Mrs. R.B. Martin (above address)

TERMS: \$18.00 pr. from May 1st. to November 1st. \$15.00 pr. for bal.

WATER: City

ON: yes

OFF:

LIGHT: Electric

ON: yes

OFF:

REMARKS: House painted, all chattels stored in hall at back of property
Hall suitable for storing chattels. size 24 x 26, good condition.

INVENTORY OF CHATTELS LEFT ON PROPERTY

SEE ATTACHED LIST

Signed: R.M. Anderson
St. Charles

INVENTORY OF CHATTELS BELONGING

TO

TSUCHIMOTO Yoshio # 07732

STORED IN JAPANESE COMMUNITY HALL, South West

In Hall Main Floor

- ~~51~~ Good cheer heater
- 1 Heater mat
- 1 Iron poker
- ~~51~~ 2 hole coal oil camp stove
- ~~51~~ Kitchen chairs
- ~~51~~ High chair
- ~~51~~ Dining room chairs
- ~~51~~ Dining " Table
- ~~51~~ " Buffet cont. 1 bag, 1 record, Quan. pers. papers, 6 sml. urns.
- 2 Table runners
- 1 Wash tub cont. scrub board, aluminum kettle, aluminum pot.
- 1 Crtn. cont. wood caulks, 1 band saw blade
- 1 Box. cont. 3 tins paint, sml. quan. rope, short rubber hose, vice screw.
- 1 Jap doll
- 1 Jap medal in box ~~Stool~~
- ~~1~~ Shrine ~~Stool~~
- 2 Ash trays
- ~~51~~ Flower vase
- 1 Trick ash tray
- ~~51~~ 4 piece bed rm. suite. in chiffoniere, Jap parresoll, 2 Sml. mirrors & frames
- ~~51~~ Jap basket
- ~~51~~ Air crck
- ~~51~~ 3 gal. rock jugs
- ~~51~~ Large Rose & Sons Piano (Grand)
- ~~51~~ Glass book cabinet cont. 10 volumes of (The World Book) 2 bottles, 3 pens.
- ~~51~~ Upholstered stool
- 2 Parcels tied up
- 1 Catalogue (commercial fishing supplies)
- ~~2~~ Crtns. cont. pers. papers ~~Stool~~
- Pachage cont. 9 invoice pads
- Crtn. cont. few medicines
- " " Electric massage machine
- Box cont. 7 Paint brushes
- ~~51~~ 4 Piece Jap bowl
- Quan. saki cups
- 2 Saki jugs
- ~~51~~ Flower vase
- ~~51~~ Crtns books
- Box. cont. 2 magazines, ~~wooden tray~~, water tap, 3 sleeves & 2 elbows (pipe)
- ~~51~~ Large pictures
- ~~51~~ Linoleum squares
- ~~51~~ Large picture
- 1 Bench
- 1 Box nails
- ~~3~~ 4 MI. tables (Hm. Md.) ~~old~~ 5 1 Discarded
- 5 5 gal. paint cans
- 1 Box dishes
- 1 Pkg. Wicks (oil stove)
- Sml. crtn. pers. papers
- 1 Pkg. Dulce
- ~~51~~ Crtn. cups & saucers
- ~~51~~ 20 cups
- ~~51~~ 20 saucers
- ~~51~~ Galv. pail
- 6 Saki bottles
- 9 Assorted bottles
- ~~51~~ Creek bowl
- 1 Tea pot
- 1 Sml. tray
- 1 Wood & 1 metal tray
- ~~51~~ Large coffee pot
- 1 2 Qt. bottle
- 3 Large flags
- Crtn Hm. Md. Decorations
- 1 Drawer cont. Sml. crtn. candles 2 pkgs. writting paper & pers. papers
- 1 Box. cont. Pkg. paper forms & few magazines
- 1 Crtn. cont. 11 ink wells, 11 brush pens, 2 bottles ink
- 1 Large colored stage curtain
- 1 Drawer cont. 1 ink well, few post cards, pers. papers
- 1 Pkg. cont. pictures etc.
- 1 Crtn. cont. pers. papers, & bundle of certificates

(4 pictures, tin medicines,

(Sml. pillow, Jap doll, Quan. Rags

(few rags

S: sold by Auction - 8/2/44

Survey 2.

Steb. Wilson

Rm. Anderson

In Hall Main

- 1 Box cont. chalk & brushes
- ~~1 Wooden tub~~
- 4 Light bulbs
- 1 Large blackboard
- Few old clothes
- Few odd boxes & empty cans
- ~~5 Sml. quan. wood~~

Basement

- 2 cords wood
- 12' 1" pipe
- ~~1 Peaves head~~
- ~~1 Logging hooks~~
- 1 Pick head
- ~~1 Steel clamp~~
- 1 Shake splitter
- 1 Large picture frame
- 5 Table desks
- 9 Benches
- ~~11 Stove pipe lengths~~
- 12 Table leggs
- 1 Kitchen chair
- 1 Ladder
- 1 Bd. flooring 16'
- 1 Rake
- 1 Potatoe digger
- 1 Wedge
- 1 Hatchet
- 1 Pack board
- ~~1 Barrel (wood)~~
- ~~1 Drum heater~~
- ~~65 Jap tubs~~
- 1 Watering can
- 1 Round wooden cylinder with plunger
- ~~1 Spray gun~~
- ~~1 Sack bottles~~
- 1 Fr. Roller scates
- 1 Car drive shaft
- 32 Saki bottles
- Sml. quan. ass. bottles
- ~~1 Sml. " Insulated wire~~
- ~~1 Few bean poles~~
- Sml. quan. mixed lumber
- 1 15 gal. coal oil can(Imperial)Cont. oil.
- 1 Canvas Jacket
- 2 Pulleys
- 1 Hm.Md.Sml. Bench
- Sml. quan. fish net

Outside

- ~~1 Ladder~~
- ~~1 15 gal. gas drum~~
- 2 iron wheels on long axel.
- 1 Iron pot.
- ~~1 Quantity of old iron~~
- consisting of old anchor water pump pipes etc.

Signed.

[Signature]
Wm. J. Anderson

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshio TSUCHIMOTO Reg. No. 07732 File No. 8780.

CATALOGUE NO: Sold by Special Arrangement, The Director, The Veterans' Land Act.
BC/641-P. First Offer.

PROPERTY ADDRESS: 203 Robson Road, South Westminster, B.C.

LEGAL DESCRIPTION: Lot 1 of Block 6 of Lots 7 and 8, Group 2, Map 546, Municipality of Surrey, D. N. W.
AND
Lot 12 of Block 6 of Lots 7 and 8, Group w, Map 546, Municipality of Surrey, D. N. W.

TITLES: Registered in the name of Yoshio TSUCHIMOTO.

ENCUMBRANCES: None registered. No evidence of any unregistered charges.
Vesting Order No. 25368, dated January 26th, 1943.

ASSESSED VALUE: Lot 1 - Land - \$ 40.00
Improvements - \$450.00 - \$490.00 Taxes - \$ 8.61
Lot 12- Land - \$ 60.00
Improvements - \$650.00 - \$710.00 Taxes - \$13.01
\$1200.00 \$21.62

CLASSIFICATION: This is a small property of 1 acre area used for growing vegetables for personal use, and fruit from 4 fruit trees.
On Lot 1 there is 1 storey 5 room dwelling and 1 garage.
On Lot 12 there is a school building used also as a Community Hall.

HISTORY OF ADMINISTRATION: The dwelling was leased through S. F. Mark, Real Estate Agent to Mr. and Mrs. R. B. Martin. Consideration being \$18.00 per month for first 6 months, thereafter \$15.00 per month. There is no evidence of a lease having been signed.

The Hall on Lot 12, from all information at hand, was apparently used for storing chattels.

SOLD: To The Director, The Veterans' Land Act for \$515.00 as at 1st January, 1943.
Approval of Advisory Committee - 1st June, 1943.

In view of the rents being collected by the Custodian for 1943 a cheque for \$120.00 covering same was paid January 24th, 1944, to The Director, The Veterans' Land Act.

Funds released to the credit of Yoshio TSUCHIMOTO as at August 2nd, 1944, against which were charged - Registration Fees - \$6.00, Legal Fees - \$15.00, leaving a net credit of \$494.00 from said transaction.

transaction.

Page 2.

File No. 8780.


Adjustments to the amount of \$6.86 covering unexpired Fire Insurance Premiums were placed to Yoshio TSUCHIMOTO'S credit.

The following Fire Insurance Policy -
Union Assurance Co., Policy No. 20166 - \$600.00, covering on
1 storey dwelling, was transferred to The Director, The Veterans' Land
Act, August 26th, 1944.

Certificates of Title Nos. 172720-E and 172721-E in the name of The
Director, The Veterans' Land Act.

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

February 9th, 1946.


D. A. CRAMER.

DAC:JS

Farm Appraisal Report

File No.

26650

Land Description Lot 1 & Lot 12, Blk. 6 of Lots 7 & 8, Tp. 2.No. 203 Timberline Road.Containing .25 AcresOwner's Name TSUCHIMOTO, YoshioPost Office Address R.R. 1, New Westminster, B.C.Nearest Rail Point South WestminsterDistance 1/4 mileMarket Town New WestminsterDistance 1 "Church (give denomination) VariousDistance 1 "Nearest School New WestminsterDistance 1 "State how property was identified: Map and enquiry

Roads: State whether property has access to main road, the kind of road and its condition.

It is on a gravelled street.Is this district a good one? Not especially.Employment opportunity Industrial employment - Yes.Predominating Nationality and religion: Very mixed.Describe Fencing and its condition: Picket fences - good.

Value \$

Water supply: Private water system on this street.

Value \$

No plumbing facilities.

BUILDINGS ON FARM

Electricity installed.

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
Lot 1- HOUSE #1	16 x 28	Frame	8'	Shgl.	5	Blks.	Good	425.00
Add'n	9 x 30	"	8'	"	5	"	"	
Garage	14 x 16	"	7'	"	10	None	Fair	25.00
Lot - BARN	x	"	12'	"	15	Posts	Fair	200.00
12- House #2	24 x 26							
BARN	x							
	x							
GRANARY	x							
	x							
	x							
	x							

Total present day value \$ 750.00\$ 500.00

Total Value Buildings add to farm

Is dwelling habitable without repairs? Yes. If not what is your approximate estimate of cost to make it habitable?Describe the basement and chimneys: Old house, #2, on posts - no floor below.
#1 house has no basement.No. rooms downstairs? 4 Upstairs? nil How finished woodAre buildings painted? No. 1-Yes. Condition of paint Good.
No. 2-No. " " " N.A.Distance from nearest bush 25 feet.

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	KIND AND QUALITY OF CROP	VALUE PER ACRE	TOTAL
.25	Level	Peat muck (Less where buildings stand)	Clay	Garden	100.	25.00
Area which can be cultivated without cost other than for breaking.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL		VALUE PER ACRE	
Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.						
	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB- SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE
Area Unsuitable for Cultivation.						
CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.			NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE		VALUE OF LAND PER ACRE	

Total value of Land \$ 25.00

Total added by buildings to value of farm \$ 500.00

Total fruit trees add to value of farm (for use in orchard districts only) \$ nil

Total value of farm \$ 525.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Fifteen years as a garden only.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

This is just a house and lot proposition.

Noxious weeds:

Nil.

Give approximate detail and
amount of all annual taxes and
names of Taxing Authorities:

Corporation of Surrey - Taxes-\$21.62.

Date: 24th July 1942.
Place: Vancouver, B.C.I certify that the above report is based on a personal examination
of the whole farm made on the 16 day of July 1942

Inspector's Signature

"G.T. McKay"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Y. TSUCHIMOTO

Farm Appraisal Report

Remarks:

This is just a straight house and lot proposition.

The Japanese is a boat builder and is evidently still carrying on with his operation on the Fraser River just below the old C.N.R. bridge.

The main dwelling house is on lot 1. It is a comfortable building, well painted and quite clean. It is leased to a man named R.B. Martin, who informs me that he is paying \$18.00 per month for the first six months of his tenancy and \$15.00 per month from then until the end of the War.

The other building, where the Japanese and his family live, was the old man's original house. It is built high up off the ground on cedar posts and stored beneath it is a quantity of building material, etc. The building itself has been used until recently as a storehouse and work shop.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC.

(Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

Present Value

\$

\$

\$

\$

\$

\$

\$

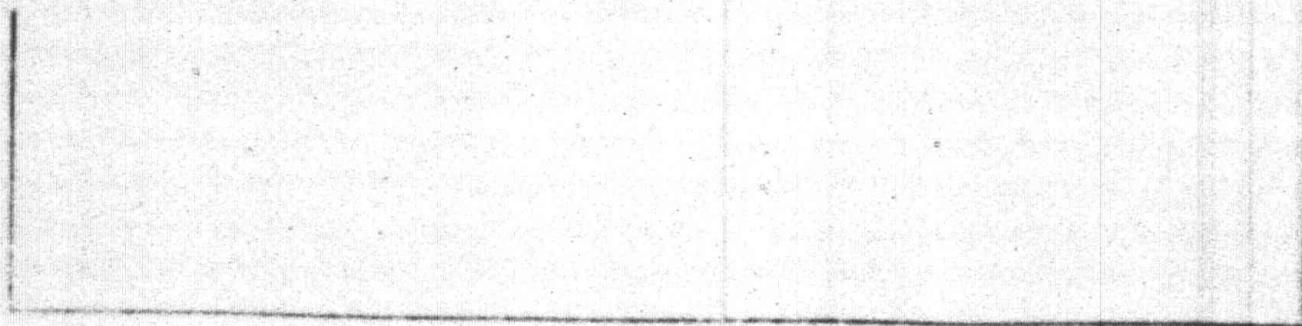
\$

\$

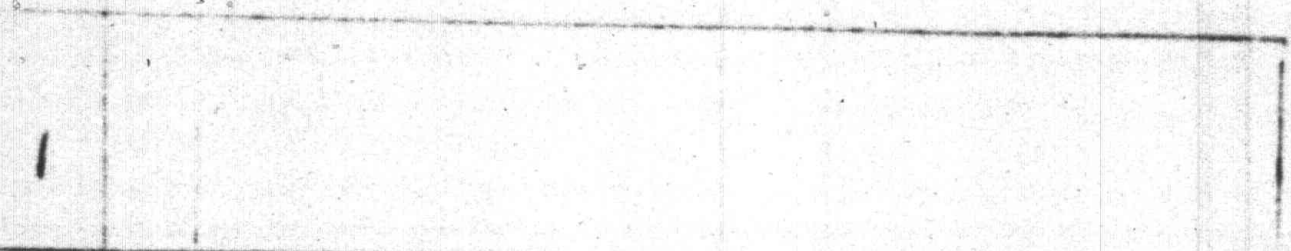
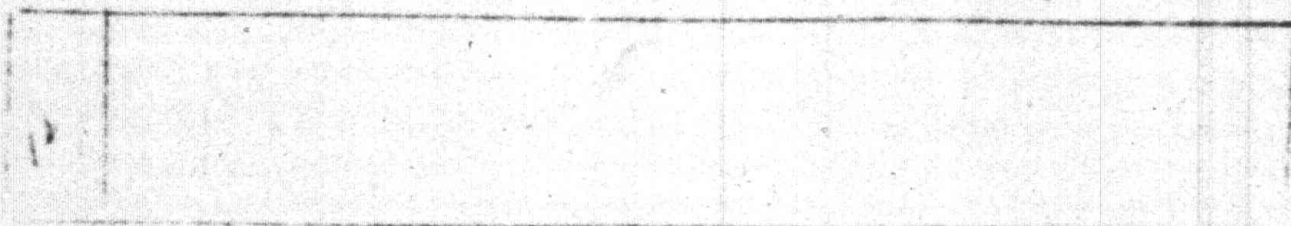
Total \$

Amount fruit trees add to value of farm \$

Diagram of Property



STREET NOT OPEN.



TIMBERLINE RD.

Following careful review of this appraisal report, it is my opinion that the present value is \$ 550.00

Date 1st August 1942.

"I.T. BARNET"

District Superintendent.

Canada

**DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN**

SEP - 7 1944

JAPANESE EVACUATION SECTION

File No. 8783
Reg. No. 07732

506 Royal Bank Building,
Vancouver, B. C.

Mr. Yoshio TSUCHIMOTO,
Tashme, B. C.

Dear Sir:

Re: Surrey Municipality, Lots 1 & 12 of Block 6 of Lots 7 and
8, Group 2 Map 546, District of New Westminster. C.of R.
52758.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotiations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property	\$ 515.00
Add:	6.86
Unexpired insurance premium as at January 1st, 1943	521.86
Less:	
Tax arrears to December 31st, 1942	\$ 6.00
Registration fee	6.00
Encumbrance—Principal	
—Interest	6.00
Net proceeds of sale	515.86

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

R.

1943	Jan. 1	Nov. 14	March 13	May 12
	Cr. re Sale of Property	Land Registry Office - Certificate of Encumbrance	Sale of Firewood	Proceeds of Auction Sale
Debit				
Credit				
Balance				
	\$15.86	4.00	3.00	170.11
		Adjustments re Sugar Boat Works Act. 46.11		173.77
		Adjustments re Sugar Boat Works account		927.27
		53.34		
		S. F. Mark-Balance Funds on hand		
		68.19		
				757.16 Cr.

SOLDIER SETTLEMENT and VETERANS' LAND ACT

8780
07732

File No. BC/641P
(J.L.680)

Vancouver, B.C.

A.G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B. C.

TSUCHIMOTO Yoshio

Dear Sir:-

Re: Lots 1 and 12 of Blk. 6 of Lots 7 and 8,
Group 2, Map 546, Dist. of New Westminster.
Subject to South Westminster Dyking
Charge #50076-C; Trust Deed #61196-C.
MUNICIPALITY OF SURREY

I beg to acknowledge receipt of Duplicate
Certificate of Title No. 178780-1 of the New Westminster
Land Registry Office for the above parcel of land in the
name of The Director, The Veterans' Land Act.

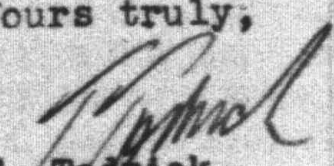
Included in the Veterans' Land Act cheque
for \$ 14,554.12, in favour of The Secretary of State,
forwarded to you and dated April 28th, 1944 is the
amount of the purchase price in full of the above land
arrived at as follows:-

Purchase Price	- \$ 515.00 ✓
Less arrears of taxes to January 1st, 1943,	- \$ -
Amount paid to Secretary of State	- \$ 515.00 ✓

*Right
62*

Will you kindly acknowledge receipt of the
purchase price by signing the receipt on the duplicate hereof
and return it to me.

Yours truly,


T. Todrick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase
price in full of the land above described.

JUL 28 1944
Date

Solicitor for
The Secretary of State

PHONES: OFFICE AND WHARF 212
RETAIL STORE 301

FRASER RIVER FISH CO. LTD.

WHOLESALE and RETAIL FISH DEALERS

SHIPPERS OF ALL KINDS OF FRESH, FROZEN, SALT AND SMOKED FISH

New Westminster, B. C.,

May 2nd 1944.

Custodian.
506 Royal Bank Building
Vancouver

Dear Sir.

Parcel B. Suga Boat Building.

We attach herewith our cheque for \$40.00 and beg to tender the sum of four hundred dollars for parcel B. being the building known as the Suga Boat Works.

Yours faithfully.

Fraser River Fish Co Ltd.

R. C. Roberts

*File 3916/1
8780*

Reject 11/5/44



2593 Venables St.

Vancouver, B.C.

May 3. 1944

Tender for Float House:

Parcel "B."

as advertised April 15. - and
enclose herewith certified cheque
for 10% of my offer
My offer is \$280.00

Yours Truly
Walter Rossall

Suga Boat works

Files 3916/1, 8780

Reject 11/5/44

8780
3916/1

May 11th, 1944.

The Fraser River Fish Co. Ltd.,
New Westminster, B. C.

Dear Sirs:-

Re: Suga Boat Works Building

Thank you for yours of May 2nd and enclosed cheque for \$40.00 being 10% deposit on your offer of \$400.00 for Parcel "B" being the Suga Boat Works Building. We regret that we are unable to accept this tender and return your cheque herewith. Kindly acknowledge receipt.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

8780
3916/1

May 11th, 1944

Mr. Walter Roosdahl,
2593 Venables St.,
Vancouver, B. C.

Dear Sir:-

Re: Suga Boat Works Building

Thank you for yours of May 3rd and enclosed cheque for \$28.00 being 10% deposit on your offer of \$280.00 for Parcel "B" being the Suga Boat Works Building. We regret that we are unable to accept this tender and return your cheque herewith. Kindly acknowledge receipt.

Yours truly,

H. F. Green
Protection Department

Enc.
HFG:IF

File Wright

MEMORANDUM

File Nos.: 3916/1
8780

June 12th, 1944

no out card

To: Mr. Shears

From: Mr. Green

Re: Bugs Boat Works Building

Please refer to Mr. Wright's memorandum of May 9th to you dealing with tenders received on Parcel "B". Those of the Fraser River Fish Company and Walter Boesdahl for \$400.00 and \$200.00 respectively, were rejected while that of the New Westminster Auto Wrecking Company for \$425.00 was held pending a valuation. This has now been received from Messrs. Coulthard and Sutherland as per theirs of June 7th which puts the valuation at \$500.00. In view of this, should I write to the New Westminster Auto Wrecking Company only or to all three tenderers advising them that we will not be interested in less than this sum?

\$21.50
\$10.50

h

HFG:IF

3916/1
8780

June 20th, 1944.

Mr. Walter Roosdahl,
2593 Venables St.,
Vancouver, B. C.

Dear Sir:-

Re: Suga Boat Works Building

Further to ours of May 11th, the above building has now been independently appraised. None of the tenders received reached the figure set by our appraiser and the Custodian will now be prepared to consider offers of not less than \$500.00. A similar letter is being sent to other tenderers and if you are interested, you should communicate promptly with us addressing your offer to the attention of Mr. Shears.

Yours truly,

H. F. Green
Protection Department

HFG:IP

*J. L. called 15/8
+ may make another bid*

3916/1
8780

June 20th, 1944.

See answer 2H-6-HW
on 3916/1.

The New Westminster Auto Wrecking Co.,
1003 Columbia Street,
New Westminster, B. C.

Dear Sirs:-

Re: Suga Boat Works Building

We must apologize for not more promptly sending you word of our decision regarding the above. This has been due to our getting an appraisal of the building. This has now been made by an independent appraiser and the Custodian will not be interested in any bid less than \$500.00. A similar letter is being sent to the other tenderers and if you are interested, please promptly make an offer marked for the attention of Mr. Shears. We are returning herewith your cheque for \$42.50.

Yours truly,

H. P. Green
Protection Department

Enc.
HFG:IF

3916/1
8780

June 20th, 1944.

The Fraser River Fish Co. Ltd.,
New Westminster, B. C.

Dear Sirs:-

Re: Suga Boat Works Building

Further to ours of May 11th, the above building has now been independently appraised. None of the tenders received reached the figure set by our appraiser and the Custodian will now be prepared to consider offers of not less than \$500.00. A similar letter is being sent to other tenderers and if you are interested, you should communicate promptly with us addressing your offer to the attention of Mr. Shears.

Yours truly,

H. P. Green
Protection Department

HFG:IF

(copy)

This Indenture

Made in triplicate the 2nd day of February in the
year of our Lord one thousand nine hundred and forty-two.

In pursuance of the "Short Form of Mortgages Act" Between

YOSHIO TSUCHIMOTO, Boat Builder

R. R. #1, New Westminster

Province of British Columbia.

hereinafter called the Mortgagor of the FIRST PART,

JACK W. KOSAKA, Canary worker

Eburne, New Westminster

Province of British Columbia.

hereinafter called the Mortgagee of the SECOND PART.

Whereas the Mortgagor is the owner in fee simple of the lands and premises hereinafter mentioned and described, and has applied to the Mortgagee for a loan of \$ 700.00 on the security thereof;

And Whereas, the Mortgagee has agreed to lend to the Mortgagor the said sum of \$ 700.00 on having the repayment thereof, with interest, secured to him in manner hereinafter expressed.

Now Therefore This Indenture Witnesseth that, in consideration of the sum of . Seven Hundred ..
.. (\$700.00) Dollars of lawful money of Canada now paid by the Mortgagee to the said
Mortgagor (the receipt whereof is hereby by him acknowledged), the said Mortgagor
Doth Grant and Mortgage unto the said Mortgagee, his heirs and assigns for ever
ALL that certain parcel or tract of land situate in the Municipality of Surrey, District
of New Westminster, Province of British Columbia, and more
particularly known and described as:--

Lots One (1) and Twelve (12) Block Six (6) of Lots

Seven (7) and Eight (8) Group Two (2) Map 546.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof held or enjoyed, or appurtenant thereto; and all the estate, right, title, interest, property, claim and demand of the said Mortgagee in, to or upon the said premises.

Provided this Mortgage to be void on payment of

..... Seven Hundred (\$700.00)

Dollars of lawful money of Canada, with interest at seven per cent per annum, as well after as before maturity, as follows:

Payable to the rate of:

\$100.00 of principal yearly. First yearly payment due and payable on the 2nd day of February, 1943, and on the 2nd day of February in each and every year until said principal has been paid. Interest payable yearly, on the same date as principal.

the first payment of interest to be made on the 2nd day of February next (1943.).

Provided Always that if any such interest or any interest payable on arrears of interest capitalized under this present clause shall remain unpaid for two months after the day on which the same ought to be paid then and in every such case the interest so in arrear shall at the expiration of such two months be added for all purposes to the principal sum hereby secured and shall henceforth bear interest payable at the rate and on the days aforesaid and all the covenants and provisions contained in these presents and all rules of law or equity in relation to interest on the said principal sum of Seven Hundred (\$700.00) shall equally apply to interest on such arrears. And taxes and performance of Statute Labor.

The said Mortgagee covenants with the said Mortgagee that the Mortgagee will pay the mortgage money and interest and observe the above proviso. That the Mortgagee has a good title in fee simple to the said lands. And that he has the right to convey the said lands to the said Mortgagee. And that on default the Mortgagee shall have quiet possession of the said lands free from all encumbrances.

And that the said Mortgagee will execute such further assurances of the said lands as may be requisite. And that the said Mortgagee will insure the buildings on the said lands to the amount of not less than the principal money hereby secured in dollars currency. Provided that if and whenever such sum be greater than the insurable value of the buildings, such insurance shall not be required to any greater extent than such insurable value; and if and whenever the same shall be less than the insurable value, the Mortgagee may require any insurance of the said buildings to be cancelled and a new insurance effected in the office of any company named by him and also may of his own accord effect or maintain any insurance therein provided for, and any amount paid by him therefor shall be forthwith payable to him with interest at the rate aforesaid by the Mortgagee and shall be a charge upon the land.

And the said Mortgagee doth release to the said Mortgagee all his claims upon the said lands. Subject to the said proviso. The said Mortgagee covenants with the said Mortgagee that he will keep the said lands and the buildings and improvements thereon in good condition and repair according to the nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagee or those claiming under him commit any act of waste on the said lands or make default as to any of the covenants or provisos herein contained, the principal hereby secured shall, at the option of the Mortgagee forthwith become due and payable, and in default of payment the powers of sale hereby given may be exercised.

Provided that the said Mortgagee on default of payment for two months, may on one month's notice enter on and lease or sell the said lands. And provided also that in case default be made in payment of either principal or interest for three months after any payment of either falls due, the said powers of entering and leasing or selling or any of them may be acted upon without any notice by the said Mortgagee. And also that the said Mortgagee may buy in and resell the said lands or any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred. Provided that such sale may be either by public auction or private sale, and either for cash or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the said lands may be sold. Provided that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee may distrain for arrears of principal in the same manner as if the same were arrears of interest. Provided that in default of payment of the interest hereby secured, or taxes as hereinbefore provided, the principal hereby secured shall become payable.

And it is Hereby Agreed between the parties hereto that the Mortgagee may pay any taxes, rates, levies, assessments, charges, moneys, liens, cost of suit, or matters relating to liens or encumbrances on said land, or pay property, mortgage or income tax imposed, or that may be imposed, on the Mortgagee and other charges in connection with this Mortgage, and valuations, fees, together with all costs and charges which may be incurred by taking proceedings of any nature in case of default by the Mortgagee, and the amount so paid shall be a charge on the said lands in favor of the Mortgagee and shall be payable at the time of payment of next quarter's interest, with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all other powers thereunto enabling, shall be forthwith exercisable.

Provided that the hereinbefore mentioned notice of exercise of power of sale or lease, or either, may be effectually given either by leaving the same with a grown up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published in the county in which the said lands are situate, or if no newspaper be published in such county, then in some newspaper circulating in such county, and that such notice shall be sufficient though not addressed to any person or persons by name or destination, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale time for payment may be given and special conditions may be made, and the cost of any abortive sale shall become a charge upon the lands, and the Mortgagee may tack them to the mortgage debt.

Provided that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damage only, and the sale under the said powers shall not be affected.

Provided that until default of payment the Mortgagor shall have quiet possession of the said lands.

And the Mortgagor hereby attornies to the Mortgagee and becomes tenant of the said lands during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payment of interest as hereinbefore agreed to be paid, such rent when so paid to be in satisfaction of such payments of interest. **Provided** the Mortgagee may, in default of payment or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy herein created without notice.

It is Agreed that the Mortgagee may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate, and shall be forthwith payable by the Mortgagor to the Mortgagee and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. **And** in the event of the Mortgagee satisfying any such charge or claim, either out of the money advanced on this security or otherwise, he shall be entitled to all the equities and securities of the person or persons so paid off, and are hereby authorized to retain any discharge thereof without registration for a longer period than six months if they think fit to do so.

And it is Agreed and Declared that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the mortgage money to be apportioned upon or in respect of any such parts or lots, and the Mortgagee may discharge any part or parts from time to time of the mortgaged lands for such consideration as he shall think proper, or without consideration if he sees fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or as against any person whomsoever.

And also it is Agreed that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except after three months' notice in writing to the Mortgagee or upon payment of three months' interest in lieu of such notice.

And it is expressly Agreed between the parties hereto that all grants, covenants, provisos, and agreements, rights, powers, privileges and liabilities contained in this mortgage shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

Provided that the said Mortgagor shall not, without the consent of the Mortgagee in writing, erect any improvements of a substantial nature, or enter into any contracts that may cause the premises to be encumbered with mechanics' liens, and that in case of failure to observe this proviso the principal money hereby secured shall (at the option of the Mortgagee) forthwith become payable.

Provided that the said Mortgagor may repay the whole of the principal monies and interest hereby secured at any time prior to due date, by paying to the Mortgagee three months' interest in advance, together with accrued interest to date of such payment, as a bonus for such privilege.

Wherever the singular or masculine is used in this Indenture, the same shall be deemed to include the plural or feminine, or the body politic or corporate; also the respective heirs, executors, administrators, successors and assigns of the parties hereto and each of them, (where the context or the parties so require).

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

SIGNED, SEALED AND DELIVERED

In The Presence Of

S. F. Mark
36 - 6th Street
New Westminster
Notary Public.

Yoshio Tsuchimoto.

File No. 3916
8780

July 28, 1945

LIABILITIES SUMMARY

Box Ship Boat Building and
Repair Shop

Waseo SHIMA, File No. 3916

Yoshio TSUCHIMOTO, File No. 8780

The following claims were lodged against the Ship Boat
Building and Repair Shop:

1. M. Furuya Company.....\$30.00
2. N. Nishiguchi Company Limited.....\$253.24
3. Shokuro Nakamura.....\$117.94
4. Brownville Sawmills Limited.....\$70.00
5. Edward Lipsett, Limited.....\$23.92
6. J. Pye-Smith Company Limited.....\$26.26
7. McLennan, McFadyen & Prior, Limited.....\$198.81

In letter dated March 28, 1945, Yoshio TSUCHIMOTO and Waseo SHIMA
verified that the claims numbered 1, 2, 3, 4, 5, and 6 above, were
correct.

1. \$30.00 was forwarded to Messrs. P. S. Ross & Sons with our letter
dated April 6, 1945, being payment in full of M. Furuya Company's
claim against the above.
P.S. Ross and Sons receipt appears on file under date of April 17, 1945.
2. \$253.24 was transferred from the Joint account of Waseo SHIMA and
Yoshio TSUCHIMOTO, Account Nos. 3916 and 8780 to the account of N.
Nishiguchi Company Limited, No. 11519, being payment in full of the
above claim.
3. \$117.94 was transferred from the Joint account of Waseo SHIMA and
Yoshio TSUCHIMOTO, Account Nos. 3916 and 8780 to the account of
Shokuro Nakamura, No. 1316, being payment in full of the above claim.
4. \$70.00 was forwarded to Brownville Sawmills Limited with our letter
dated April 6, 1945, being payment in full of their claim lodged
against the above-mentioned.
Brownville Sawmills Limited's receipt appears on file under date of
April 11, 1945.
5. \$23.92 was forwarded to Edward Lipsett, Limited with our letter
dated April 6, 1945, being payment in full of their claim lodged
against the above-mentioned.
6. \$26.26 was forwarded to J. Pye-Smith Company Limited with our letter
dated April 6, 1945, being payment in full of their claim lodged
against the above-mentioned.
J. Pye-Smith Company Limited's receipt appears on file under date
of April 11, 1945.
7. Waseo SHIMA declared in his JP Form dated April 15, 1945, being indebted
to McLennan, McFadyen and Prior, Limited.

P.T.O.

File No. 1915
2780

July 29, 1947

LIABILITIES SUMMARY
Continued

Legend. On February 2, 1943, \$198.05 was forwarded to Pacific Coast Creditors Limited, collectors for McLennan, McFeely & Prior, Limited, being settlement of the balance due under the Conditional Sales Agreement for goods purchased by the above (Sage Boat Works, New Westminster). Release of Conditional Sales Agreement appears on file under date of February 3, 1943. McLennan, McFeely & Prior, Limited, advised us in letter dated September 2, 1943, that they had no further account against Sage Boat Works.

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


.....
Administration Department.

WJ/MS

REG.
NO.

0772

NAME

TOSHIMOTO, Yoshio

FILE
NO.

0780

See also File No. 3916

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Mercentile Insurance Company	<i>In File 3916</i> 444468	<i>Revised - P. 10 444461 - Mercantile Ins. Co.</i> \$1000.00	Oct.	29	1943	D. L. 3, Block 5, E.F. 2 West foot of the Old Yale Road, in the Mun. of Surrey, B. C.
Mercentile Insurance Company	<i>In File 3916</i> 444478	<i>In exchange and property being sold</i> \$700.00	Dec.	18	1943	D. L. 3, Block 5, E.F. 2 West foot of the Old Yale Road, in Municipality of Surrey, B. C.
Union Assurance Company	<i>Blag. transferred to S.B.</i> 201666	<i>201666 - H.H.P. cancelled Aug. 1944</i> \$530.00	Sept.	20	1944	Timberland Rd. Lot 12, Bldg. 6, Lots 725 Group Map 546, Municipality of Surrey, B.C.
Mercentile Ins. Company	<i>In File 3916</i> 444661	<i>Transferred to Yui Ono as Homeowner - 27/1/44</i> \$1,000.00	Oct.	29	1944	D. L. 3, Bldg. 5, E.F. 2 West foot of the Old Yale Rd., Mun. of Surrey, B.C.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Tsuchimoto Yoshio Tashme

File No. 8780

Reg. No.

Company Monarch Life

Agency Vancouver

Policy No. 76413

Premium - \$ 54.20

Payable: Annually, Semi-annually or monthly

Month March Day 24

REMARKS:

5780

OFFICE OF THE ATTORNEY GENERAL
JAPANESE SECTION
RECEIVED
AUG 27 1942

August 26, 1942.
Hastings Park.

MEMORANDUM

TO: Mr. H. R. Coffey.

FROM: Mr. Spain.

Tsachimoto, Yoshie #07732
R. R. #1, New Westminster
Surrey

Wife and daughter still in Surrey.
House rented through agent S. P. Marek, No.
36, 6th St., New Westminster. Tenants Mr. &
Mrs. Martin. Rent about \$18.00 month first
6 months, thereafter, \$15.00 per month.

Lease: It is unknown whether a
lease has been signed.

Furniture has been stored in the
Japanese Community Hall at Surrey. Key
probably in charge of Mr. A. J. Gibson.

Firewood: About 4 cords of wood
declared on original registration is now
reduced to about 1 cord sold to new tenant.

GBS/AW

Geo. B. Spain
Geo. B. Spain.



NORWICH AGENCIES LIMITED
PROVINCIAL AGENTS
MARINE 6171 211-214 ROGERS BUILDING
VANCOUVER, B.C.

Anderson
PHONE 280
Anderson
S. F. MARK
RESIDENT AGENT
36 SIXTH STREET
NEW WESTMINSTER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 18 1942

September 17th, 1942

Manager
Custodian of Japanese Properties
Royal Bank Building
Vancouver, B. C.

Dear Sir:

Re: Suga Boat Building & Repair Shop

I beg to notify you that I have been doing business with this firm for several years, and I am now collecting rent of \$18.00 a month for six months, and the balance of the term to be at \$15.00 a month on the house, in the name of one Tsuchimoto, out of which there is to be paid the balance due me for drawing up certain documents, and registration, \$6.70, also the balance of Truck Insurance, \$11.50.

Further, there is a payment to come from the Japanese Fishing Vessels Committee for \$300.00 damage to a fishing boat. This money is earmarked for bills owing on Machinery, etc., also taxes to pay on their property at South Westminister, and lease rent, which comes due in November.

I have paid no moneys out to the Japs. Kindly let me know what procedure you wish me to carry out in this matter, and oblige.

Yours truly,

SFM:JL

S. F. Mark

VANCOUVER BRANCH

8780



Richardson

924 HASTINGS ST. W.

HUDSON BAY

Insurance Company

AGENT

S. F. MARK

ESTABLISHED 1898

PHONE 280

HEAD OFFICE — MONTREAL

36 SIXTH STREET.

NEW WESTMINSTER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 7 1942

October 6th, 1942

R. D. Richardson, Esq.
Farm Department
Japanese Evacuation Section
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:

Re: Suga Boat Bldg. & Repair Shop & Yoshio Tsuchimoto

Enclosed you will find a statement of rents received, and after deducting 5% collection fee, leaves \$102.60 on hand. Out of this should be paid taxes coming due in a few days, and rent to the Canadian Northern due on November 1st. It is necessary to keep the property intact. Do you wish me to pay this out of the funds on hand? I have not included my cheque for that reason. Also there is some Life Insurance that is due.

You will find that there is \$300.00 to be collected for damage to a boat, out of which there is McLennan, McFeely & McPrior to pay, Pyfe, Smith & Co., Edward Lipsett, Ltd., and Brownsville Saw Mill. McLennan, McFeely, & McPrior have a lien on Machinery for their account. The Boat Repair Shop is not rented at the present time, and is being looked after by Mr. Gibson, who lives not far away from the property. There are some outstanding bills, which I will endeavour to collect, if you wish me to do so, Olson, Pxecott, and Bourassa, total of \$168.98.

The rent is from their home in South Westminster, also there is another building on the adjoining lot, in which I believe they have stored their Furniture. This is all the information I think I can give you regarding them. Awaiting your instructions.

Yours truly,

SFM:JL
Encl.

S. F. Mark

8780 and 3226

November 26, 1942.

Mr. S. F. Mark,
36 Sixth Street,
New Westminster, B. C.

Dear Sir:

Re: Yoshio TSUCHIMOTO and Hisao SUGA

We thank you for your letter of the 14th and regret that your earlier letter of the 6th of October was not dealt with.

Confirming our home conversation of yesterday afternoon, if you have definite instructions from Tsuchimoto that funds received from his house at New Westminster may be used for the payment due to the C.N.R. on the 1st of November, viz. \$30.00 for the rent of the Suga Boat Works, kindly pay this amount immediately and also pay the taxes due on the house amounting to \$25.93, as tax notices enclosed. The receipted tax bills should be sent to this office under the above file number.

Reverting to yours of the 6th of October, we learn that the compensation due to Suga for damage to his boat will shortly be paid. We understand the amount is from \$275.00 to \$300.00.

As mentioned to you yesterday, the Suga Boat Works are being rented by the Westminster Trust Company, but we have written to Suga and his partner asking if he is prepared to sell the property, as the tenant who wishes to rent same would purchase, we understand, if the figure is a reasonable one.

Regarding debts due to Suga and Tsuchimoto, we would appreciate your endeavoring to collect these from the persons mentioned.

As regards the furniture stored in the adjoining lot you mention at South Westminster, do you know if an inventory has been taken and are goods insured and is the place safely boarded up, etc?

Please do nothing regarding payment of Life Insurance premium of Tsuchimoto's due October 12th until you hear further from us.

Yours truly,

P. Doust,
Administration Department.

PD:ST