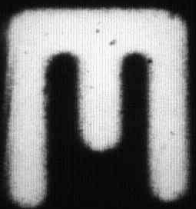


10527



REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 10527

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: HAMAGUCHI, Fumio
HOME ADDRESS: P.O. Box 106, Imperial Cannery, Steveston, B.C. (Former Address)
REGISTRATION NUMBER 05337 SEX: Male AGE: 29
OCCUPATION: Fisherman.

(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: B. G. Packers, Steveston, B.C.

MARRIED? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: P.O. Box 106, Steveston, B.C. 2nd Avenue.
Lot 4 (four), Block 7 (seven), Section 10 (ten), of Block No. 3,
North Range 7 West, in the Municipality of Richmond.

2. BUILDINGS AND OTHER IMPROVEMENTS: Two dwelling houses, valued at \$450.00.

(1) Wooden frame house, 2 storeys, 7 rooms.

(2) " " 1 storey, 2 rooms.

1 Chicken house.

3. INSURANCE (Give particulars; state where policies are) None.

4. TAXES (Amount and where payable) \$18.00 p.a. payable to the Municipality of Richmond. Richmond Town Hall.
Mr. Thomas Leslie Moncton St. Steveston, has undertaken to pay the Taxes on Title Certificate in his possession.

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

6. OCCUPANCY AND LEASES (If vacant so state) Declarant lives in one house (No. 1) and the other is empty.

Declarant states he is using house No. 1. for storing furniture belonging to various members of his family, & does not wish to rent either house.

- moncton St. Steveston, B.C.*
- Declarant has an Agreement of Sale from Mr. Leslie, drawn up by
Frank O'Brien, R.R. #1, Eburne, B.C.
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: *Mr. Tomas Leslie, of Steveston
B.C. has possession of Title Deed.*
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:
- None.*

Declarant states he has sold all furniture.

*Furniture, etc. belonging to his relations is stored
in his house - address 2nd Avenue, Steveston, B.C.*

*Keys of both houses will be brought to Custodians when
declarant is evacuated.*

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 "JP"

4. INSURANCE CARRIED ON ABOVE PROPERTY: None.5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None.6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None.7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
None.8. BANK ACCOUNTS: None.9. LIFE INSURANCE: None.10. INTEREST IN ANY ESTATES OR TRUSTS: None.11. SAFETY DEPOSIT BOX: None.**LIABILITIES:**1. PERSONAL DEBTS: None.2. TRADE DEBTS: None.

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 11th day of June, 1942

(Signature)

H. HamaguchiD. M. Chope
Witness

FOR DEPARTMENTAL USE

P.D.
INFORMATION FROM R.C.M.P.

DATE July 14/43

ur File No. 10527

Full Name HAMAGUCHI, Fumio
(Surname in Block Letters)

Registration No. 05337

Male - Female
(Check)

Age Feb. 6, 1913

Former Address P.O. Box 106, Steveston, B.C.

Date Evacuated June 11/42 Naturalized - Canadian-Born - National
(Check)

Present Address ~~P.O. Box 85,~~ Building #4, Greenwood, B.C.
~~Grand Forks, B.C.~~

Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother ^{nee} (IWASAKI) Hana #04925 Name of Father Katsujiro (decd)

Names of Children under 16 _____

Requested by ECT

Registered with Custodian Yes
(Yes or No)

Additional Information Fisherman

January 31, 1946

REAL PROPERTY SUMMARY

Japanese Name: HAMAGUCHI, Fumio. Reg. No. 05337. File No. 10527.

Catalog No. 846.

Property Address: 2nd Avenue, Steveston, B. C.

Legal Description: Lot 4, Block 7 of Section 10, Block 3 North, Range 7 West, Map 249, Richmond Municipality, New Westminster District.

Classification: Vacant Lot.

<u>Assessed Value:</u>	<u>Land:</u>	<u>Improvements:</u>	<u>Taxes:</u>	<u>Appraisal:</u>
	\$472.00	Nil	\$11.68	\$100.00

Title: Registered in the name of Thomas Leslie.

Encumbrances: Unregistered Agreement for Sale from Thomas Leslie to Fumio HAMAGUCHI, February 4, 1937 in the amount of \$375.00, \$200 cash, and the balance of \$175.00 due and payable on November 1, 1937.

Vesting order No. 25220 - December 19, 1942

History of Administration: On the original declaration of the above Evacuee dated June 11, 1942, he declared he had two dwelling houses valued at \$472.00, in which he had an unregistered right to purchase from Thomas Leslie. The above Japanese stated that Mr. Leslie had undertaken to pay the taxes as the Certificate of Title was in his possession. In a letter dated July 10, 1942 from the Custodian to Fumio HAMAGUCHI it was stated that Mr. Thomas Leslie denied that he made arrangements with the above Japanese to pay the taxes on the above property.

The Custodian's representative, Mr. Mather, reported on June 29, 1942 that, "Both houses are in very poor condition and I would consider them unrentable."

In answer to our letter to the Municipality of Richmond on January 28, 1943 requesting a tax statement, they replied in their letter of February 3, 1943 that the above property was sold for taxes in the amount of \$80.76. The above Japanese was notified on February 5, 1943 to remit the amount owing to take care of the taxes if he wished to retain his property. No answer was received and he was again written on March 23, 1943.

On June 24, 1943, we received a notice and order from the Fire Marshall to demolish the buildings owing to the state of disrepair, causing a fire hazard. This was to be done within thirty days. On June 30, 1943, the above Japanese was notified of the Fire Marshall's order, and attention was also called to the arrears of taxes. No reply was received. Mr. C. C. Robinson, the Custodian's agent, was instructed on June 30, 1943 to have the buildings

January 31, 1946

History of
Administration:

demolished and arrangements were made with Mr. Thomas Leslie to demolish and clear away the debris, without cost to the Custodian.

On September 10, 1943, the Municipality of Richmond was notified to remove the real property on Second Avenue from the tax sale.

On September 13, 1943 the above Japanese again was written to for payment of his taxes. No reply.

Sold:

To Edward Theron Smith, the above real property identified as Catalog No. 846, was sold in the amount of \$275.00. Adjustments were made as of March 20, 1945.

Approval of the Advisory Committee for the sale of the above property was granted on March 7, 1945.

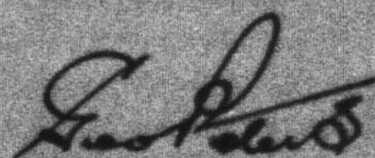
A statement was received from M. Thomas Leslie showing the amount still owing by Fumio HAMAGUCHI in the amount of \$75.00 with interest at 5% from November 1, 1937. A Memorandum dated April 20, 1945 stated that Mr. Thomas Leslie, the holder of the Agreement of Sale, informed the Custodian he was willing to forego the balance of the Agreement of Sale, giving the Custodian the Deed for \$1.00 and other valuable considerations.

On March 24, 1945, payment was made to the Municipality of Richmond in the amount of \$122.03 representing payment of 1940 to 1944 taxes and water rates for 1943, plus interest.

Proceeds from the sale of the above property was credited to the above Japanese's account on March 25, 1945 and a statement was forwarded to Fumio HAMAGUCHI on June 18, 1945.

Title No. 186643-E was delivered to the purchaser, Edward Theron Smith on May 28, 1945.

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



George Peters,
Administration Department.

GP:hbo

File No. 10527

January 30, 1946.

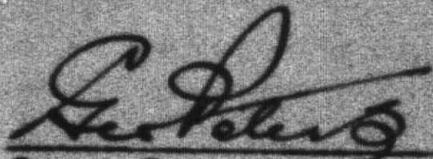
LIABILITY SUMMARY

Re: Fumio HAMAGUCHI
Reg. No. 05337

Chattels: See Chattel Summary.

No property interests other than those mentioned
are to be found on this file.

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


George Peters,
Administration Department.

hbc

January 30, 1946.

CHattel SUMMARY

Re: Fumio HAMAGUCHI
Reg. No. 05337

In his original declaration of June 11, 1942, the above Evacuee stated he had sold all of his furniture. Furniture belonging to his relations was stored in his house, Second Avenue, Steveston.

The Custodian's agent, Mr. Mather, reported on June 29, 1942, that the larger of the two houses belonging to the above Evacuee was being used for the storage of furniture of other people. It was entirely boarded up, so it was impossible to gain access. On July 10, 1942, the Japanese was written to for the names of the other persons who had stored their furniture on his property. We received no reply to this letter, nor a reply to our letters of September 2, September 18, November 17, 1942. The Custodian's agent, Mr. C. C. Robinson, was then written to on January 23, 1943, in reply, he stated that an examination of the shacks revealed nothing of any value. On the same Memorandum, dated January 26, 1943, Mr. Mackenzie pencilled in, "I made a personal inspection and found no chattels at this place at all". In a Memorandum to the file, dated February 11, 1943, Mr. Mackenzie stated that he found both houses entirely empty. They were boarded up in front but quite open at the rear.

A letter was written to the above Evacuee dated November 24, 1943, in which it was stated that the Custodian removed a few chattels on July 10, 1943 from a house just to the east of No. 44 Chatham Street, owned by Mr. Yasujiro NAKANE, with the name J. HAMAGUCHI attached to the goods. The Custodian's records revealed only two Japanese in the district with the initial J; Jukichi HAMAGUCHI, File No. 6297, Reg. No. 04253 and Juso HAMAGUCHI, File No. 12137, Reg. No. 08476. Both of these Japanese declared they had no property whatsoever in the protected area and the subject Evacuee did not answer our letter to let us know if the goods left at the above mentioned house belonged to him or to his relations.

The above Evacuee wrote the Custodian on August 27, 1945 inquiring about one sewing machine and a bedroom suite. As the above Evacuee did not declare personal property of any kind in the protected area and none being found nor taken into custody bearing his name. The Custodian cannot be responsible for the loss or theft of his property.

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

GP:hbc

George Peters,
Administration Department.

EVACUATION SECTION	
Rec'd	FEB 14 1946
File No.	10527
Ans.	<input checked="" type="checkbox"/>
Referred	Peters

Building No. 3
 Greenwood, B.C.
 Feb. 13, 1946

Mr. George Peters.

Dear sir:-

I received the cheque for the
 sum of \$9.42 just a few days ago.
 Thank you very much for all the
 troubles.

Yours truly,
 Rumi Hamaguchi.
 Reg. 05337.

10527

January 31, 1946.

Mr. Fumio HIRAGUCHI,
Registration No. 05337,
Building No. 4,
Greenwood, B. C.

Dear Sir:

From time to time you have been advised in regard to the administration of your affairs and as this is now being completed, it is in order to supply you with a brief summary.

On your original declaration of June 11, 1942, you declared to the Custodian that you had sold all your furniture with the exception of furniture belonging to your relations, which was to be stored in one of your houses at Steveston. The Custodian's representative investigated your property on June 24, 1942 and reported that your houses were entirely boarded up and that it was impossible to gain access. You were written to on several occasions to supply this office with the names of all persons who had furniture stored in your house and you failed to reply to any of our letters. On further check of your property on January 23, 1943, it was discovered that the back of your houses were open and no chattels were to be found on the premises. At the late date of August 27, 1945, after you had received a statement of a balance of funds being held to your credit at this office, realized from the sale of your real property, you wrote the Custodian inquiring about one sewing machine and a bedroom suite. As you gave the Custodian no cooperation whatever, it was impossible for this office to protect the property of either yourself or your family. The Custodian can therefore take no responsibility for any losses.

With reference to your real property in Steveston, it was found that the amount owing on an Agreement of Sale to Mr. Thomas Leslie was in the approximate amount of \$75.00, with interest at five per-cent from November 1, 1937. On checking with the Municipality of Richmond, we found that the Municipality had sold your property for tax arrears. You were notified on many occasions to supply the Custodian with sufficient funds to place your property again in good standing. At no time was a reply received from you. Owing to the condition of your houses, the Fire Marshall ordered the Custodian to demolish the buildings within thirty days. You were notified of this by the Custodian, but again you failed to reply. The Custodian then carried out the Fire Marshall's order and had the houses demolished.

File No. 10527

January 31, 1946.

- Page 2 -

The vacant land was sold by public tender and you received a complete statement from the Custodian, dated June 18, 1945, showing the net amount of \$128.77 being held to your credit with the Custodian. We wish to call to your attention the fact that had it not been for Mr. Thomas Leslie foregoing the balance owing on the Agreement for Sale and giving the Custodian a Deed made out to you, in the amount of \$1.00, the above amount of credit to your account would not have been possible.

As requested in your letter of December 10, 1945, we have forwarded to Dr. J. M. Burnett the amount of \$37.55 in payment of his bill, which was submitted through you.

It would appear that we have accounted for all the property of every kind left by you in the protected area which was vested in the Custodian. In order that you may confirm this and acknowledge the enclosed cheque in the amount of \$91.42, which is your total remaining credit, we are also enclosing a stamped, self-addressed envelope for your convenience in replying.

Yours truly,

George Peters,
Administration Department.

GP:hc

Encl. (2)

EVACUATION SECTION	
Rec'd DEC 11 1945	Building No. 3,
File No. 10527	Greenwood, B.C.
Re: Peters	Dec. 10, 1945
Sent to you	

Office of the Custodian
Mr. George Peter:-

Sometimes ago I wrote to you asking if you could send me the balance of \$128.97 for my property (Catalogue No. 846 2nd Ave. Streetcar) being sold for \$275.00 on March 20th 1945. Till this day, I haven't had any reply from you. As I have a debt with Doctor Burnett for \$37.55, I would like to have this money very much. I am sending you the bill from Doctor Burnett.

Trusting you will give this your immediate attention, I am

Yours truly,
Fumio Yamaguchi.
Reg. No. 05337.

128.97
37.55
91.42

Greenwood, B.C.
October 26, 1945

File #10527

Department of the Secretary of State
Office of the Custodian
506 Royal Bank Bldg.
VANCOUVER, B.C.

ATTENTION: Mr. George Peters.

Dear Sir;

Sometime ago I wrote to you asking that my credit balance be forwarded to me but as yet I have not received same.

My wife was confined in the hospital for sometime and with the birth of the baby, I am in need of this money. Therefore, it would be greatly appreciated if you could forward this amount to me at your earliest convenience.

For your information I am paying the nominal rental of \$7.50 per month to the Administration.

Yours very truly,

HAMAGUCHI, Fumio
Reg. #05337
GREENWOOD? B.C.

EVACUATION SECTION	
Rec'd	OCT 27 1945
File No.	10527
Ans.	
Referred	Peters

your file

Burling No. 4
Greenwich, Ct.

EXHIBITION SECTION 5
Recd. APR 29 1945
File No.
Ans.
Referred - <u>Patrol</u>

Department of the Secretary of the
Office of the Comptroller
Dear Sir:-

I received a letter from you
about selling my property in Worcester
for the sum of \$250.00 this 20th of March.
As there is still the balance of \$128.97,
would it be possible to have that
out? When you sold that property,
there was still one sewing machine
and a kitchen stove. I would like
to know what happened to all that.

Trusting that you will give this your
immediate attention, I am,

Yours truly,
James H. Hackett
Reg. No. 65337
File No. 10527.

10527

10527

June 15, 1945.

Mr. Paulo HAMAGUCHI,
Registration No. 09337,
P. O. Box 85,
Grand Forks, D. C.

Dear Sir:

Re: Catalogue No. 246
2nd Ave., Steveston
LT/10/32/RTS/249

Please be informed that the above property has been sold as of March 10th, 1945, for the sum of \$275.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Adjustments of unearned taxes have been credited to your account.

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:ED

cc to D. C. Security Commission

STATEMENT RE SALE OF:

Name: HAMMOUCHI, Fanie #05337

Catalogue No: 846

File No: 10527

Street Address: 2nd Avenue, Steveston, B. C.

Legal Description: 4/7/10/B3E/RT3/249

Date of Sale and Adjustments March 20, 1945.

Sale Price

\$ 275.00

~~Real Estate Agents Commission~~

\$

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

6.00

Encumbrances:

Unpaid Vendor released for \$100.00 3.00
& notary fees.~~Mortgage~~

Arrears of Taxes

122.03

~~Other charges~~

Adjustments:

~~Fire Insurance~~

Taxes 1945 to March 19/45.

2.50

~~Water~~

\$ 145.03

\$ 275.00

Net Proceeds credited to your account

as of March 20/45

\$129.97

June 4, 1945.

Date:.....

George Peters

Compiled by:.....

File No. 10527
Reg. No. 05337

Parto RAMAJOCHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 18	Land Registry Office - Certificate of Encumbrance	\$ 1.00	\$	
1945 March 29	Credit re Sale of Property		129.97	
		<hr/>	<hr/>	
		\$ 1.00	\$ 129.97	
				<u>CR \$ 128.97</u>

10527

May 31, 1945.

REGISTERED A/R

Mr. Edward T. Smith,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 846
2nd AVE. Steveston
1/7/40/BH/77/249

Receipt is acknowledged with thanks of control receipt duly signed covering sale to you of the above described property and your money order for \$2.05 representing closing adjustments.

Attached please find Certificate of Title No. 186643-3 registered in your name and covering said property.

Yours truly,

George Peters,
Administration Department.

GP:MA
Encs.

POST OFFICE DEPARTMENT ADMINISTRATION DES POSTES CANADA		ACKNOWLEDGMENT AVIS DE RÉCÉP Date et Lieu	
This title to be filled fully office of origin Le titre est à remplir par le bureau d'origine		EVACUATION SECTION Rec'd <u>JUN 2 1945</u> File No. <u>10527</u> Ans.	
REGISTERED ARTICLE Article enregistré		RETURN TO <u>Custodian Office</u> <u>506 Royal Bank Building</u>	
ENTERED AT THE OFFICE Entré au bureau de poste		STREET AND NUMBER <u>Vancouver, B. C.</u>	
DATE <u>1615</u>		PLACE OF ORIGIN OF REGISTERED ARTICLE Lieu d'origine de l'article enregistré <u>Vancouver, B. C.</u>	
UNDER NO. <u>10527</u>		(1) IN PRINTED CHARACTERS En lettres imprimées	
ADDRESSED TO <u>Edward T. Smith</u> <u>STEVESTON, B.C.</u>		CANADA	

GP-200 000-10-1-44

File No. 10527.
Catalogue No. 846.

May 28th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Pumio HAMAGUCHI
Mun. of Richmond
Lot 4, Blk. 7 of Sec. 10, Blk.
3 N., Range 7 W., Map 249, D.M.V.

With reference to the above property which was recorded in the New Westminster Land Registry Office, May 3rd, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 186641-E, dated May 2nd, 1945, registering a Deed from Thomas Leslie to Pumio HAMAGUCHI.
2. Copy of application number 186642-E, dated May 2nd, 1945, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 186643-E, dated May 2nd, 1945, registering the property in the name of Edward Theron Smith (Deed).
4. Duplicate of Deed dated April 25th, 1945 - Thomas Leslie to Pumio HAMAGUCHI.
5. Duplicate of Transmission dated April 2nd, 1945.
6. Duplicate of Deed dated April 2nd, 1945 - Secretary of State to Edward Theron Smith.
7. Certificate of Indefeasible Title number 186643-E, dated May 23rd, 1945, covering the above property in the name of Edward Theron Smith.

D. A. Gramer

DAC:JS
Atch.

10527

May 25, 1945.

Mr. Edward Theron Smith,
Steveston, B. C.

Dear Sir:

Re: Catalogue No. 846
2nd Avenue, Steveston
4/7/40/B3R/TW/249

Deed to the above described property has now been registered in your name and we are ready to deliver control to you. When the title has been received by us from the Land Registry Office it will be sent by registered mail to you or to any person designated by you.

Adjustments as of March 20th, 1945, as shown on the enclosed sheet, have been calculated and a balance of \$2.05 has been charged to you.

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

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Catalogue No. 846
File No. 10327
2nd Avenue, Steveston
4/7/10/338/KTG/249

May 22, 1945.

EDWARD THURON SMITH
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at March 20, 1945)

	DEBIT	CREDIT
Purchase price	\$275.00	
Cheques received		\$275.00
Seller's proportion of taxes for 1945 - 66/365 x \$11.68		2.50
Registration fees on deed - \$275.00	4.55	
Balance owing by purchaser		2.05
	<u>\$279.55</u>	<u>\$279.55</u>

BALANCE OWING BY PURCHASER \$2.05

Catalogue No. 846
File No. 10527 / 05337
2nd Avenue, Steveston
4/7/10/B3N/K7W/249
Certificate of Title No. 186643-E

HAMAGUCHI Junio

EVACUATION SECTION	
Rec'd	MAY 29 1945
File No.	
Ans.	
Referred	<i>Peters</i>

Control of property covered by Certificate of Title No. 186643-E is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Dated at Steveston B. C., this 28 day of May, 1945.

Signed Edward J. Smith

Return to the Custodian

10527

March 22, 1945.

Mr. Fumio HAMAGUCHI,
Reg. No. 05337,
P.O. Box 556, 1st,
Steveston, B.C. *Grand Forks, BC.*

Dear Sirs

Re: Catalogue No. 846,
2nd Ave., Steveston,
Lot 4, Blk. 7, Sec. 10,
B3M. R7H. Map 249.

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$275.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:AS

10527
Douet

March 24th, 1945.

The Corporation of the Township of Richmond,
Richmond Town Hall,
Brighouse, B.C.

Dear Sirs:

Re: 2nd Avenue, Richmond.
Lot 4/7/10/B35/R7W.
Catalogue No. 846.

Heaven

We enclose our cheque for \$122.03 representing
payment of 1940/4 taxes and water rates for 1943, plus
interest, in connection with the above property. Kindly
receipt and return to this office the enclosed account.

Yours truly,

P. Douet,
Administration Department

FD/ER
Enc.

10527

March 20th, 1945.

R.H. Glass, Esq.,
Steveston, P.O.
Steveston, B.C.

Dear Sir:-

Re:- Catalogue No. 245,
2nd Avenue Steveston,
Lot 4, Blk. 7, Sec. 10, B.C., N78,
Map 249.

Your letter of March 5th, 1945, enclosing cheque for \$275.00 and offer to purchase the above property for this sum, has been received and considered.

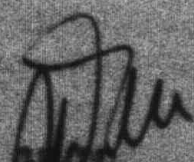
This is to advise you that we are prepared to recommend the acceptance of this offer.

We note you request this property to be registered in the name of Edward Theron Smith of Steveston, P.O. B.C. As we have not sufficient information for registration purposes, will you please fill out the enclosed form and return it to us as soon as possible.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

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

Yours truly,


F.O. Shears,
Director.

F.O. Shears,
Director.

MEMORANDUM

March 20th, 1945.

TO: Mr. Peters

FROM: Administration Department

Re: Catalogue No. 846
2nd Ave., Steveston, B.C.
File No. 10527

We have now received the revised tax statement relating to the above and cheque requisition in payment thereof is attached.

As you are aware, there is no Lease on this property, same being un-
tenanted.

We would point out that the following will be the position when all
charges are taken into account:

Selling Price of Land		\$275.00
LESS: Taxes	122.03	
Amount due to Thomas Lealie under		
1/Sale: Principal	75.00	
Int. from Nov. 1/37 to Mar. 31/45	27.82	
Debit bal. in Hamaguchi's account	12.50	
Registration Fee (say)	<u>2.50</u>	<u>239.35</u>
BALANCE IN HAND		\$ 35.15

P. Doust.

PD/ER

Date March 9th, 1945

REAL PROPERTY MEMORANDUM

File No. 10527

Name Fumio HAMAGUCHI

Registration No. 05397

Re: Catalogue No. 846

Address: 2nd Avenue, Steveston, B. C.

Legal Description: Lot 4, Blk. 7, Sec. 10, B3N, R7W, Map 249
2 small dwellings (shacks demolished during second half of 1943).

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 119494-E

Mr. Leslie sent in bat of title
Whereabouts: In possession of Thomas Leslie,
Steveston, B.C. (see "JP" form).

Registered owner: Thomas Leslie
119494 - 198.9 Nov 21 Reg. No.

Property: Lot 4, Block 7 of Section 10, Block 3 North
Range 7 West, Map 249, Municipality of Richmond
in the District of New Westminster

B. Charges.

Registered: 72295 1942 Tax Sale
(Mr. R.C. Palmer, Richmond Town Hall, advises
this will be cancelled when taxes paid.)

Vesting: 25220 - Dec. 19, 1942

Unregistered: This property was sold under an A/Sale for \$375.00 by Thomas
Leslie to Fumio Hamaguchi on Feb. 4/37. Bal. of Princ. outstanding - \$75.00; Int. @ 5% from Nov. 1/37 to Mar. 31/45 - \$27.82 -
Total \$102.82.

Taxes: \$122.03 - 1940/44 taxes will be paid by March 31/45.
(1944 - \$120.68)

Water: Nil

Insurance: Nil

Assessed Value: Land: \$472.00

Improvements: Nil

Valuation by Appraiser: \$100.00

Amount of Bid: \$275.00

Approved by Advisory Committee: March 7th, 1945.

Paid as shown in attached letter: \$275.00 paid in full.

Name of transferee as attached letter: Edward Theron Smith
Steveston P.O., B.C.

ADMINISTRATION.

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

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:

[Signature]
P. D. Det.

10527

March 9th, 1945

Mr. R. C. Palmer,
Collector,
Municipality of Richmond,
Brighouse, B. C.

Re: Lot 4, Blk. 7, Sec. 10, Blk. 3N.
R. 7E. Map 249.

Dear Sir:

The property described above has been sold by the Custodian and we note that title covering this land No. 119494E as subject charge No. 72295, 1942 Tax sale. I am informed by Mr. Peters that it was arranged with you that this tax sale would be cancelled.

Will you kindly arrange with the Registrar at New Westminster for the cancellation of this charge and advise me when this has been done.

Yours truly,

Ian Macpherson,
Title Examiner

IM:NL

10527

6th March, 1945.

R.N. Clemas Esq.,
Steveston P.O.,
Steveston, B.C.

Dear Sir:

Re: Catalogue No. 646
2nd Avenue, Steveston.
Lot 4, Blk. 7, D.L. 10
B31/71

We are in receipt of your letter of the 5th instant
in which you submit an offer to purchase the above property
for the sum of \$275.00 and enclosed cheque for the full amount.

This matter is receiving our consideration and we will
be writing you again in due course.

Our official receipt for \$275.00 is enclosed herein.

Yours truly,

F. G. Sheare,
Director.

FM

encl.

File 10527

February 5, 1945.

MEMORANDUM.

To: Mr. Sheara.

From: A. G. McArthur.

Re: Catalogue No. 846,
HAMAGUCHI, Fumio, Reg. #05337,
47/10/B38/RTW/249.
2nd Ave., Steveston, B.C.

Under an Agreement for Sale dated February 4, 1937, Thomas Leslie sold to Fumio Hamaguchi the above property for \$375.00 of which \$200.00 was paid in cash, the balance of \$175.00 being payable on November 1, 1937. Leslie advised that only \$100.00 was paid in small amounts, leaving \$75.00 outstanding November, 1937, with interest at 5% per annum. At that time the land had built on it two small dwellings.

The property was put up for sale for taxes on September 30, 1942 and was acquired by the Corporation of Richmond for the sum of \$80.76, but Mr. Peters arranged with Mr. Palmer, the Municipal Clerk, to have this sale cancelled, the property having vested in the Custodian on June 11, 1942 and no charges were incurred in connection with this arrangement.

This property was assessed at Land \$472.00 and Improvements \$470.00 with an annual tax of approximately \$18.50. On June 24, 1943 the registered owner, Mr. Thomas Leslie, was served with a 30 day demolition order and he, without cost to the Custodian, removed these buildings. Hamaguchi was advised repeatedly concerning the position of this property, namely, Sept. 18, 1942, November 17, 1942, February 5, 1943, March 23, 1943, June 30th, 1943, the last time being September 13, 1943, but no replies were received.

The property was advertised for sale on March 30, 1944 in the Additional Catalogue as No. 846. Two bids were received -

- (1) C.A. Graves in the sum of \$70.00, and
- (2) Fred Lewko in the sum of \$200.00.

The latter was withdrawn on December 1, 1944, Lewko, who signs with his mark, stating that he had made the bid on the wrong property, and Mr. Graves had his deposit returned to him on September 21, 1944 as he did not reply to our letter requesting a minimum of \$100.00, which minimum price was based upon Coulthard, Sutherland & Co. Ltd.'s valuation. At that time the amount outstanding against this lot had apparently not been made up. The total charges as of this date are as follows:

2.

Balance of Principal under Agt/Sale due to Leslie	\$75.00
Interest from Nov. 1937 to Dec. 31, 1944 at 5%	26.88
Total taxes outstanding from 1940 to 1944	<u>119.52</u>
Total	\$221.40

Over and above this there is a debit balance in
Hamaguchi's account of \$12.50 made up as follows:

Certificate of Encumbrance	1.00
Valuation fee	7.50
Advertising charge (Cat. 846)	<u>4.00</u>
Total	\$12.50

When it was thought that we had a bid of \$200.00 on
this property, Mr. Leslie was approached to see if he would reduce
his claim to whatever would be left after paying taxes and other
charges. He stated that he would prefer a quit claim notwithstanding
that it will take \$119.52 to clear off the taxes. I do not see
anything on the file to indicate that Leslie has yet been approached
to pay \$12.50 or any sum for the quit claim. When this matter was
brought to your attention in December it is possible that it was not
considered in the light of there actually being one bid only in the sum
of \$70.00. I am therefore drawing it to your attention again before
including it in another advertisement for sale as you requested on a
previous occasion.

Attached herewith please find -
Goulthard, Sutherland's valuation dated April 22, 1944.
Our letter to Hamaguchi Sept. 13, 1943, (copy)
Copy of Leano's letter December 1, 1944.
Copy of our letter to C.A. Greves, Sept. 24, 1944.

Kindly advise what action should be taken in this
case.

G. Sutherland
G. Sutherland.

AGM:AS
attach.4

10527

5th December, 1944.

Mr. Fred Lewis,
Stevenson, B.C.

Dear Sir:

Re: Catalogue No. 846
2nd Avenue, Stevenson

We are in receipt of your letter of the 1st instant
in which you state you wish to withdraw your offer to purchase
the above property.

We are enclosing herein our cheque in your favour
for \$200.00 being the amount of your deposit.

Yours truly,

F. G. Shours,
Director.

FHE
encl.

July 10 1937

10527

Cartesian of ~~the~~ Property 15 Nov 1937
Tennessee

Dear Sirs: Re lot 4. Blk 7 of Sec 10
B&W. R7W map 249 Richmond

The approximate balance due
the plus interest on agreement for sale
to HAMPSHIRE F. Co. is as follows

1937 sale price 375⁰⁰
Cash 200⁰⁰
Since paid in advance 100

Bales 75⁰⁰ with interest @ 7%
from 1937

On the proposed purchase through
your dept at 200⁰⁰ would only
leave a balance after taxes & charges
are taken care of about 63⁰⁰. I would
prefer you quit claim the lot
to me & I will endeavor to negotiate
a sale direct.

Yours faithfully
J. H. Miller

noted & approved
J. H. Miller
6-29-37

MEMORANDUM

November 2nd, 1944.

To: File 10527

FROM: Administration Department

Re: Lot 4, Blk. 7, Sec. 10, R3M, RTW.
2nd Avenue, Dorchester, B. C.
Parcel 10527 - 01337.

The following figures were given over the telephone by Mr. E. G. Palmer, Collector, Richmond Town Hall, Brighton, in connection with the above property:

	<u>Repaid Taxes</u>	<u>Interest</u>	<u>Total</u>
1940	\$ 18.42	\$4.21	
1941	18.40	3.11	
1942 (Repaid taxes & water)	31.85	3.52	
1943	18.42	.92	
1944	18.92		
	<u>\$106.01</u>	<u>\$11.75</u>	<u>\$117.76</u>

Mr. Palmer informed us that the above figure is the total charge for taxes, water and interest against this property to date. No charges have been made in connection with Tax Sale—the property has been withdrawn from Tax Sale.

Re: Based: Re 1944 line include
the an improvements which were
demolished in 1943. These houses are
assessed for \$70 1/2 which is correct.

10527

November 2nd, 1944.

Mr. Thomas Leslie,
Moncton Street,
Steveston, B. C.

Dear Sir:

Re: Lot 4, Blk. 7 of Sec. 10,
B3N. R7W. Map 249. Richmond.

Will you please advise us by return the
balance due to you, plus interest to date, in con-
nection with the Agreement for Sale of the above
between yourself and Fumio HAWAGUCHI.

In order to facilitate your reply a stamp-
ed addressed envelope is enclosed.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

10527

~~RECEIVED~~

21st September, 1944.

Mr. C.A. Graves,
Steveston, B.C.

Dear Sir:

Re: Catalogue No. 846
Second Avenue
Steveston, B.C.

Further to our letter of May 30th in connection
with your offer to purchase the above property.

As we have not received a reply to this letter we
are returning herein your deposit cheque for \$7.00 and shall
be glad if you will kindly acknowledge receipt.

Yours truly,

F. G. Shears,
Director.

FMS

encl.

September 7, 1944.

MEMORANDUM -- MR. DUET

Re: Catalogue No. 846
4/7/10/B3N/KTW/249
HAMAGUCHI, Fumio

Title to the above property is in the name of Thomas Leslie, Steveston. You will notice on file that up to 1943 there was approximately \$80.00 owing in tax arrears and that the Municipality threatened to sell for taxes. We understand that there is still approximately \$90.00 owing on an Agreement for Sale by the Japanese. You will also notice two or three letters on file, and no reply regarding back payment of taxes, to the Japanese.

Would you kindly review the file and check if any tenders have come in for this property as we may be doing Mr. Leslie an injustice in building up taxes on this property where the Japanese has no interest, and it would be advisable to make arrangements for a quit claim to Leslie.

We might also say that the houses on this property have been demolished.

GP:EB

P. S. Please submit your findings to Mrs. McArthur so that these may be taken up with the Advisory Committee.

10527

May 30th, 1944.

Mr. C. A. Graves,
Stevenson, S. C.

Dear Sir:

Re: Catalogue No. 846.
Second Avenue
Stevenson, S. C.

Your letter of April 26th, 1944, enclosing
cheque for \$7.00 and offer to purchase the above property
for the sum of \$70.00 has been received and considered.

At the present time we are not able to accept
a tender for this amount. This property has been independ-
ently appraised and if you are prepared to increase your
tender to \$100.00, subject to prior sale, we would then be
in a position to consider recommending acceptance of such an
offer.

Kindly reply by return advising us whether you
wish to revise your offer and in the meantime we are retaining
your deposit cheque of \$7.00.

Yours truly,

F. G. Shears,
Director.

FCS/AM

43

Rec'd	1-5-44
File No.	10527
Ans.	Wsp
Inferred	

Steveston, B.C.

Apr. 26, 1944.

The Custodian
Royal Bank Building
Vancouver, B.C.

846

Dear Sir,-

I hereby tender for parcel no 846,
being lot 4, block 7, section 10, B3N/7W
map no 249 of the townsite of
Steveston for the sum of seventy
dollars, and enclose certified
cheque for seven dollars.

Yours truly
C.A. Graves

10527

November 24th, 1943.

Mr. Fumio HAMAGUCHI,
Registration No. 05337,
P. O. Box 85,
Grand Forks, B. C.

Dear Sir:

On July 10th, 1943 we removed a few chattels to one of our storage warehouses from a house just to the east of No. 44 Chatham Street, owned by Mr. Yasujiro NAKADE. The name attached to the goods was J. HAMAGUCHI. Can you please let us know if you left any goods at this address belonging to any relative as we have no 'JP' form for anyone in the name of J. HAMAGUCHI.

We would greatly appreciate your prompt reply.

Yours truly,

R. B. Mackenzie,
Protection Department.

RBM/HMS

10527

September 13, 1943.

Mr. Fusio HANAGUCHI,
Registration No. 05337,
P. O. Box 85,
Grand Forks, B. C.

Dear Sir:

On February 5th, 1943 and June 30th, 1943 we wrote to you with reference to Lot 4, Block 7, Section 10, Block 3 North, Range 7 West, Map 249, that this property was sold for taxes by the Municipality of Richmond on September 30th, 1942, and that you had the right of redemption up to September 30th of this year. The amount necessary to redeem this property is \$80.76. Unless you place funds within our hands before this date, we can do nothing further to protect your interests.

Yours truly,

George Peters,
Administration Department.

GP:EB

MEMORANDUM

File No. 10527

September 10, 1943.

To: C. C. Robinson

From: George Peters

In reply to your memo of August 30th, would you kindly inform Mr. Leslie that the property in which he holds title, being Lot 4, Block 7, Section 3, Block 3 North, Range 7 West, Map 249, cannot be sold for taxes on September 30th of this year, as no properties with Japanese interest, vested in the Custodian, can be sold.

You might also tell him that if, and when, this property is sold and we receive sufficient funds, his balance on the agreement of sale will be paid off.

GP:EB

10527

September 10, 1943.

Attention Mr. Palmer.

Corporation of the Township of Richmond,
Richmond Town Hall,
Brighouse, B. C.

Dear Sir:

Owing to a title being in the name of Thomas Leslie, Lot 4, Block 7 of Section 3, Block 3 North, Range 7 West, Map 249 was sold for taxes on September 30, 1942, amount being \$80.76. At that time you were not aware of Japanese interests.

On December 10, 1942 this property was vested in the Custodian, as one Fumio HAMAGUCHI held an unregistered agreement for sale which Mr. Thomas Leslie recognised.

As no property of any Japanese interest, vested in the Custodian, can be sold, will you kindly withdraw this from your tax sale?

Yours truly,

George Peters,
Administration Department.

GP:EB

DATE	Aug 31 1943
TO	Mr. C. C. Robinson
FROM	Mr. C. C. Robinson
SUBJECT	Property Tax

File 1057

Stonewall, N. C.
August 30, 1943.

To: George Peters
From: C. C. Robinson

PROPERTY TAX

Mr. Peters, please inform me as follows:

The above is in arrears to him in the amount of \$70.00 on his purchase. This includes interest.

To release the property from Tax sale requires \$80.75 plus 6% interest from Sept. 30/42. This has to be done before 30 September 1943.

Mr. Peters wants to know where he stands in regards to title to this property after he has paid the amount of tax redemption. Please advise.

C. C. Robinson.

CC:R

10527

June 30, 1943.

Mr. Fumio HAMAGUCHI,
Registration No. 05337,
c/o S. Iwaki,
Grand Forks, B. C.

Dear Sir:

On February 5th we wrote to you with reference to Lot 4, Block 7 of Sec. 10, Block 3 N., Range 7 W., Map 249. This property was sold for taxes last September. The price paid was \$80.76. By paying this amount, plus interest, you have the right to redeem before September of this year.

There is also an amount still owing on an Agreement of Sale to Mr. Leslie.

The Fire Marshal of Richmond has ordered us to demolish the two buildings on Lot 4 as they are a fire hazard, owing to the state of disrepair. This is being done.

Your answer is expected by return mail.

Yours truly,

Geo. Peters,
Administration Department.

GP:HDE

Stevenson BC

File 10527

25 June 1943

To HF Green

From BB Robinson

HAMAGUCHI Fumio

Inclosure a letter from Assistant Fire Marshall
Municipality of Richmond re demolition of
two buildings on Lot 4 Bx 7 Sec 10 Bx 3 N R 7 W Map 249.

Mr J. H. Leslie is the registered owner but states
that he sold this property to Hamaguchi. Title
has never been given to Hamaguchi as there
are arrears of interest and taxes for 1940-42
are unpaid to the Municipality.

Mr. Leslie will proceed with the demolition
of these buildings but wishes to know if the
Japanese should be notified or should permission
be obtained from him before the work starts.

BBR

The Corporation of the Township of Richmond

R. C. PALMER
CLERK MUNICIPAL COUNCIL
ASSESSOR AND COLLECTOR

TELEPHONE
RICHMOND 1024

TOWN HALL
BRIGHOUSE, B. C.
May 3rd, 1943.

WHEN REPLYING
PLEASE QUOTE OUR
FILE NO. _____

EVACUATION SECTION

Rec'd MAY 4 1943

File No. 10527

Ans. _____

Referred *Cramer*

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Attention Mr. Cramer

Dear Sir:

Re: Lot 4, Block 7, Steveston
Thomas Leslie

In response to your inquiry
per telephone this morning, the above described
property was sold for taxes, September 30th, 1942
for the sum of \$80.76.

absence
In the ~~subsequence~~ of a bid the
Municipality was declared the purchaser. The
following statement will show how the amount is
made up.

Taxes 1940	18.42	
Interest	1.94	
Taxes 1941	18.40	
Interest	.83	
Taxes 1942	16.85	
Water 1942	15.00	
Total	71.44	
Tax Sale costs and expenses		
5% on \$71.44	3.57	
Land Registry Office fees	5.75	
Up-set price	80.76	

*and 472
land 472
and 947
and 1024*

The last payment of taxes on
this property was on September 24, 1941 when \$53.50
was paid covering taxes and water rates for the year
1939.

--2--

---Mr. Cramer

May 3rd, 1943.

We have a Certificate of
vesting covering the above property dated December
10, 1942.

I am

Yours very truly,

H. C. Palmer

H. C. Palmer,

C.M.C.

AJM/BF

D.A.C.

10527

10527

March 23, 1943.

Mr. Fumio HAMAGUCHI,
Registration No. 05537,
c/o S. Iwaki,
Grand Forks, B.C.

Dear Sir:

Re: Lot 4, Block 7 of Section 10
Block 3 North, Range 7 West,
Map 249.

On February 5th we wrote you as per copy of
letter enclosed. To date we have had no reply.

Will you please let us hear from you by re-
turn mail.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC
Enclosure.

10527

10527

February 5, 1943.

Mr. Fumio HAMAGUCHI,
Registration No. 05337,
c/o S. Iwaski,
Grand Forks, B.C.

Dear Sir:

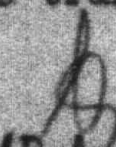
Re: Lot 4, Block 7 of Section 10,
Block 3 North, Range 7 West,
Map 249.

With reference to the above property which you bought from Mr. Thomas Leslie, this property was sold last September for taxes. The price paid for it was \$80.76.

If you wish to retain the property you will have to redeem it by paying the purchaser the amount which he paid for it, plus the interest, and also the amount still owing for interest to Mr. Leslie. Unless this is paid off by September you will have lost the property.

Please let us know your intentions by return mail.

Yours truly,


(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC

10527

10527

February 5, 1943.

Mr. Thomas Leslie,
Lumber Dealer,
Steveston, B.C.

Dear Sir:

Re: Fumio HAMAGUCHI

With reference to the agreement for sale between yourself and the above named Japanese covering Lot 4, Block 7 of Section 10, Block 3 North, Range 7 West, Map 249, this was sold for taxes last September.

We have written to the Japanese in connection with this and if you wish to write to him, his address is as follows:

Mr. Fumio HAMAGUCHI,
Registration No. 05337,
c/o S. Iwaski,
Grand Forks, B.C.

Also we would like to have the actual amount owing to you by this man at the present time.

Yours truly,

(D.A. Carmer)
for Ian Macpherson
Title Examiner

DAC:FC

10527

10527

January 28, 1943.

Thomas Leslie, Esq.,
Lumber Merchant,
Steveston, B.C.

Dear Sir:

Re: Fumio HAMAGUCHI

We are now returning herewith your agreement dated February 4, 1937 from the above named Japanese which has served our purpose and for which we thank you.

We are enclosing statement in duplicate and would be pleased if you would fill in any particulars you may have regarding the balance owing, taxes, insurance and also fill in the amount of interest that is owing, signing same and returning the original to us, retaining the duplicate for your own records.

Thanking you for your co-operation.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC
Enclosures.

10527

Sturston
Jan 26 1943

EVACUATION SECTION	
JAN 26 1943	
File No 10527	
Referred	Cramer

Dear Sirs

I have your letter
of 18th & file No 10527 Let Hamaguchi
he bought the Property in 1937.
He still owes me Interest also he
owes taxes to the amount of 94.⁰⁰
odd the Property is still in my name
& this 90 odd Dollars has to be paid
to the Richmond Municipality before next
sept or it will revert back to the
Municipality it was bought on an
agreement of sale which I am sending
into you. I have the Deed of
Indefeasible Title which he can have
when above amount is paid

Yours Truly
J Lester

He finished Paying in 1938

MEMORANDUM

January 23, 1943

File No. 10527

Please file

To: Mr. C. C. Robinson

From: R. B. Mackenzie

Re: Fumio HAMAGUCHI
Reg. No. 05337

Thomas Leslie is registered owner
of property on Second Avenue.

There are two small houses on the
property:

1 two-storied, seven-roomed
house containing effects
of various Japanese - names
unknown. This house is
entirely boarded up.

A one-storied shack with two
rooms.

Both are considered unrentable.

What is the current position? May
effects be safely left where they are at present?

RBM:NDE

10527

10527

January 18, 1943.

Thomas Leslie, Esq.,
Lumber Dealer,
Steveston, B.C.

Dear Sir:

Re: Fumio HAMAGUCHI

The following property is registered
in your name:

Lot 4, Block 7 of Section 10,
Block 3 North, Range 7 West,
Map 249, Mun. of Richmond, N.W.D.

The above named Japanese appears to have
an interest in this property. Will you be good
enough to let us know by return mail what this
interest is; if it is an agreement for sale it will
save time if you would be kind enough to send in
your copy of same which will be returned to you as
soon as we make a copy of it for our files.

Also a statement from you as to how it
stands as to payment of principal and interest as
at date will be appreciated.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC

10527

November 17, 1942

Mr. Fumio HAMAGUCHI,
Reg. No. 05337,
c/o S. Iwaski,
Grand Forks, B. C.

Dear Sir:

We wrote you on August 14, September 2 and September 18 in connection with your property at Second Avenue, but as yet have not had a reply. Our agent reports that the two houses are in very poor condition and are unrentable, and also states that one of the houses is being used for the storage of furniture of other people. Can you inform us to whom this furniture belongs?

Our agent also states that Mr. Thomas Leslie denies that he made arrangements with you to pay the taxes on the property. Will you kindly let us know what arrangements you are making to pay these taxes and also to pay the balance due to Mr. Leslie under the Agreement of Sale.

In order that your affairs might receive proper attention, we must insist that we receive a reply to our letters.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

10527

July 10, 1942

Mr. Fumio Hamaguchi,
Reg. No. 05337,
Kamloops, B. C. 2

9/5 J. S. JAWASKI FORKS & RAMP (Sent again August 14/42)

Dear Sir:

In connection with your property at 2nd Avenue, Steveston, our agent reports that the two houses are in very poor condition and are unrentable, and informs us that one of the houses is being used for the storage of furniture of other people. Can you inform us whose furniture is in this house?

Our agent also states that Mr. Thomas Leslie denies that he made arrangements with you to pay the taxes on the property. Will you kindly let us know what arrangements you are making to pay these taxes and also to pay the balance due to Mr. Leslie under the Agreement of Sale.

Yours truly,

GEM/GH

R. P. Alexander
Manager

[Handwritten signature]

10527

July 10, 1942

J. D. Mather, Esq.,
315 Metropolitan Building,
Vancouver, B. C.

Dear Sir:

Re: Fumio HAMAGUCHI

Please accept our thanks for your report of June 29, and we note that the two houses on Fumio Hamaguchi's property are in very poor condition and unrentable, we also note that the larger of the two houses is being used for the storage of the furniture of other people and that the house is securely boarded up.

As suggested, we are placing this property in the hands of Mr. T. C. King for management, and will write Hamaguchi in regard to his taxes and the balance due Mr. Leslie under the Agreement of Sale.

Yours truly,

ODM/GH

R. P. Alexander
Manager

Articles of Agreement

made in duplicate the Fourth day of February in the year
of our Lord one thousand nine hundred and thirty-seven

BETWEEN
THOMAS LESLIE, Lumberman, of Steveston, in the
Province of British Columbia.

hereinafter called the "Vendor" of the one part

AND

32
3 JUNIO HAMAGUICHI, Fisherman, of Steveston, in the
Province of British Columbia, *of the other part*

hereinafter called the "Purchaser" of the other part.

WHEREAS the Vendor agrees to sell to the Purchaser and the Purchaser agrees to purchase of
and from the Vendor the land, hereinafter mentioned, that is to say: ALL AND SINGULAR that
certain parcel or tract of land and premises situate in the Municipality of Richmond
in the Province of British Columbia, and more particularly known and described as
Lot 4, Block 7, Section 10,

of Block numbered 3 North Range 7 West

in sub-division of District Lot No. Richmond Municipality

Group One (1) New Westminster-----district, according to a registered map or
plan deposited in the Land Registry Office, at the City of New Westminster
in the said Province and numbered

TOGETHER with all the privileges and appurtenances thereto belonging, at or for the price or sum
of THREE HUNDRED AND SEVENTY FIVE-----Dollars
(\$ 375.00) of lawful money of Canada, payable in manner and on the days and times
hereinafter mentioned, that is to say: the sum of TWO HUNDRED DOLLARS-----
Dollars (\$ 200.00) on the execution of this Agreement (the receipt whereof is hereby
acknowledged by the Vendor), and the balance as follows: Namely the sum of

ONE HUNDRED AND SEVENTY FIVE (\$175.00) DOLLARS, shall become due
and payable on the First day of *November* ~~September~~ A.D. 1937.

TOGETHER with interest on the monies from time to time owing under this Agreement, at the
rate of Five per cent. (5 %) per annum, payable along with the payment
of Principal on *November* ~~September~~, 1st, 1937.

Interest

ALWAYS PROVIDED, HOWEVER, that the Purchaser may at any time within the above-mentioned period pay any portion thereof over amounts required by this Agreement or the balance of the purchase price and interest thereon to the date of such payments, unless this Agreement is rendered null and void as hereinafter provided.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: The Purchaser DOES COVENANT, to and with the Vendor, that he shall well and truly pay to the Vendor the sums of money above mentioned, together with the interest thereon at the rate as aforesaid, both before and after maturity, on the days and times in manner above mentioned: AND also shall pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, and all instalments of principal and interest of local improvements, taxes and assessments now rated and charged, or hereafter rated and charged, against the said lands, including proportion of this year's taxes and charges from date of this Agreement: PROVIDED that should the Vendor pay the said taxes the same shall be repayable forthwith by the Purchaser, with interest at the rate of _____ per cent. per annum from the date of such payment being made by the Vendor.

AND will insure and keep insured any buildings which may be on the said land to the amount of not less than \$ _____ with loss payable to _____

and in the event of the purchaser failing so to do the Vendor may effect the insurance herein provided for; and will pay the Vendor all sums of money that may be paid by the Vendor for insurance premiums in respect of such fire insurance, during the currency of this agreement, and the Vendor shall hold a charge or lien against the lands and premises for the amounts so paid, together with interest as well after as before maturity of this Agreement, at the rate of _____ per cent. per annum from the date of each payment.

AND it is further agreed that in the event of such insurance becoming payable through satisfaction of loss, the Vendor, upon receiving such insurance, shall treat the same as a payment on the property, which shall be credited to the Purchaser on this Agreement and will pay or cause to be paid to the Purchaser that part of such insurance remaining after retaining only sufficient to satisfy the Vendor's claims under this Agreement.

IN CONSIDERATION WHEREOF, and on payment of the said sums of money, with interest thereon as aforesaid, and the surrender of this Agreement, the Vendor does COVENANT with the Purchaser, to convey and assure, or cause to be conveyed and assured, to the Purchaser, by a good and sufficient Deed in fee simple, ALL the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED and DISCHARGED FROM ALL INCUMBRANCES, except rates, taxes and assessments, from and after this date, and instalments of local improvements, taxes and assessments,

but subject to the conditions and reservations in the original grant thereof from the Crown, and such Deed shall be prepared by the Vendor at the expense of the Purchaser and shall contain the usual statutory covenants and the Vendor will then assign to the Purchaser any Insurance Policies then not matured on said buildings.

AND ALSO shall and will suffer and permit the Purchaser to occupy and enjoy the said lands until default be made in the payment of the said sums of money above mentioned or the interest thereon or any part thereof, on the days and times and in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the payments above mentioned are punctually made at the time and in the manner above mentioned, and as often as any default shall happen in making such payment, the Vendor may at his option and in addition to his other remedies hereinunder, give to the Purchaser thirty days' notice in writing, demanding payment thereof, and in case any such default shall continue these Presents shall at the expiration of such notice (if the Vendor shall so elect) be null and void and of no effect, and the Vendor shall be at liberty to repossess, re-sell and convey the said lands to any Purchaser thereof, and all the monies paid hereunder shall be absolutely forfeited to the Vendor as liquidated and ascertained damages. The said notice shall be well and sufficiently given if delivered to the Purchaser or mailed under registered cover addressed to the Purchaser at _____

Steveston, P.O., B.C.
or at such other address as the Purchaser shall from time to time specify in writing to the Vendor. THE VENDOR shall have the right at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale and in the lands herein described to any person whomsoever; and it is agreed that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

THE PURCHASER shall examine the title at his own expense. THE VENDOR shall not be bound to furnish any abstract of title, or produce any deeds, declarations or other evidences of title, except those in the possession or control of the Vendor, and copies of the title deeds in the possession of the Vendor will only be furnished at the expense of the Purchaser. AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights, powers, privileges, conditions and liabilities contained in this Agreement 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.

IN THE EVENT of this Agreement being registered, and in the event of default being made in any payment, or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing at the date of such production.
AND IT IS FURTHER AGREED that the taking of a Judgment or Judgments on any of the covenants herein contained shall not operate as a merger of such covenants or affect the Vendor's right to interest at the rate and at the time aforesaid.

Wherever the singular or masculine is used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.
IN WITNESS WHEREOF, the said parties have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
BY THE VENDOR IN THE PRESENCE OF

"Frank O'Brien"
R.R. No. 1, Eburne, B.C.
A Notary Public.

"Thomas Leslie" (Seal)

SIGNED, SEALED AND DELIVERED
BY THE PURCHASER IN THE PRESENCE OF

"Frank O'Brien"
R.R. No. 1, Eburne, B.C.
A Notary Public

"Fumio Hamaguchi" (Seal)

I HEREBY CERTIFY that on the Fourth----- day of February 19 37
at Steveston----- in the Province----- of British Columbia.

THE ATTACHED IS A TRUE COPY OF THE AGREEMENT FOR SALE OF LAND
BETWEEN T. LESLIE AND F. HAMAGUCHI DATED FEBRUARY 4, 1937.

Lawrence

A Notary Public in and for the
Province of British Columbia

JANUARY 28, 1943.

For the
Secretary
or other
Officer of a
Corporation

I HEREBY CERTIFY that on the
in the of

day of 19 , at

evidence on the oath of
me and acknowledged to me that he is the

(whose identity has been proved by the
who is) personally known to me, appeared before
of

annexed Instrument, as
of the

of the said

and that he is the person who subscribed his name to the
and affixed the seal
to the said Instrument, that he was first duly authorized
to subscribe his name as aforesaid, and to 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 TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at , British Columbia,
this day of , in the year of our Lord
one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

NOTE--Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

10527
Registration Number 05339

HAMAGUCHI, Fumio

2nd Avenue, Steveston, B. C.

Handwritten:
2
C/O S. IWASKI
GRAND FORK B.C.

LOCATION AND NATURE OF PROPERTY

Description of property is correct as in Form "JP".

OWNERSHIP

Title is in the name of Mr. Thomas Leslie. Ownership in the above Fumio Hamaguchi is held under Agreement for Sale.

LAND AND BUILDINGS

There are two small houses on the property, one of two stories with 7 rooms and the other one storey with 2 rooms, frame, shingle roof. Both houses are in very poor condition and I would consider them unrentable.

TAXES

Taxes are paid to December 31, 1941. In Form "JP", it is stated that Mr. Thos. Leslie has undertaken to pay taxes on the property. This, Mr. Leslie denies, although in the ordinary course, it would be necessary for Mr. Leslie to pay the taxes to protect his property.

INSURANCE

Hamaguchi was evacuated prior to my examination and I have been unable to discover whether or not the property is insured. Form "JP" states he has no fire insurance.

FINANCIAL POSITION

Claims to have no liabilities. As per Form "JP", all his furniture, etc. has been sold. \$100 still owing to Thomas Leslie under agreement above referred to.

REMARKS

The larger of the two houses described above, is being used for the storage of furniture of other people. It is entirely boarded up, so it is impossible to gain access.

RECOMMENDATION

I would recommend that this matter be placed in the hands of T. C. King, for management on behalf of the Custodian.

June 29, 1942.

Handwritten signature:
L. Mather