

1492

OFFICE OF THE CUSTODIAN JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: TAKESHITA, Tadao
HOME ADDRESS: 2nd Ave. Port Alberni
REGISTRATION NUMBER 07562 SEX: male AGE: 22
OCCUPATION: Saw Mill Worker

(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: Alberni Pacific Lumber Co. Port Alberni

MARRIED? No

NAME OF WIFE OR HUSBAND: June 2628

ADDRESS OF WIFE OR HUSBAND: -----

NAMES OF ANY LIVING CHILDREN: -----

ADDRESS OF CHILDREN: -----

AGE OF CHILDREN: -----

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

1. LOCATION AND DESCRIPTION: Let 5, Block 92, Lot 1, ALBERNI DISTRICT,
Plan 197 B, No. 28074-N

2. BUILDINGS AND OTHER IMPROVEMENTS: Five-roomed frame house one story
and garage

3. INSURANCE (Give particulars; state where policies are) Fire Insurance on house
carried with Turner Brothers, Port Alberni, B. C. Location of policy unknown
Premium \$9 paid March 1942

4. TAXES (Amount and where payable) Taxes paid to Nov. 1941 at Port Alberni

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) is joint
owner with brother TOSHIO TAKISHITA (named TAKESHITA in Title Deed)

6. OCCUPANCY AND LEASES (If vacant so state) Above property now rented by
Fred Potter, Port Alberni, B. C. at \$25 per month

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owner's possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: TOSHIO (brother) See Clause 5 page 1
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Dwelling House, 2nd Avenue, Port Alberni, B. C.
2. LANDLORD'S NAME AND ADDRESS: TADAO & TOSHIO TAKISHITA as above
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Declarant is joint owner
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

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF

OTHERS: ~~\$500 loaned to H. Nishi, Port Alberni, at 2% interest per annum, on April 1, 1941, secured by Promissory Note in possession of Mother, Mrs. T. Nishi~~

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

~~\$900 loaned to H. Nishi, Port Alberni, at 2% interest per annum, on April 1, 1941, secured by Promissory Note in possession of Mother, Mrs. T. Nishi~~

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

~~\$100 Victory Bond 1951 Maturity K-4A289042 in owner's possession~~~~\$75 War Savings Certificates in owner's possession~~8. BANK ACCOUNTS: ~~Savings account with Bank of Commerce, Port Alberni No. T 2 \$681.88~~
~~Savings account with Bank of Montreal, Port Alberni No. 10155 \$401.84~~9. LIFE INSURANCE: ~~\$1000 Policy with Monarch Life, Winnipeg No. P95605~~~~issued by Vancouver office, premiums paid to September 11, 1941 (Policy in owner's possession)~~10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

REMARKS:

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 21st day of March 1942.

(Signature)

T. J. Takushita

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Aug. 31/43

Our File No. 1492

Full Name TAKISHITA, Tadao
(Surname in Block Letters)

Registration No. 07562

✓
Male - Female
(Check)

Age Dec. 26, 1919

Former Address Port Alberni, B. C.

Date Evacuated Mar. 25/42

✓
Naturalized - Canadian-Born - National
(Check)

Present Address Taber, Alta.

✓
Married - Single
(Check)

Name of Wife -

Name of Husband -

Name of Mother ^{nee} (IKAWA) Tami #07627

Name of Father Kazukichi (Deceased)

Names of Children under 16

Requested by Mary Campbell

Registered with Custodian (Yes or No)

Additional Information Millband

✓

REAL PROPERTY SUMMARY

Catalogue No. 711.

File Nos. 1490
1492

Names: Toshio TAKESHITA
Tadao TAKESHITA

Reg. Nos. 07555
07562.

Address: Second Avenue South, Port Alberni, B. C.

Legal Description: Lot 5 in Block 92 of Lot 1, Alberni District, Plan 197-B.

Classification: 5-room, frame, Bungalow and Garage.

Registered in the names of: TADAO JOHN TAKESHITA and TOSHIO TAKESHITA (Joint Tenants)

State of Title: Clear.

Sold to: KASHAN SINGH for: \$1,450.00 (Cash).

As at: April 4th, 1945.

Title (No. 35878-N) delivered to new Registered Owner on: September 13th, 1945.

Net proceeds (\$1,369.70) released to credit of Toshio TAKESHITA and Tadao TAKESHITA (Joint Account 1490 & 1492) on: 29th August, 1945.

Completed statement to Evacuees sent on: 11th December, 1945.

Chattels: Not involved.

Insurance: Transferred to Purchaser.

Administration: This property has been rented, @ \$25.00 per month, to the same tenant since prior to owners' evacuation. During the period it has been under our administration revenue from rent amounted to \$900.00; disbursements totalled \$319.22, leaving a net income of \$580.78 for the 36 months.

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

11th December, 1945.



REG.
NO.

07562

NAME

TAKESHITA, Tadeo
See also File No. 1490FILE
NO.

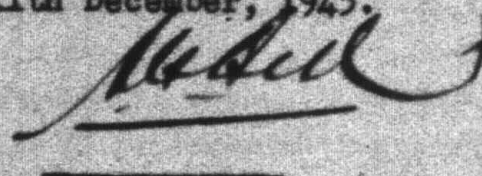
1492 ✓

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Ohio Farmers Ins. Company	<i>Renewed Pol. # 5231 - Ohio Farmers Ins. Co.</i> B.C.1590	\$1000.00	April	20	1945	Lot 5, Block 92, D.L. 1 Map 1973, on 2nd Avenue, Port Alberni, B. C.
Ohio Farmers Insurance Company	BC.5231	\$1,000.	April	20	1945	Lot 5, Block 92, D.L. 1, Map 1973, 2nd Ave., Port Alberni, BC

TRANSFERRED TO PURCHASER (4/4/1945).

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

11th December, 1945.



RGB/P.

LEADERSHIP SUMMARY

File 1492

Tadao TAKISHITA

Reg. No. 07562.

There are no claims on this file.

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

27th June, 1946.

M. Bell

RGR/AC

✓
INTERIM

PERSONAL PROPERTY SUMMARY

File 1492

Tadao TAKESHITA

Reg. No. 07562

This 22-year old, Canadian-born Mill Worker, from Port Alberni, signed a Custodian "JP" form on March 21, 1942. He was evacuated on March 25, 1942.

Real Property: Summary completed December 11, 1945.

Specified Articles: None.

Liabilities: None.

Chattels: No chattels were left in the protected area of British Columbia.

Bills Receivable: A loan of \$900.00 declared on "JP" form turned out to be a loan made by his mother and consequently carried in her file (2638).

Wage deductions under the so-called Jones Law (Jan./June 1941) were recovered by this office and credited to this account in the sum of \$6.04, and remitted to payee on December 23, 1942.

Bonds, Shares, etc.: Victory Bond (\$100.00) and War Savings Certificates (\$75.00) declared to be in owner's possession were not disturbed by this office.

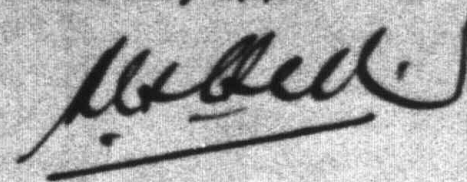
Bank Accounts: No action was taken by this office with regard to a balance of \$681.88, declared to be in a Savings Account with the Canadian Bank of Commerce, Port Alberni; and another of \$401.84 with the Bank of Montreal, Port Alberni.

Life Insurance: No action was taken by this office with regard to a Monarch Life Policy for \$1000.00 declared on "JP" form.

Funds: A Personal Account in his name is being created by the transfer of \$728.72 from a Joint Account with his brother, representing Tadao Takeshita's half-interest therein.

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

28th June, 1946.



RGB/AC

CHATELS SUMMARY

File 1492

Tadao TAKISHITA

Reg. No. 07562.

There are no chattels in this file.

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

27th June, 1946.

Michael

RGE/AC

21st April 1942.

G. W. McPherson, Esq.,
Authorized Deputy of the Secretary of State
and/or Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

re: Tadao Takeshita. Registration No. 07562.
File No. 13.

In accordance with your request dated 28th March 1942, I have investigated and taken control of the following property as recorded on the above man's registration form dated 21st March 1942.

(A reference should be made to the registration form of Toshio Takeshita, Registration No. 07555, a brother of the above man, as they are joint owners of the same property.)

Real Property:

(a) Lot 5, Block 92, Lot 1, Alberni
District, Plan 197 B.

(b) Five-roomed frame house, one storey,
and garage.

In connection therewith I have to report as follows:

1. Location:

The house is a five-room frame dwelling house situated on Second Avenue South, Port Alberni, B. C.

2. Ownership:

The property is registered in the name of Tadao John Takeshita and Toshio Takeshita as joint tenants, and is free of encumbrances. Certificate of Title No. 28074 N.

3. Land and Building:

The lot is a city lot 33' x 123'. The house is very old but has been redecorated and repaired by the previous owner, Mr. Leigh. It has a shingle roof. It is a five-room house and has been well taken care of. It has not been long in the possession of the present owners, who have never actually occupied it. The house is painted inside only. There is a furnace in the basement, but it is not in working order. There is a chimney to the house. There are

3. Land and Building: (continued)

good floors. There is a sitting room, dining room, two bedrooms, kitchen and bathroom, with two narrow verandahs, front and back. There is a basement with furnace and wood storing space. Modern three-piece bathroom. The house is now rented to a Mr. Potter at \$25.00 per month. Turner Brothers Ltd. are the local agents.

The approximate value is \$900.00.

4. Inventories:

Household Furniture:

None.

Moneys owing to Tadao Takeshita:

In his registration form Tadao Takeshita refers to \$900.00 loaned to one H. Nishi (Japanese), Port Alberni, at 2% interest per annum, on 1st April 1941, secured by promissory note, which note is in the possession of his mother, Mrs. Tsui Takeshita. I have been unable to verify this in Port Alberni. Turner Brothers Ltd. know nothing about it.

5. Insurance:

Fire Insurance for \$1,000.00 has been taken out with the Canadian Surety Company, Policy No. 56402, which expires on 20th March 1945. Premium \$9.00 for three years. Turner Brothers Ltd. hold this policy.

The man states in his registration form that he has a Life Insurance policy for \$1,000.00 with the Monarch Life Insurance Company, Winnipeg, No. P. 95605, issued by the Vancouver Office, premiums paid to 11th September 1941 (policy in owner's possession). The Insurance Company states that particulars of the policy have been filed with you.

6. Liabilities:

There are said to be no liabilities.

2638, 1492,
1490 & 1494.

February 23rd, 1944.

Attention Mr. M. L. Brown.

B. C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

Re: Tsui (Mrs. Kazukichi) TAKESHITA - Reg. 07627,	
Tadao	" " 07562,
Toshio	" " 07555,
Kazuo	" " 07536.

We are in receipt of your letter of the 21st instant regarding the above widow and her three sons.

The mother owns no real property. She declared (21/3/1942) a bank balance of \$284.49 with the Bank of Montreal, Port Alberni, and the following sums owing to her:

\$1220.00 (or \$300.00, or \$1170.00, under investigation) -
H. Nishi
\$ 100.00 Mrs. Kikue Kondo (our File 13150)
\$ 80.00 K. Nagano (our file 12217)
\$ 50.00 K. Ota (our File 1268)
\$ 50.00 W. Murakami (Int. file 252)

Mrs. Takeshita has been advised that we have not succeeded in collecting any of these debts, and she has been given debtors' present address to enable her to follow up the matter direct if she so desires. The large debt is carried in our File 3614 (Mrs. Fumiko NISHI). The money was used (all or in part) to build a greenhouse, regarding which we are now awaiting further information from Mrs. Nishi. There is no account in this name. There are no claims registered against Mrs. Takeshita.

Kazuo TAKESHITA (File 1494) is the registered owner of a double residential Lot at Port Alberni, the assessed value of which is \$220.00. There are no buildings on this land and there is no revenue. This son declared a bank balance of \$567.23 (Bank of Montreal, Port Alberni). Also, one Victory Bond (@ \$100.00) and 14 War Savings Certificates (@ \$5.00) and a Life Insurance policy (\$1000.00 with Sun Life). There is a credit balance of \$7.72 in this account, representing a tax refund. There are no claims registered against this file.

1490/1492

14th March, 1945.

Messrs. Turner Brothers Ltd.,
Port Alberni, B.C.

Dear Sirs:

Re: Catalogue No. 711
Lot 5, Blk. 92, D.L.1, Map 197-B
Port Alberni.

We are in receipt of your letter of the 9th instant in which you submit an offer, on behalf of a client, to purchase the above property for the sum of \$1,450.00.

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

Yours truly,

F. G. Shears,
Director.

PER

1490 & 1492

March 20th, 1945.

Messrs. Turner Brothers Ltd.,
Port Alberni, B.C.

Dear Sirs:

Re:- Catalogue No. 711,
Second Avenue South, Port Alberni, B.C.
Lot 5 in Block 92 of Lot 1, Alberni
District. Plan 197-B

Your letter of March 9th in which you offer to purchase the above property for the sum of \$1,450.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the amount of the purchase price, namely \$1,450.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered, and also state whether or not he is a British subject, using the enclosed form for your reply.

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 be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

We note there is a registered charge against this property number 82288-G. Reservations of miner ls etc., in favour of The Alberni Land Company Limited and The Esquimalt and Nanaimo Railway Company. This sale is subject to this reservation.

Yours truly,

F.G. Shears,
Director.

GP/ED.
Enc. 1.

1490 & 1492

April 4th, 1945.

Messrs. Turner Brothers Limited,
Port Alberni, B.C.

Dear Sirs:-

Re:- Catalogue No. 711,
Second Avenue South, Port Alberni, B.C.
Lot 5 in Block 92 of Lot 1, Alberni
District. Plan 197-B

This will acknowledge receipt of your letter of the 27th ultimo in which you enclose your cheque for \$1450.00, being the full amount of the purchase price for the above property.

We note that you request that this property be registered in the name of Lashan Singh, Millworker, of Box 490 Port Alberni, B.C. We note that you state that he is an East Indian. We enclose herewith registration form which is required by the Registry Office. Will you kindly have this form filled in and returned to us.

Upon receipt of this information and as previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

GP/MD.
Enc. 1. (Official Receipt)
L. F. M.

P.O. Chears,
Director.

14th April, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 1490 and 1492
NAME: Tadaso John Takeshita and Toshio Takeshita
CATALOGUE NO: 711
RE: Second Avenue South, Port Alberni, B.C.
- Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 5 in Block 92 of Lot 1,
Alberni District, Plan 197-B.

Encumbrances: None

Taxes: 1944 taxes paid - no arrears or
consolidated.

Vested: 50294

VALUATION BY APPRAISER: \$1450.00

AMOUNT OF BID: \$1450.00

APPROVED BY ADVISORY COMMITTEE: 15th March, 1945.

AMOUNT RECEIVED BY CUSTODIAN: \$1450.00

NAME OF PURCHASER: Kishan Singh

K.W. WRIGHT

KWW/DG
Attache

1492
TO: Files 3624; 1936; 2638 & 2694

FROM: Mr. R. G. Ball.

April 10th, 1945.

Reg. Cat. No. 716 (Lot "A" of Lot 1, Alhambra District,
Plan 360).

This property consists of an attractive site of 3.03 acres situated on the corner of Argyle Street and Eleventh Avenue, a few minutes drive from Port Alberni's central Post Office. There is a small but not unattractive bungalow, a small barn and a greenhouse (110' x 20') erected (in 1941) by the Nishis at a declared cost of \$1200.00 (which seems high for the quality of work and material that went into it), and about 50 fruit trees. Mr. R. G. Hinton in his report on the property (6/5/1942) estimated its value at that time to be \$2500/\$3000.00.

The transaction whereby Ernest Joubert, the registered owner, disposed of this property, can perhaps best be described as informal.

There is an uncompleted Agreement for Sale dated 17/4/1941 from Ernest Joubert to Taduo TAKESHITA and Fumiko NISHI. This is signed by the Vendor but not by either Vendor. Taduo TAKESHITA'S name is crossed off in pencil and the evidence on all these files points to this individual having no part in the sale/purchase agreement. The agreed price was \$800.00, of which \$400.00 was payable in cash, the balance being payable at the rate of \$10.00 per month commencing 17/5/1941, with interest @ 3%. Vendor and remaining Vendor agree the outstanding balance to be \$320.00, at time of evacuation.

The money to build the greenhouse was borrowed by the Nishis (husband and wife) from a widow, Mrs. Tsui TAKESHITA (File 2638), who apparently does not write English and whose correspondence is conducted by one of her sons. Mrs. Takeshita apparently advanced \$900.00 on the 1/4/1941 (with interest @ 2%), \$300.00 on the 2/8/1941, and \$20.00 later, or a total of \$1220.00. The Nishi records show the amount owing Mrs. Takeshita to be \$1170.00. This difference of \$50.00 needs to be reconciled.

Neither Ernest Joubert (Vendor) nor Fumiko (Mrs. Hidetaro) Nishi appear to be very "business-like" and in the haste and confusion of evacuation Mr. Joubert (who had moved to Quebec) was persuaded to return to look after the property, the only evidence in writing of the verbal arrangements made being a letter (12/3/1942) from Mr. Joubert to Mrs. Nishi regarding the growing tomato crop, in which the last paragraph reads: "I am also willing to pay a rental of

(Over)

April 19th, 1945.

\$5.00 per month for the house and property." There appears to be a genuine misunderstanding regarding the arrangements made, Mr. Joubert sincerely believing he has the use of this \$2000.00 property for the \$5.00 per month and that he considers Mrs. Nishi to be liable for:

- (1) Outstanding balance of Agreement for Sale, plus interest;
- (2) Taxes (which he has paid to protect his equity but carries to her debit);
- (3) Water (which he also carries to her debit, a claim that is not supported by evidence on file);

whereas Mrs. Nishi states that:

- (1) Outstanding balance of Agreement for Sale was to be written off by Mr. Joubert at the rate of \$10.00 per month, apart from the nominal rent of \$5.00 to be paid in cash;
- (2) Taxes to be paid out of the revenue of \$5.00 per month;
- (3) Water to be paid by Mr. Joubert;

Our Port Alberni Agents, Messrs. Turner Bros. Ltd., have proved of no practical help in reconciling these opposing viewpoints but prospects of effecting a settlement satisfactory to all concerned have been greatly improved by the receipt of an offer for the property which would enable us to make a generous settlement with Mr. Joubert and such is recommended, i.e.:

- (1) Pay balance of Agreement for Sale (\$330.00) claimed by Ernest Joubert;
- (2) Pay interest @ 5% on above from date of evacuation (about \$50.00);
- (3) Refund taxes paid by Ernest Joubert (\$161.00);

Less amount owing by Mr. Joubert for rent @ \$5.00 per month (about \$110.00). Mr. Joubert having already agreed to withdraw his claim for labour (\$75.00), there only remains the question of water (\$54.00) and it should not be difficult to get Mr. Joubert to agree to carry this item in exchange for a cash settlement and early vacating of premises.

GORDON McL CAMPBELL
Barrister

105 2nd Avenue North
PORT ALBERNI, B. C.

April 21, 1945

Department of Secretary of State,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B. C.

Attention: Departmental Solicitor

Dear Sir:

Re: Fumiko (Mrs. Hidetaro) NISHI - Reg. No. 07623
Lot "A" of Lot 1, Alberni District, Plan 3260

Mr. Joubert was absent from the City for a couple of days and on his return we had to go into this matter very thoroughly, including the correspondence and the books with Mr. Turner of Turner Bros. Ltd.

It may almost seem a waste of time to go over this whole matter once more but for records I wish to give a short statement on the whole matter. Firstly, Mr. Joubert sold the property under an Agreement for Sale. Secondly, he returned to his home in Quebec on a visit intending to stay there until the spring when he would return to Port Alberni. At the urgent request of Mrs. Nishi he returned to Port Alberni and she advised him that they had to go away and asked him if he would be good enough to look after the property while they were away. It was arranged that he would pay \$5.00 a month rent. This had nothing whatsoever to do with the monthly payments due under the Agreement for Sale, which, I understand, was \$10.00 a month. This matter was arranged with Turner Bros. and their books show from the very beginning that \$5.00 a month and \$5.00 a month only, was to be paid by Mr. Joubert. The idea that he was to pay \$5.00 a month, plus the \$10.00 a month owing under the Agreement for Sale, plus \$1.50 water, as claimed by the Japs is too ridiculous for words. He has other places where he could stay and he has a cabin of his own. He only lived on the place to accommodate the Jap. I have discussed with Turner the matter of their letter which you mentioned of January 18, 1944 in which they state he was to pay \$5.00 plus \$1.50 for water. Mr. Turner advises me that this was an error as the arrangement made by Mr. Joubert with Mr. Turner the day the Jap went away was the straight \$5.00 and this is the way it is entered up in the book. Mr. Turner agrees that the payment of water was up to the Jap. This man would have appeared to have made certain false statements. He instructed a local plumber to install a toilet in the house before he ever left the property. The plumber did this and the bill of \$27.00 has never been paid as the Jap denies that he ever ordered the installation of the toilet.

As regards your query on the long-distance telephone call in reference to the amount of rent paid. For 36 months this would be \$180.00. You advised that Mr. Joubert had paid \$50.00 cash for rent so that there would be \$130.00 owing and not \$105.00 as shown in the statement and correspondence. Turner Bros. now advise me that the correct amount paid is \$50.00 plus \$25.00 which would be \$75.00, of course, leaving the balance due of \$105.00.

Under the Agreement for Sale the purchaser agrees to pay the principal, the taxes, and the interest and water in arrears becomes a tax on the land. The statement has already forwarded to you and as shown on the books of Turner Bros. and which must, I would think, be correct as regards the arrangements for rent, is as follows:

P.T.O.

Principal owing - \$320.00; Interest owing - \$48.00; Taxes paid by Mr. Joubert - \$86.00; Water paid by Mr. Joubert - \$54.00; making a total of \$508.00 owing to Mr. Joubert under the Agreement for Sale.

The amount of rent as agreed between Mr. Joubert and Nishi at \$5.00 a month for 36 months totals \$180.00 and as \$75.00 was paid to Turner Bros. on this there is a balance of \$105.00 which would be owing. This \$105.00 credited against the \$508.00 leaves a balance due to Mr. Joubert of \$403.00.

All this has been checked with Mr. Turner who verifies it as being correct, and also his bookkeeper, and the same tallies with the books kept for this Japanese account and this is the amount which must be paid.

As soon as this has been O.K.'d by your Department I will draw up a Deed as suggested and send it over to you to be held by you pending the settlement.

Yours truly,

"G. M. Campbell"

GORDON M. CAMPBELL

GMC:GEL

July 25th, 1945

REAL PROPERTY MEMORANDUM

FILES NOS: 3614 and 1492
NAMES: Fumiko (Mrs. Hidetaro) NISHI and Tadao TAKISHITA
CATALOGUE NO: 716

RE: Port Alberni, B. C.
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot "A" of Lot 1, Alberni
District, Plan 3260

Encumbrances: 56691-G Reservations of
minerals etc. as to an undivided
one quarter interest in favour
of the Esquimalt and Nanaimo
Railway Company.

Taxes: 1943 taxes paid.

Vested: Nos. 51376 and 53502

VALUATION BY APPRAISER: \$1,700.00

AMOUNT OF BID: \$2,000.00

APPROVED BY ADVISORY COMMITTEE: March 3rd, 1945

AMOUNT RECEIVED BY CUSTODIAN: \$2,000.00

NAME OF PURCHASER: John Ernest Chalmer

K. W. WRIGHT

KWW/JF
Attach.

File Nos. 1490 & 1492
Catalogue No. 711
2nd Avenue South,
Port Alberni, B. C.
5/94/1/alberni Dist/177-D

July 13, 1945.

EASTMAN BIRCH

(Purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of April 4th, 1945)

	DEBIT	CREDIT
Purchase price	\$1,450.00	
Cheques received		\$1,450.00
seller's proportion of 1945 taxes		
93/365 x \$23.90		6.22
<u>Amount of rent collected:</u>		
April 4, 1945 to April 30, 1945 - 27/30 x \$23.75		21.37
May 1, 1945 to May 31, 1945		23.75
Registration fees on deed - \$1,450.00	7.15	
Insurance premiums - 4/4/1945 to 20/4/1945	.12	
" " - 20/4/1945 to 20/4/1945	8.00	
Rent paid to June 30, 1945 @ \$1.50 per month	4.30	
Amount owing to purchaser	31.77	
	<u>\$1,501.34</u>	<u>\$1,501.34</u>

AMOUNT OWING TO PURCHASER - \$31.77

1490 & 1492

August 29, 1945.

Mr. Keshan Singh,
P. O. Box 490,
Port Alberni, B. C.

Dear Sir:

Re: Catalogue No. 711
2nd Avenue South
Port Alberni/4/92/A/97-B

Please be informed that certificate of title covering sale to you of the above described property has been received by this office and is now ready for delivery to you.

Adjustments have been calculated as of April 4, 1945 as shown on the enclosed sheet and a balance of \$31.77 appears to your credit cheque for which amount is enclosed herewith.

Kindly sign the attached control receipt and return it to this office as soon as possible upon return of which certificate of title will be mailed to you or to any person designated by you immediately.

Yours truly,

George Peters,
Administration Department.

GPM:MA
Enc.
cc Messrs. Turner Brothers Ltd.

STATEMENT RE SALE OF:

Name: **TAKESHITA, Toshio #07555**
TAKESHITA, Tadao #07562Catalogue No: **711.**File No: **1490 & 1492.**Street Address: **2nd Ave. S., Port Alberni, B. C.**Legal Description: **5/92/1/197B.**Date of Sale and Adjustments **April 4th, 1945.**

Sale Price

\$ **1450.00**

Real Estate Agents Commission

\$ **72.50**

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

~~Mortgage~~~~Mortgage~~~~Mortgage~~~~Mortgage~~

Adjustments:

Fire Insurance

8.12

Taxes

6.22

Water

4.30**92.72**\$ **1462.42**Net Proceeds credited to your ^{Joint} account (Aug. 29, 1945):\$ **1369.70**Date:..... **December 11th, 1945.**Compiled by:..... **Mr. George Peters.**