Name of Claimant **TAKATA, Morikichi** Case 1301

Custodian File 5446

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	
		778.00	77.80	12.50 38.90							129.20

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	
28.85	10.10	3.03	35%	186.15	65.15			68.18

TOTAL RECOMMENDATION	197.38

CASE NO: 1301

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 26, 1948.

IN THE MATTER OF THE CLAIM OF

MORIKICHI TAKATA

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 M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

November 26, 1948.

IN THE MATTER OF THE CLAIM OF

MORIKICHI TAKATA

PROCEEDINGS AT HEARING

APPEARANCES:

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

F.A. BREWIN, ESQ., appearing for the Claimant.

A. SMITH, ESQ., Secretary,

D.J. HANDFORD, ESQ., Official Interpreter,

A.G. VEITCH, ESQ., Official Reporter.

MORIKICHI TAKATA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Your claim is partly in respect to a farm land in Merville. Is that right?

A. Yes.

Q. Is that near Courtney, B.C.?

A. Yes.

Q. Have you had a form setting out some of the facts about your property completed?

A. Yes.

Q. And this is your signature (Indicating)?

A. Yes.

Q. And are all the facts stated in this statement correct?

A. Yes.

MR. BREWIN: I submit that as Exhibit 1.

(PARTICULARS OF REAL ESTATE FARM LAND, MARKED EXHIBIT NO.1)

Q. Now, I understand that this property was registered in the name of yourself for half interest and a Mr.Sanojo Kuramura for the other half interest? Is that correct?

A. Yes. It was registered in our two names.

MR. CHRISTIE: I tender at this point the certificate of Encumbrance, showing the registration in the two names.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.2)

MR. BREWIN: Q. According to the form this property was purchased by you in 1931. Is that

right? A. Yes.

Q. For $750.? A. Yes.

Q. And at that time did Mr. Kuramura pay any of the money towards the purchase price?

A. Yes. He put out $100.

Q. And did you advance all the rest of the money? A. Yes.

Q. And at some later date did you repay him $100.?

A. No. That was just left as it was, but I paid all the taxes and other expenses.

Q. And Mr. Kuramura was a fisherman?

A. Yes.

Q. Was he often at the farm?

A. He was on the farm for a short while the first winter and then he died.

Q. In what year did he die? I understand it was on the 7th February, 1939. Is that about right?

A. Yes. That is about the time.

Q. Was he a married man?

A. Yes; in Japan.

Q. He died in Japan? A. No. He was married in Japan.

Q. The Custodian's note says he was a bachelor.

A. Many Japanese whose wives were in Japan were classed as single men.

Q. Did Mr. Kuramura leave a will, or anything of that sort?

A. No. He went to the hospital and died and

there was no will.

Q. Do you know if he left any next-of-kin or anybody who has claimed any share of this property after he died?

A. No. He had no close relatives and for that reason before he died he said that "In case anything happens to me my $100. interest will go to your son, Saburo."

MR. CHRISTIE: I am wondering what status the claimant has before this Commission to claim for the whole property. It would seem to me that he should have established his claim to Kuramura's share before this was heard before this Commission. He died in 1939.

THE SUB-COMMISSIONER: As I understand it this man only put in $100. and this witness says he instructed him to pay the $100. to his son. That is, there cannot be an oral will in such circumstances, but I would say it was getting pretty close to an abandonment of his interest in the property. That would be my first suggestion.

My second one is again the old story I do not think my duties go that far. I cannot disallow this man's claim on the basis that somebody else should have been joined in the claim. My functions are exceedingly restricted, but it will be on the record now, the objection which you take. I think that is as far as we can go.

MR. BREWIN: Q. Now, you paid Mr. McLaughlin $750. for the property? A. Yes.

Q. At that time only half an acre was cleared. Is that right?

A. Probably a little less than half an acre.

Q. And you proceeded to clear six and one-half acres. Is that right? A. Yes; about that, because I estimated altogether there were about seven acres cleared.

Q. And you built a number of buildings, a root house, a barn and a chicken house on the land. Is that right? A. Yes. Those were built afterwards.

Q. What was the soil like; was it good soil or what type of soil?

A. Of the total of 66 acres it was very good in some parts and not so good in others, but at least half of it was very good quality soil.

Q. The appraiser says that the owner had trouble in getting sufficient water in dry periods from the present well. What do you say about that?

A. During the 10 years that I was there I deepened the original well and got another one besides, a second one.

Q. There were two wells when you left?

A. Yes.

Q. And were you having any trouble getting sufficient water in dry periods?

A. No. Afterdigging the second well I had no trouble in regard to water for about four or five years prior to evacuation.

Q. Yes. And you have set out in the form here

about the ditching and the fending you did on the property?

A. Yes.

MR. BREWIN: Perhaps my friend intends to file the report?

MR. CHRISTIE: Yes.

I will file as Exhibit 3 an undated appraisal of the property by R.U. Hurford. The amount is $778.

MR. BREWIN: Q. Now, I notice from Exhibit 1 that you had started to build a new barn at the time of evacuation, which is not referred to in the report here. How far had you proceeded with the barn?

A. It was quarter finished.

Q. About a quarter finished. What was the size of the barn?

A. Maybe 20 by 24 or 26. I forget now.

Q. And, were you building it, yourself or did you get somebody else to build it?

A. I was working on it, myself, and also was employing someone else.

Q. Do you know how much you had spent on materials for it?

A. Most of the material was from my own place except just a little lumber which I bought.

Q. Was there any standing timber on the property which would have any value at all?

A. There was no timber there which was valuable as saleable timber, but there was a lot of trees.

Q. I see that you are also claiming for personal

property $204.90. I think that is the figure. There is a small reduction from the amount set out in the original claim, and also the claim for real property is amended by acknowledging $778. received. It reduces the claim by that amount..

The items for which you are making a claim are set out in your original claim form?

A. The personal property?

Q. Yes? A. Yes.

MR. BREWIN: Would you file the Analysis of Personal Property Claim?

MR. CHRISTIE: I tender as Exhibit 4 the Analysis of Personal Property Claim.

THE WITNESS: The things such as cattle, cows and things which I had to sell in a hurry, in the three days that I was allowed before evacuation, are not included.

MR. BREWIN:

Q. The items for which you are making a claim appear in this Analysis, in the third column there. Is that right?

A. Yes.

Q. And did you have this form entitled personal chattels filled in, giving some details about the chattels Mr. Takata?

A. Yes.

Q. That is your signature (Indicating)?

A. Yes.

Q. And the facts there are all correct?

A. Yes.

MR. BREWIN: That will be Exhibit 5.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO.5)

Q. When you left the farm where did you leave these things for which you are claiming?

A. They were left in the house on the property and all locked up and the windows were all boarded up and the key handed to the Custodian.

Q. How did you arrive at the values which you put here for the different items? How did you come to fix those amounts?

A. Those were what I got from my account book, my notebook.

Q. Did you put in what you paid for them or did you take something off what you paid for them or how did you get them?

A. No. Those are marked down to what I considered was the fair market price at that time.

Q. I think that is all, thank you.

CROSS-EXAMINATION BY MR.CHRISTIE:

Q. I am showing you a J.P. Form dated April 22, 1942. Whose signature is that (Indicating)?

A. That is my signature.

MR. CHRISTIE: I file this J.P. Form as Exhibit No.6.

(J.P. FORM, MARKED EXHIBIT NO.6)

A. I think that was signed at Hastings Park.

Q. I have here a letter of April 11, 1945. It is addressed to the Custodian. I ask you, whose signature

that is? A. Yes. I remember.

Q. That is your signature?

A. It was written for me by my daughter.

Q. It was on your instructions, though?

A. Yes; that is correct.

Q. Well, now, in the third paragraph you say: "Kuramura did not have a written will but before he died he said that he will leave his half-interest of the proprty to me in payment for what I did for him while he was an invalid."

Did Kuramura have a half interest in this property?

MR. BREWIN: That would be a legal question.

MR. CHRISTIE: I will find out what he means by it.

MR. BREWIN: I do not object to my friend asking the question to get what this man knows about it, but the answer might be a statement of law on which he should receive advice.

MR. CHRISTIE: I ask him what he means by it.

THE SUB-COMMISSIONER: Get his explanation of what he means by it. I think that is right.

THE WITNESS: According to the title he may have had a half share, but actually his share did not amount to half, referring to Kuramura.

Q. What had you done for him? You say that before he died he told you to take his share for what you had done for him. What had you done for him?

A. When he was in the hospital for over a year we used to visit him at the hospital practically, almost

second
every day. Always on every second day without missing we would call to see him at the hospital and buy him anything that he wanted.

Q. And - what? A. Buy him anything he wanted and keep him supplied.

Q. Well, now, when he told you to take his share of the property in return for what you had done for him did you say to him whether or not you were willing to do that?

A. When he said that I told him not to sorry about passing away or dying, but to concentrate on getting well, but if the worst came to the worst then my boy would succeed to his share.

Q. If the worst came to the worst - what?

A. My son would succeed to his share.

Q. Would succeed to his share?

A. Yes.

Q. That is all.

MR. CHRISTIE: I will tender this letter of April 11, 1945, addressed to the Custodian and signed Morikichi Takata, as Exhibit 7.

(LETTER APRIL 11, 1945, MARKED EXHIBIT NO.7)

Q. I am showing you a copy of a letter March 15, 1948, purporting to be signed by Morikichi Takata, and I will read it to you:

"Dear sir:

In answer to the letter dated February 14th, you questioned me on the matter of Mr. Sanjo Kuramura's heirs to his one quarter share of the

"property. By lawfull rights his heirs would be his parents, brothers or sisters, seeing he did not have a wife or any children. But Mr. Kuramura being a bachelor with no relations whatsoever in Canada names cannot be given.

He did not leave a written deed but I have paid all tax bills from before his death yearly. As a proof that I have been, I am enclosing one of my Tax Bills written per M. Takata.

I hope with the assistance of this information matters will be cleared up."

Do you remember sanding the original of this letter to the Custodian?

A. Yes. The quarter-share referred to in there is really a sort of rough division according to his $100. share of the total of $750. It is just a rough apportionment.

Q. I was wondering why in one letter there is the expression half interest and as it gets nearer the time of the claim there is quarter interest. Is there any explanation for that?

A. At the time of the last letter, when it was written in March 1948, I just made a rough division considering $100. out of the $750. as roughly a quarter.

Q. When you purchased this property from Mr. McLaughlin did you get a receipt for your money? Who paid the money, you or Mr. Kuramura?

A. I paid.

Q. And did you get a receipt? A. No, not here.

It is now 10 years ago . I may have received a receipt or not but I do not remember at this time. We paid it up and got the title to the place.

Q. Why in the deed of your property did you not indicate that you had a larger interest than Mr. Kuramura?

A. At that time, at the time it was purchased there was no thought of anything like this occurring, and although I put the larger amount of money into the venture, the idea was that we would farm this land between us and therefore the title was just made out as a joint affair.

Q. If you had farmed this land between you would you have divided the profits equally?

A. Well, he was mainly a fisherman and the profits would not have been divided equally but we just registered the property in the two names.

MR. CHRISTIE: I tender as Exhibit 8 this copy of the letter dated March 15, 1948, and with the signature Morikichi Takata at the bottom.

(LETTER, MARCH 15, 1948, MARKED EXHIBIT NO.8)

This property was purchased in 1931. Mr. Kuramura died in 1939.

Q. How had you been dividing the profits in that period of time?

THE SUB-COMMISSIONER: From 1931 to 1939?

MR. CHRISTIE: Q. From 1931 to 1939.

A. During that period there were no profits, in fact, I was still putting money into the place, several

hundred dollars a year clearing it and pulling out stumps and so forth.

Q. Did you have any other occupation besides that of a farmer?

A. Yes. I used to go logging in the Winter time.

Q. What was the purpose in starting this new barn? Was it because the old barn was in poor condition?

A. Yes. The old one was not so good, so I was building a new one right closeby.

Q. In regard to the personal chattels, do you remember from whom you purchased this stove?

A. The kitchen stove must have been bought at a Vancouver hardware store, because I took it with me but the heater was bought in Cumberland.

Q. I suppose all these chattels belonged to you and none to Mr. Kuramura?

A. The chattels were all mine.

Q. That is all, thank you.

THE SUB-COMMISSIONER: Anything more, Mr. Brewin?

MR. BREWIN: No.

THE SUB-COMMISSIONER: Any further exhibits, Mr. Christie?

MR. CHRISTIE: Yes. I tender as Exhibit 9 the Assessment Notice for the year 1946.

(ASSESSMENT NOTICE, 1946, MARKED EXHIBIT NO.9)

The land is assessed at $480., improvements at $150., making a total assessment of $630.

I tender as Exhibit 10 the Real Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.10)

I tender as Exhibit 11 the auctioneer's sheet.

(AUCTIONEER'S SHEET, MARKED EXHIBIT 11.)

That seems to be all the exhibits, your honour.

It is submitted that the real property was sold at its fair market value.

The question of the respective shares of ownership of the claimant and of Mr. Kuramura I submit is not a matter for the decision of this commission.

I further submit that those articles of personal property which were sold were sold at their fair market value.

It is submitted that the other articles are valued excessively.

MR. BREWIN: One thing I would like to point out from the analysis is, for example, there is a cross-cut saw which is marked as having been sold at auction for which we are claiming $11., and that is included in their summary. I see no indication in this auction sheet, unless the saw be included in the word "tools." It might be and it might not be. It looks to me as if the saw might very well be in the column "Not accounted for."

MR. CHRISTIE: That is all, your honour.

THE SUB-COMMISSIONER: Very well.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch,
Official Reporter.

I, M.A. Miller, 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.

M.A. Miller, Deputy Commissioner.

DEC - 2 1947

1301.

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
By

5446
Toronto

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

(1) NAME TAKATA (Print) Surname MORIKICHI Given Name (RCMP) Reg. No. 06497

(2) Pre-Evacuation Address COMOX, B.C.

(3) Present Address c/o S.F. P.&P. Co, OPASATIKA, ONT.

(4) REAL ESTATE

(a) Street Address (if any) COURTENAY, City or Municipality, B.C. Province

(b) Legal description (lot number, block number, section number, etc.)
Lot No 14, Plan 2281, Merville,
Laid Reg dist - Victoria
B.C.

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

(i) Farm
(ii) ~~Residence~~ Type of business Farming for garden Vegeteble
(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.)

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

(i) Land - - - - - - - - - - - - - - - - - $ 2000.00

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

(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) - $2000.00

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

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2000.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Merville, Plan 2281 COMOX, B.C.

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

(c) How stored or packed at time of evacuation
Packed in the boxes

(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.	1 Cross cut Saw	Estimated Value $ 11.00
2.	1 Box	Estimated Value $ 20.00
3.	1 Box	Estimated Value $ 20.00
4.	2 Bed	Estimated Value $ 60.00
5.	1 Stove	Estimated Value $ 50.00
6.	1 Heater	Estimated Value $ 20.00
7.	4 Chairs	Estimated Value $ 4.00
8.	1 Table	Estimated Value $ 5.00
9.	1 Box	Estimated Value $ 25.00
10.		Estimated Value $ 2,215.00

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) - $ _____

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

(b) Do you require the services of an interpreter at the hearing? Yes or 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)
West of Cochrane
Prov of Ontario TO WIT:)

I, Takata, Manbishi formerly of Morrill B. C. but now of Kapuskasing
of West of Cochrane in the Prov of Ontario

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 Town of Kapuskasing in the West of Cochrane Prov of Ontario this 21st day of Nov. A.D. 1947.

Manbishi Takata

A Commissioner &c.

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.

_____

EXHIBIT No. 1301 - 1
DATE NOV 26 1948
FILLED BY F.O. Bowen

TAKATA, MORIKICHI
(Claimant's Name)

REAL ESTATE
(Farm Land)

06497
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops	59.2	1931	Mr.McLaughlin	$750			
Potatoes	4				All uncleared except 1/2 acre around the house	2 small buildings	$1500.00
Vegetable Garden	2						
36 Fruit Trees							
	65.2						

Total

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost	
Cleared and cultivated 6½ acres	1931-1941	$2600.	Labour and material
2000' Ditching - with shingle covering	1939-1940	$ 500.	
1650 Fencing on 3 sides	1939	$ 75.	
2 Wells 6 x 6 x 25	1934	$ 150.	

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	12 x 24	Frame	- Purchased with land.					$600.00
Root House(2 storey)	16 x 16	Frame	- 1939	- $300.00		$450.00	$50.00	$700.00
Barn	16 x 24	"	- 1934	- $150.00		$100.00	$50.00	$200.00
Chicken House	12 x 16	"	- 1934	- $100.00		$ 75.00	$75.00	$100.00
Cabin(for workers)	16 x 18	"	-	Purchased with land				$100.00
								$1700.00

Comments re Appraiser's report not covered by above information:

The claimant had a new barn partially built (foundation etc.) at the time of evacuation.

SUMMARY

Estimated Value Land	-	$1500.00
Buildings	-	1700.00
		$3200.00
Original Claim -	$2000.00	
Sold by Custodian -	778.00	
Claim	$1222.00	

M Takata
Signature

Your File 13920

EXHIBIT No. 1301 - 2
DATE Nov 26 1948
FILED BY K.A. Christie

C/531

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

Victoria , B.C.

10 a.m. o'clock 15th day of March, 1944.

I HEREBY CERTIFY that the following is the state of the title to Lot 14 in Block 29, Comox District, Plan 2281.

viz.:

Registered Owner: MORIKIRKI TAKATA and SANOJO KURAMURA

Indefeasible Title No. 16961-N

VESTED in the Custodian of Enemy Property as to the interest of MORIKICHI TAKATA. see Certificate of Vesting filed 22nd. February, 1944 under D.F. 51901.

VESTED in the Custodian of Enemy Property as to the interest of SANOJO KURAMURA, a person of the Japanese race. See Certificate of Vesting filed 15th March, 1944, under D.F. 51980.

REGISTERED CHARGES: 75834-G- Reservations of minterals, etc. in favour of Esquimalt and Nanaimo Railway Company.

Applications for Registration: Nil

Receiving Order or authorized Assignment under the "Bankruptcy Act": Nil

Assignment for benefit of Creditors: Nil

Judgments: Nil

Mechanics' Liens: Nil

"R.N.C. Hemberow"
Deputy Registrar.

To The Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

MG

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

Mar.18-49

Wm. M. Manstree

COPY

EXHIBIT No. 1301 - 3

DATE Nov 26 1948

FILED BY K.A. Christie

R. U. HURFORD

Courtenay, B.C.

(undated)

Catalogue No.	File No.	Assessed Owner
531	5446/13920	M. Takata & S. Kuramura

Lot 14 of Block 29, Merville
Plan 2281, Comox Dist.

There are about 66.2 acres in this property of which approx. 5 acres is partially cleared on the road frontage. The balance is uncleared, logged off land with no marketable timber. The soil is a sandy loam and the owner had trouble in getting sufficient water in dry periods from the present well.

Land

5 acres @	$50. per acres	$250.00
61.2 "	" 2.50 "	153.00

There is a cabin 12 x 24 shingled walls on posts for foundation, rough verandah on front, lean-to at rear, patched boards. A wood shed made from split shakes, and a shed 12 x 12 of rough boards. A root house 15 x 15, shaped top and another building used as a barn 12 x 28.

Value of buildings	375.00
	$ 778.00

(unsigned)

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

Mar.18-49 C. M. McLandress

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 5446 EXHIBIT No.

NAME Morikichi TAKATA. REG. No. 06497

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 22/4/42	TAKEN BY			AUCTION	TENDER &c		
EVACUATION 24/4/42	DATE						
2 Beds & Mattresses		1 Crosscut Saw	$ 11.00	✓			
Kitchen Stove		1 Box	20.00	✓			
Heater		1 Box	20.00	✓			
Kitchenware		2 Beds	60.00				
Kitchen Table & 4 Chairs		1 Stove	50.00				
Quant. Garden Tools		1 Heater	20.00				
		4 Chairs	4.00				
		1 Table	5.00				
		1 Box	25.00	✓			
		Amt. of Pers. Prop. Claim	$215.00				

Summary of Auction Sale:

Tools	$ 4.25
Dishes	5.10
Lamps	.50
Irons	.25
Gross proceeds Auction Sale:	$10.10
Less charges:	3.35
Net proceeds Auction Sale:	$ 6.75

Vancouver, B. C., Aug. 27/48.

RGB/P.

RECAPITULATION

Claim	Disposition
$ 76.00	Sold at Auction for $10.10.
$139.00	Not Accounted For, Theft &c
$215.00	Amt. of Pers. Prop. Claim

FILE No. 5446 EXHIBIT No. EXHIBIT No. 1301-4 DATE NOV 26 1948 FILLED BY H. A. Chisholm CASE No.

REG. No. 06497 VENUE Toronto.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
✓								Reporting on these chattels, Custodian Agent (Matt Brown) wrote (Nov. 4/42): "Effects in Cumberland storage are 1 trunk, 1 crosscut saw, 1 box effects and 1 box misc. kitchen utensils. 4 pcs. which were picked up from Mr. Bridges Farm, Sandwick, B. C. Balance left in the home are: 2 old beds complete, 1 old kitchen stove, 1 heater, 4 chairs, 1 table and a few old garden tools. All of which are of very little value."
✓								
✓								
						✓		
						✓		
						✓		
						✓	139.00	
✓						✓		

$ 4.25
5.10
.50
.25

$10.10
3.35

$ 6.75

MMB.

TAKATA, MORIKICHI
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1301 - 5
DATE NOV 26 1948
FILLED BY F. D. Brewin

06497
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 Stove	1935	New	$80.00	Good	$50.00
1 Cross-cut Saw	1935	"	$15.00	"	$11.00
Heater	1940	"	$25.00	"	$20.00

The Claimant is claiming on the chattels listed in column 3 of the Analysis of Personal Property Claim.

Description of Storage of Goods:

The goods were stored in the house which was boarded up.

General Statement as to Chattels not Described above:

Additional Comments, if any:

SUMMARY

Estimated Value -	$215.00
Sold by Custodian-	10.10
	$204.90

M. Takata
Signature

FORM "JP"

FILE No. EXHIBIT NO. 1301 - 6

DATE Nov 26 1948

FILED BY K.A.Christie

BUREAU HASTINGS PARK

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 "See 3 copies all different."

NAME: TAKATA, Morkichi

HOME ADDRESS: Headquarters, B.C.

REGISTRATION NUMBER 06497 SEX: Male AGE: 53

OCCUPATION: Logger & Farmer

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kese

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Toshi (F), Teiichi (M), Fumiko (F) Yoshito (M)

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 13, 11, 9, 5 years respectively

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

1. LOCATION AND DESCRIPTION: Title No. 16961 - M. Lot 14, Block 29 Comox District, Plan 2281, near Headquarters, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 room frame dwelling. root house, barn, chicken house, implement shed.

3. INSURANCE (Give particulars; state where policies are) House insured for $200.00, name of Company and policy number unknown. P. Leo Anderton, Courtenay, B.C. agent, and also holds policy.

4. TAXES (Amount and where payable) Approximately $30.00 in taxes owing to Comox Assessment District, at Cumberland Courthouse, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) None

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

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Sanaj o Kuramura (deceased) had $\frac{1}{4}$ interest.

9. IF FARM LAND STATE CROPS SOWN 36 fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Now in Hastings Park, B.C. Vancouver.

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:

2 beds and mattresses, kitchen stove, heater, kitchenware, kitchen table and 4 chairs, quantity of garden tools, stored in dwelling at Headquarters, B.C. Declarant holds key.

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 CA

5. MORTGAGES,

OTHERS:

6. MONEYS OWIN

7. BONDS, DEBE

$50.00 Victo

8. BANK ACCOU

9. LIFE INSURA

10. INTEREST IN A

11. SAFETY DEPO

LIABILITIES:

1. PERSONAL DE

2. TRADE DEBT

I, the undersigne area as set out above or other securities, if

I certify that th every description in and indirect.

Dated this 22

" W.C.P

FOR DEPARTMEN

e in declarant's possession.

Sanaj o Kuramura (deceased)

s.

.C. Vancouver.

one

ICH PAID: None

at date paid) None

None

OF FURNITURE, FIXTURES,
ND PERSONAL EFFECTS:

enware,

ls, stored in

y.

AND PETS None

VING ANY INTEREST IN, OR

None

FORM "JP" FILE No.

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)
$50.00 Victory Bond of 1942 issue, in owners' possession.

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 22nd day of April 1948.

(Signature) M. Takata

" W.C.Pattersen"
Witness

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

Mar.18-49 C.W. Mulanstall

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EXHIBIT No.

DATE Nov 26 1948

FILED BY K.A.Christie

New Denver, B.C.

April 11, 1945

Office of Custodian
Vancouver, B.C.

EVACUATION SECTION
Rec'd APR 13 1945
File No. 5446,13920 out to MacArthur
Ans.
Referred "Bell"

Dear Sir:-

I am sending the information you wished about

Sanojo Kuramura.

(1) Sanojo Kuramura was residing at Headquarters, B.C. at the time of his death.

(2) He died on February 7, 1939.

(3) Kuramura did not leave a written Will but before he died he said that he will leave his half interest of the property to me in payment for what I did for him whe he was an invalid.

(4) Kuramura has no heir.

(5) During his absence and sickness I paid the taxes and for the entire improvement of the property.

Yours truly,

"Morikichi Takato"
Reg.No.06497

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

Mar.19-49

B. M. Barstad

1301 - 8

EXHIBIT No.

DATE Nov 26 1948

FILED BY

K.A. Christie

COPY

c/o Spruce Falls P. & P. Co.,
Kapuskasing, Ont.

March 15/48.

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

Dear Sir:

In answer to the letter dated February 14th, you questioned me on the matter of Mr. Sanjo Kuramura's heirs to his one quarter share of the property. By lawfull rights his heirs would be his parents, brothers or sisters, seeing he did not have a wife or any children. But Mr. Kuramura being a bachelor with no relations whatsoever in Canada names cannot be given.

He did not leave a written deed but I have paid all tax bills from before his death yearly. As a proof that I have been, I am enclosing one of my Tax Bills written per M. Takata.

I hope with the assistance of this information matters will be cleared up.

Yours truly,

(signed) "Morikichi Takata"

File No. 5446
13920

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

Mar. 19-49 E. M. McLanstace

THE GOVERNMENT OF THE PROVINCE OF BRITISH COLUMBIA

Tx. 26.

EXHIBIT No. 1301-9
DATE NOV 26 1948
FILED BY K. A. Christie

PLEASE RETURN THIS NOTICE WITH YOUR REMITTANCE

IMPROVED LAND ASSESSMENT, 1946

IMPROVED LAND

5441 6

Folio Number : 1625

C/531 66: 20 C of T Acres more or less

Owner's name and last-known address:

Takata, Morikichi and Kuramura Sanojo
c/o Official Custodian,
506 Royal Bank Building,
Vancouver, B. C.

C of V
Custodian of Enemy Property

Take notice that you have been assessed as below:—

J. K. McKenzie, Provincial Assessor, Cumberland, B. C.

Description of Property:

Merville Plan 2281
Lot 14, Exc. E. & N. Rly. Res.

Date of Mailing Notice Jan. 15, 1946

ASSESSMENT DISTRICT	LAND DISTRICT
Comox	Comox

DO NOT SEPARATE THESE FORMS.
PLEASE RETURN BOTH WITH YOUR REMITTANCE.
ORIGINAL WILL THEN BE RETURNED DULY RECEIPTED.

ASSESSED VALUE (GROSS)			EXEMPTION	Net Taxable Value	Rate, 1%	
Land	Improvements	Total	Pre-emptions			
$	$	$	$	$	$	c.
480	150	630		630	6	30

Tax on Land upon which no School Tax is payable. **Rate, 1/5 of 1%**

LIBRARY & SCHOOL TAXES

SCHOOL DISTRICT	Amount Requisitioned	Real Property	Personal Property	School Rate in Mills		
Tsolum Consol	10500	630		12.36	On Personal Property	
					On Real Property	9 02

Total Current Taxes ---------- 15 32

Due Date, April 1st, 1946 **Delinquent Date, June 30, 1946**

DELINQUENT TAXES					
	1941 & 1942	1943	1944	1945	
LAND ------	7.68	6.30	6.30	6.30	26 58
LAND, 1/5 of 1%					
SCHOOL -----	11.31	11.30	11.30	8.84	42 75

PAYMENTS

Total of all Taxes Due ----- (Exclusive of Interest) 84 65

	1942	1943	1944	1945	Current
LAND ------					
LAND, 1/5 of 1%					
SCHOOL -----					
INTEREST ----					
TOTAL -----					
RECEIPT No.					
DATE PAID ---					

MAKE ALL REMITTANCES PAYABLE AT PAR TO PROVINCIAL COLLECTOR AT ABOVE ADDRESS

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EXHIBIT No.

DATE Nov 26 1948

FILED BY K.A. Christie

INTERIM REAL PROPERTY SUMMARY

FILE Nos.5446 13920

JAPANESE NAMES: Morkichi TAKATA, Reg.No. 06497
Sanojo KURAMURA, Reg.(Not Registered)

LEGAL DESCRIPTION: Lot 14, Block 29, Comox District, Plan 2281.

ENCUMBRANCE: Reservation of minerals, etc., in favour of the E. & N. Rly. Co.
No unregistered encumbrance indicated on file.

VESTING: Of interest of Morikichi TAKATA 51901 filed 22/2/4, of interest of Sanojo KURAMURA, 51980, filed 15/3/4.
"Takata in J.P.declaration stated Kuramura's interest was one-quarter."

ASSESSED VALUE: 1943 - Land $480.00, Improvements $150.00 - Total $630.00, Taxes $17.60 plus delinquent taxes of 1941 and 1942 total taxes $52.84.

CLASSIFICATION: Property consists of 66½ acres with 7 acres cleared and a house. R. M. Harford, in making his valuation, gives the area as 66.2 acres, of which 5 acres were partially cleared. Sandy soil and insufficient water. "There is a cabin 12 x 24 shingled walls on posts for foundation, rough verandah on front, lean-to at rear, patched boards. A wood shed made from split shakes, and a shed 12 x 12 of rough boards. A root house 15 x 15, shaped top and another building used as a barn 12 x 28.

ADMINISTRATION: Land was rented by Mr. TAKATA on 14/4/2 for a period of one year for $15.00 to W. Anderson. Mr. Matt Brown, as the Custodian Agent, collected this rent from 14/4/3 to 13/4/6, 3 years and the joint account is credited with $45.00. The rental covering the period 14/4/2 to 13/4/3 was paid to Mr. TAKATA (Matt Brown's letter 11/12/2) The Custodian's rental agent, Mr. Brown, was instructed on 17/4/6 not to rent the land as offers to purchase were being considered. Mr. TAKATA requested the Custodian on 18/10/3 to rent the property. No sum as rental indicated by him.

CLEARING TITLE: With the prospect of a sale of the property Mr. A.G. Freeze, official administrator at Nanaimo, was requested to apply for letters of administration of the Estate of Sanojo KURAMURA, who died at Comox, B.C. on 7/2/39. Letters were granted on 21/5/7, and with a view to conveyance of KURAMURA'S interest to the purchaser Mr. Freeze, through his solicitor, applied to the Land Registrar at Victoria, for transmission of the title to himself. Mr. Freeze was unable to submit with his application the old Certificate of Title, No. 16961-N and his application was rejected by the Registrar. Production of this certificate was requested of Mr. TAKATA by this office 17/4/6, he having declared it to be in his possession. His reply of 26th April acknowledged receipt of the request, but contented himself by saying"I have no desire to place the said property for sale at present, but I will consider it for $1500.00 net receipt.

He was again requested on 10/6/7 to send in the Certificate, to which request there is no reply on file. In the circumstances a special vesting Certificate was prepared, to vest without the certificate of title being produced, the vesting being of "the interest of any unknown person or persons of the Japanese race". Mr. TAKATA having informed us, 4/4/45, that "Kuramura did not leave a written will but before he died he said he will leave his half interest to me in payment for what I did for him when he was an invalid." No document giving effect to this alleged intention is on file or known. The claim may be left to Mr. Freeze to deal with.

VALUATION: In a letter to Mr. Freeze, 24/4/6 (file 13920), it is stated that R. U. Hurford, of Courtney, appraised the property at $778.00. A copy of this appraisal on this file gives the value of the land, 66.2 acres as $403.00 and the buildings $375.00.

The only indication of value on file are:-

The assessment notice does not show area of land, nor area cleared, the whole parcel valued at $480.00. The buildings are assessed at $150.00 for taxation, which value may be around 50% of estimated value and if so, the value of the buildings would be $300.00 and total value $780.00.

Mr. Hurford's appraised report gives 5 acres partially cleared at $50.00 per acre and 61.2 acres logged land with no marketable lumber at 2.50 per acre, a total of 66.2 acres valued at $403.00. The buildings he estimates at $375.00 - total $778.00.

In his inspection report of 4/11/2 Mr. Matt Brown gives the total area of the land as 66½ acres, of which 7 acres was cleared and a total value of $2500.00.

Mr. TAKATA in his letter of 25/4/6 states "I will consider $1500.00 net."

OFFERS: Comox Valley Lands made an offer of $650.00 on 26/3/6, which offer was rejected on 28/3/6.

The Comox Valley Lands offered on behalf of a client, on 11/4/6, $778.00 on terms. This offer was withdrawn on 25/4/6.

An offer of $778.00 cash was received from Comox Valley Lands on 24/2/7 on behalf of A.W. Anderson.

APPROVAL: The offer of A.W. Anderson of $778.00 was submitted to A.G. Freeze and approved by him 25/4/6 (Memo on file #5446, dated 27/4/6) Also approved by the Advisory Committee on Rural Properties 15/4/6 (letter to Mr. Freeze 24/4/6)

File Nos. 5446
13920

SOLD: To Arne Walter Anderson for $778.00 and payment in full received 26/2/7 and placed in suspense account.

CONVEYANCE: At this date no documents conveying either half interest have been executed.

FUNDS: At this date the joint account - 5446 and 13920 has been credited with rents $45.00 and debited with commission on rents and travel expenses $5.00, taxes $95.25, insurance $17.50, appraisal $5.00, Certificate of Encumbrance $1.00, Advertising $4.00 - total debit $127.75, net debit balance $82.75.

TITLE: C.T. 16961-N in possession of Morikichi TAKATA.

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

"Ian Macpherson"
Ian McPherson. 2 Feb.1948

IM/KW

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

Mar.16-49 [illegible]

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EXHIBIT No.

DATE Nov 26 1948

NAME TAKATA, Morikichi

FILED BY K.A.Christie

REGISTRATION NO. 06497 FILE NO. 5446

The following chattels were sold by public auction at Cumberland, B.C. on February 21, 1945

Box of tools	$ 0.50
Tools	1.75
Dishes	1.50
Dishes	1.00
Dishes	0.50
Dishes	0.35
Dishes	1.00
Tools	2.00
Lamps	0.50
Irons	0.25
Dishes	0.75

Total			$ 10.10
Less Expenses:	(Auctioneer's Fee:	1.01	
	(Advertising:	0.50	
	(Moving:	1.84	$ 3.35
Net Proceeds Credited:			$ 6.75

Members of Custodian Staff Present. Mr. Matt Brown

Extracted from Auctioneering List No. Cumberland 5.

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

Mar.19-49

C. M. McLinstale