Name of Claimant TAKASHIMA, Senji Case 1137

Custodian File 12988

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
1000	50.00 12.50										62.50

PERSONAL PROPERTY

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

NETS

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

MISCELLANEOUS CHATTELS

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

TOTAL RECOMMENDATION	62.50

CASE NO: 1137

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 18, 1948.

IN THE MATTER OF THE CLAIM OF

SENJI TAKASHIMA

PROCEEDINGS AT HEARING.

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J. A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

October 18, 1948.

IN THE MATTER OF THE CLAIM OF

SENJU TAKASHIMA

PROCEEDINGS AT HEARING.

APPEARANCES:

K.A. CHRISTIE, ESQ. K.C.,	appearing for the Dominion Government.
R. A. BEST, ESQ.	appearing for the Claimant.

A. SMITH, ESQ.	Secretary.
G.N.R. UPTON, ESQ.	Official Interpreter.
J. B. McGREGOR, ESQ.	Official Reporter.

SENJI TAKASHIMA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your instructions? A. Yes.

Q. And you swear the contents of it are true?

A. Yes.

(REAL ESTATE OTHER THAN FARM LAND CLAIM FORM MARKED EXHIBIT NO. 1)

Q. I believe that before the evacuation you lived at 1788 - 1st. Avenue West in Vancouver?

A. Yes.

Q. And you own that house? A. Yes.

Q. Now, according to your claim you purchased the house in 1928 for $1500? A. Yes.

Q. I notice you have done considerable repairs to the house. I won't bother reading these over seeing they are on the claim.

A. Yes.

Q. It was a six-roomed house and were there three rooms upstairs and three down? A. No, two upstairs and four down stairs.

(APPRAISAL OF J. R. READ & CO., DATED REBRUARY 14th, 1944, MARKED EXHIBIT NO. 2)

MR. BEST: I am interested in this note on your claim that Mr. Singer offered to purchase this house from you in 1933 for $2500. Do you remember that transaction? A. Yes, the year might have been 1933 or 1934, and I am perfectly certain he asked me whether I would be willing to sell at $2500.

Q.

Q. It was a verbag negotiation?

A. It was purely by word of mouth.

Q. Did you know Mr. Singer or was he a stranger to you? A. He was living in the same block on 1st. Avenue. I shouldn't be surprised if his name was St. Clair.

Q. I take it you refused his offer of $2500. did you? A. Yes.

Q. Can you tell us why? A. While I would have made a profit of $1000. at that time, I would have had to buy another place to live in, and for that reason I didn't want to sell.

Q. Did you rent this place for $18. a month before you left or was that done by the Custodian?

A. I was at the work camp at that time and it was done by my sister-in-law.

Q. I understand that 1st. Avenue is really a business street, isn't it? A. Yes, and there were a number of businesses there and according to the city plan, it is called a "Small Industry" district.

Q. Now just where was this lot in relation to yours that you say the Imperial Oil paid $15,000 for? A. Just next door.

Q. Facing on 1st. Avenue? A. Yes.

Q. I take it that was a corner lot? A. Yes.

Q. Do you know what frontage they had on 1st. Avenue? A. A 50 foot lot.

Q. 50 feet? A. The city were widening the road there and they took some portion away from this

lot, 17 feet away, facing on 1st. Avenue.

Q. When did the Imperial Oil buy it?

A. I am not certain, but I think it was 1931 or 1932.

Q. You are saying, are you, that they paid $15,000. for 50 foot of frontage on 1st. Avenue next door to your property, and you have 25 feet on 1st. Avenue? A. $15,000 they paid.

Q. What I am interested in is did they only have 50 foot frontage on 1st. Avenue? A. Yes, and I had 25 feet next door.

THE SUB-COMMISSIONER: It is only assessed for $450.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I produce a J.P. Form dated the 18th. of January, 1943. Is that your signature? A. Yes.

Q. I am filing this as Exhibit 3.

(J.P. FORM MARKED EXHIBIT NO. 3)

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT NO. 4)

THE SUB-COMMISSIONER: Are you filing the assessment notice?

MR. CHRISTIE: I do not appear to have it on the file.

MR. BEST: I must have had it because on the claim we have the land assessed for $450. and $350. for improvements. As your honour knows, this is getting towards the outskirts of Vancouver.

MR. CHRISTIE: I have the Analysis of Personal Property in which the assessment is stated.

(ANALYSIS OF REAL PROPERTY, MARKED EXHIBIT 5).

Q. When you bought this house what was the age of it? A. I don't know.

Q. Would it be older than 10 years?

A. It might have been a little older than 10 years; I don't know.

Q. How is the house heated? A. It was a Quebec heater.

Q. Stoves? A. Yes.

Q. What was the condition of the paint?

A. The paint wasn't very old.

Q. Now, in regard to this lot purchased by the Imperial Oil, you told my learned friend that lot had a frontage of 50 feet. Do you know what the depth of the lot was? A. I am practically certain it was about 132 feet; I am not quite certain.

Q. And what street did that face on?

A. The corner lot faced on 1st. Avenue and on the other side was Burrard Street, and at the back there was a lane.

Q. Burrard is one of the main business Streets?

A. Burrard is a very big business street in Vancouver.

Q. How does he know the Imperial Oil paid $15,000. for this property? A. I heard it from a neighbour of mine.

Q. That is all, thank you.

RE-EXAMINATION BY MR. BEST:

Q. Just one further question; I understand that the Burrard bridge ends up very close to your

property on 1st. Avenue, does it? A. It is very close to my property.

Q. I take it that is the reason the property is as valuable for a service station? A. Yes, it is a good neighbourhood for a gas station.

Q. I don't suppose you knew until after you had been told that your property had been sold that the appraised value was $1250, did you. The appraisal made by the realty company at the request of the Custodian was $1250. Did he know anything about that?

A. No, I didn't hear anything about that.

Q. All you knew was you were notified according to the Analysis, that is Exhibit 5, that on May 24th, 1944, it had been sold for $1000?

A. Yes, I received notification from the Custodian about selling the house for $1000. I considered that I was getting a better return from my money, about 12 per cent from renting it. For that reason I preferred to rent it.

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 6)

THE SUB-COMMISSIONER: I notice in the Real Property Summary a mention of two tenders, one for $850. and one for $1000. If you have those I think they should be filed.

(TWO TENDERS, DATED APRIL 24th. 1944, from J. L. CLARK REALTY COMPANY, and TENDER DATED MAY 25th, 1944, FOR $1,000.00 from J. L. CLARK REALTY COMPANY."

MR. CHRISTIE: It is submitted, your honour, that the real property was sold at its fair market value.

(PROCEEDINGS ADJOURNED SINE DIE).

I, hereby certify the foregoing to be a true and accurate transcript of the proceedings herein.

J. B. McGregor,
Official Reporter.

I, John A. McGibbon, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese-Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

J. A. McGibbon,
Deputy Commissioner.

DEC - 2 1947

Case No. 11577

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

12988 Toronto

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

(1) NAME TAKASHIMA (Print) Surname SENJI Given Name (RCMP) Reg. No. 03722

(2) Pre-Evacuation Address 1788. 1st Ave W Vancouver BC

(3) Present Address 67 Rose Ave Toronto

(4) REAL ESTATE

(a) Street Address (if any) 1788. West 1st Ave Vancouver BC
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 3 Block 214 DL. 526

(c) Type of Real Property (cross out words which do not apply):

(i) Farm
(ii) Residence Type of business
(iii) Business
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - - - - - - - - - - - - - $ 1800

(ii) Buildings - - - - - - - - - - - - - - - - $ 700

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2500

(v) Amount at which Custodian sold property and credited your account - - $ 1000

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1500

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)

(c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care") _____

_____

_____

(e) Itemized description of personal property which is the subject of the claim:

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 1500

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Toronto

(b) Do you require the services of an interpreter at the hearing? Yes or no No

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

I, S. Takashima of the city
of Toronto in the county of York

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the city)
of Toronto)
in the county of York)
this 27th day of November)
A.D. 1947. F G Brewin) A Commissioner &c.

S. Takashima

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____

_____

_____

_____

TAKASHIMA , Senji
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1157-1
DATE OCT 1 8 1948
FILLED BY K A Christie

03722
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House	6	Frame	Living	25 x 132	1928	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Residential	$1,500.00	1940 - New roof on kitchen and largef roof $50.00 1940 - Repairs to wood shed $50.00 (size 7 w Garage) 1935 - Straightened foundation $25.00 1935 - Wooden walk all around house $30.00 1940 - 145 foot fence $75.00	$2,500.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

(1) Mr. Simger offered to purchase home for $2,500.00 1933

Assessment 1943 Land $450.00
Improvements $350.00
$800.00

Rent: $18.00 per month plus repairs
Imperial Oil bought lost next to Claimants for 15,000.00

SUMMARY ;

Original Claim	$2,500.00
Sold by Custodian	$1,000.00
Claim	$1,500.00

Senji Takashima
Signature

(137)

EXHIBIT No. 1137 - 2

DATE Oct. 18 1948

FILED BY K. A. Christie

J. R. REID & CO.

515 Granville Street,
Vancouver, Canada
February 14th, 1944

#299 1788 West 1st Ave.

This property comprises a 25 ft. lot, on which is erected a 6 room house with no basement and wood exterior.

There are 4 small rooms on the first floor, being used as living room, dining room, bed roomaand kitchen, and 2 bed rooms upstairs. The bathroom is on the main floor and the house is heated by stoves.

The interior of the house is in fair condition, having been put in this order evidently by the present tenant. There is a woodshed on the rear of the property.

Valuation $1250.00

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.

Jan. 7, 1949

E. McGlughan

FORM "JP"

PERSONAL

REAL ESTATE

EVACUATION SECTION
Rec'd Jan 29/43
File No. 12988
Ans. A. M. C.

FILE No. 1298-8

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

1137 - 3

EXHIBIT No.

DATE Oct. 18 1948

FILED BY K. A. Christie

NAME: Senji Takashima

HOME ADDRESS: 1788 W. 1st Ave.

REGISTRATION NUMBER 03722 SEX: Male AGE: 54

OCCUPATION: Gardener

(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:

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Teru Takashima - "declares some chattels but transferred to this file" "H.F.G."

ADDRESS OF WIFE OR HUSBAND: 1788 W. 1st Ave. Present House No. 59. Address New Denver, B. C.

NAMES OF ANY LIVING CHILDREN: James, Len, ~~Tom~~ Thomas, Joe, Mary, and Violet

ADDRESS OF CHILDREN: ~~Model Mink Farm~~ Fort William, Toronto, Pt. ~~William~~ Stanley, New Den.

AGE OF CHILDREN: ~~22~~, 21, 20, 19, 17, 14

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

1. LOCATION AND DESCRIPTION: ~~1 carpet~~, ~~2 beds complete with springs~~, ~~1 heater~~, garden hose - ~~100 ft.~~, pruning knife & other garden tools; ~~crocks, 10, 8, 6, 4 & 22's gals~~; ~~2 tabbe~~; 1 box full of china; 1 top roll desk; 1 suit case full of tablecloth; all found at 1788 W. 1st.

S-SOLD BY AUCTION 28/9/44 - VANCOUVER 512

2. BUILDINGS AND OTHER IMPROVEMENTS: 1788 W. 1st Avenue, Vancouver.

3/218/526

3. INSURANCE (Give particulars; state where policies are) No

4. TAXES (Amount and where payable) All paid

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

6. OCCUPANCY AND LEASES (If vacant so state) No

Agent - Mr. W. E. Wilson, 3731 W. 3rd. Avenue.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: New Denver

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No

9. IF FARM LAND STATE CROPS SOWN No

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 1788 W. 1st Ave.

2. LANDLORD'S NAME AND ADDRESS: Senji Takashima, House #59, New Denver, B. C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: $15 per month Agent - Mr. W. E. Wilson ~~Pai~~ Have received rents for June and July

4. STATE WHEREABOUTS OF LEASE: No

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) No

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

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

FORM "JP

4. INSURANCE CARRIED

5. MORTGAGES, LIENS OTHERS:

6. MONEYS OWING TO YO

7. BONDS, DEBENTURES, None

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTA

11. SAFETY DEPOSIT BOX

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

I, the undersigned, hereby v tected area as set out above, ex tures, bonds or other securities,

I certify that the above inf every description in any protec and indirect.

Dated this 18th day

ver

louse #59, New Denver, B. C.

I PAID: $15 per month

June and July

te paid) No

URNITURE, FIXTURES,
ERSONAL EFFECTS:

PETS None

ANY INTEREST IN, OR

FORM "JP

FILE No. 1298 8

4. INSURANCE CARRIED ON ABOVE PROPERTY: No

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 18th day of January ~~194~~ 1943

(Signature) "S. Takashima"

"T. Kusano"
Witness

I hereby certify the foregoing word s are a true copy of the original whereof they purport to be a copy.

FOR DEPARTMENTAL USE Jan. 7, 1949

1137 - 4

EXHIBIT No. Oct. 18 1948

DATE

FILED BY K. A. Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

"Senji TAKASHIMA #03722" Vancouver, B. C.

File 12988
No. .....minutes 3 P.M. o'clock 20th day of January, 1943.

I HEREBY CERTIFY that the following is the state of the title to
City of Vancouver,
Lot 3,
Block 218,
District Lot 526,
Group 1, New Westminster District,
Plan 590.

Cat. 299

viz:

Registered Owner: Senji Takashima
1788 West 1st. Ave.

Volume 934, Folio 42339 L. Indef.

Registered Charges: Filing 35578, Vesting in the Custodian.

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To:-Custodian's Office

"W. C. Brown"
Registrar.

"C. W. W."
"A.M"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Jan. 7, 1949

D. C. McCaughan

EXHIBIT No. 1137 - 5

DATE Oct. 18 1948

FILED BY K. A. Christe

ANALYSIS OF REAL PROPERTY CLAIM

CLAIMANT: Senji TAKASHIMA Reg. No. 03722 File No. 12988

SUBJECT OF CLAIM: Lot 3, Block 218, D. L. 526, Group 1, N. W. D., Plan 590.

Address: 1788 West 1st Avenue, Vancouver, B. C.

ASSESSED VALUE:

1943-	Land	$450.00
	Improvements	350.00
		$800.00

CATALOGUE No. 299 (Tenders closed October 4, 1943)

APPRAISAL $1250.00 - J. R. Reid & Company, February 14th, 1944.

TENDERS No tenders received.

OFFERS $850.00 - Apr. 24, 1944 by Irene Gagen through J. L.Clark Realty Co. (Rejected)

$1000.00 - May 5, 1944. Revised offer from Irene Gagenthrough J. L. Clark Realty Co. (Accepted.)

Approved by Advisory Committee May 17th, 1944.

Mr. Takashima was advised of sale of property May 24, 1944.

SOLD: $1000.00 - To Mrs. Irene Gagen.

Date of adjustments - May 23, 1944.

Net credit derived from sale - $924.48 (Sale Statement)

CLAIM -

Claimant's estimated value of Land	-	$1800.00
Claimant's estimated value of Buildings	-	700.00
Claimant's Total Estimated Value	-	$2500.00
Less amount at which Custodian sold Property	-	1000.00
LOSS CLAIMED	-	$1500.00

/ER
June 29/48

"E. Robertson"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be acopy.

Jan. 7, 1949

E. MacGeoghan

EXHIBIT No. 1157-6
DATE OCT 1 8 1948
FILLED BY K A Christie

REAL PROPERTY SUMMARY

Catalogue No. 299

TAKASHIMA, Senji (Mr.) Reg. No. 03722 File No. 12988

Civic Address: 1788 West 1st Avenue, Vancouver, B. C.

Legal Description: Lot 3, Blk. 218, D.L. 526, Gp. 1, N.W.D., Plan 590.

Classification: Dwelling.

- - - - - - - - - - - - - - - - - -SOLD- -

Registered in the name of: (Mr.)Senji TAKASHIMA

State of Title : Clear

Sold to : Mrs. Irene Gagen, 1927 W. 1st Ave., Vancouver, B. C.

For : $1000.00 cash

As at : May 23rd, 1944

Title delivered to registered owner on August 4th, 1944.

Funds from above sale released to open credit of Senji Takashima's account as at July 24th, 1944 (Net amount - $924.48.)

Insurance: Lumbermen's Insurance Co. Pol. No. 6084 for $1000.00 on 1788 West 1st Ave., Vancouver, expiring Jan. 28, 1946, was transferred to the new owner as at June 17, 1944.

Administration:

This was a small 6-room, 2-storey, frame dwelling with no basement, erected on a 25' Lot, heated by small stoves (no furnace), in fair condition.

In June 1942 Takashima appointed W. E. Wilson as agent, who rented the premises to a C. R. Webb for $15.00 per month from June 3, 1942. June and July rentals were paid to the Evacuee, thereafter to Wilson, who remitted to us. All repairs were done by the tenant at his expense. Rentals were paid regularly and the property was sold as of May 23, 1944 for $1000.00 cash, with the approval of the Advisory Committee, the net proceeds being $924.48. The valuation was [redacted] and J. R. Reid & Co. - $1250.00. No difficulties arose during our two years administration of this property and no further comments are necessary.

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

P. Douet.

PD/ER
March 15, 1946.

EXHIBIT No 1157-7
DATE OCT 1 6 1948
C. ALBERT MITCHELL

THE HALIFAX INSURANCE COMPANY

"CANADA'S OLDEST INSURANCE COMPANY"

HEAD OFFICE - HALIFAX, N.S.

556 HOWE STREET - TELEPHONE PAC. 5235
VANCOUVER, B.C.

J. L. CLARK REALTY CO.
2173 WEST 4TH AVENUE
VANCOUVER, B.C.
BAYVIEW 5147

Rec'd APR 25 1944
This No. 12988
Ans. Thin.
Referred HARROP.

April 24th/44.

"Tender"
on #299. 1788 W 1St Ave.
Lot 3. 218. 526.

The Custodian;
Granville & Hastings,

Dear Sirs;

We are tender ed a price of $850.00 on the above property by Irene Gagen, wife of Guy Gagen, of 1927 W 1St Ave City, both are british subjects, kindly let us know quickly as possible if this is acceptable or not, we are,

Yours truly,
J L CLARK REALTY CO
Per; J L Clark

1250

EXHIBIT No. 1157-7
DATE OCT 1 8 1948
C. ALBERT MITCHELL
K. D. Bristle

PROTECTING SINCE 1809

THE
HALIFAX
INSURANCE
COMPANY

"CANADA'S OLDEST INSURANCE COMPANY"

HEAD OFFICE - HALIFAX, N.S.

Rec'd MAY 6 1944
File No. 12988
Ans.
Referred HARROP

~~556 HOWE STREET - TELEPHONE PAC. 5235~~
VANCOUVER, B.C.

J. L. CLARK REALTY CO.
2173 WEST 4TH AVENUE
VANCOUVER, B.C.
BAYVIEW 5147

May 5th/44.

Cat N° 299.

The Custodian,
Granville & Hastings ,

Dear Sir;

Further to my letter of April 24th re 1788 West 1St Ave, and coversation with Mr Douet on the Phone I have interviewed Mrs Gagen re this tender, and she has offered to raise her tender to $1000.00, this in view of the fact that 1748 1St, 1723 2nd, and 1767 2nd, the later with basement sold at $1000.00, and are fully as good property as the one at 1788 - 1St, if this offer is acceptable kindly let us know quickly as possible, we are,

Yours truly,
J L CLARK REALTY CO
Per; J L Clark