

7825

File No. 7825

This file is connected with File No. 11929
Case No. 1267.



NEW WESTMINSTER?
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

DATE NOV 1940
FILED BY KA
FILE NO. 725
refer to
File 11929

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: TAKEDA, Tome (Mrs. Hyosaburo)

HOME ADDRESS: 1013 Royal Ave., New Westminster, B.C.

REGISTRATION NUMBER 08336 SEX: Female AGE: 55

OCCUPATION: Housewife

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: deceased file 11929

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: Shiro(M); Kimeko(F); Tomiko(F); Emiko(F)
Yigi(M)

Yigi - Taft Camp, B.C.

ADDRESS OF CHILDREN: the others at 1013 Royal Ave., New Westminster, B.C.

AGE OF CHILDREN: 16; 14; 12; 11; and 19 years respectively.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)
(1)

1. LOCATION AND DESCRIPTION: 1013 Royal Ave., New Westminster, B. C.
Block C36, Lot 6, Sub-Div. 4 Re-Sub in the District of New Westminster, B.C.
(2) 19th Rd., Richmond, B. C. - Roll No. 4510, Lot 2, Sec. 1, Block North 4
Range West 4, Map 4193, in the R4- New Westminster, District.

(1)
2. BUILDINGS AND OTHER IMPROVEMENTS: 1-3 storey, 7 rooms, wooden frame dwelling; 1-2 storey 5-room dwelling; 1-1 storey 4-rooms wooden frame house; 1-1 storey 3-rooms, wooden frame dwelling house.

(2) 1-2 storey, 5-rooms wooden frame dwelling house; 1-barn, 1-garage.

3. INSURANCE (Give particulars; state where policies are) \$2,000.00 on 3 houses at
of property (1) Policy at this date with Coulthard, Sutherland &
Co. Ltd., New Westminster, B. C.

4. TAXES (Amount and where payable) (1) \$149.59 paid 1939 payable City Hall
New West. B.C. (2) \$21.99 paid, 1939 payable 1941 payable City Hall,
5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) Richmond, B.C.

None

6. OCCUPANCY AND LEASES (If vacant so state) (1) Owner and tenants whose
rental dues total \$38.00 - Declarant intends storing personal goods
in 1-house and renting the others, they have left this to the care
of Coulthard, Sutherland & Co. Ltd., New Westminster, B. C.
(2) None will be taken care of by previously mentioned Co.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. at this date titles are at
Goulthard, Sutherland & Co., Ltd.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None New West's, B.C.
9. IF FARM LAND STATE CROPS SOWN (1) None (2) 1-acre strawberry,
1-acre current, a few raspberries.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. None
2. LANDLORD'S NAME AND ADDRESS. None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID. None
4. STATE WHEREABOUTS OF LEASE. None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN. None
STATEMENT OF PERSONAL PROPERTY OWNED:
1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
1-machine cupboard, 1-singer machine, 1-big cabinet, 1-stove, (heater)
1-kitchen stove, 4-beds, living room furniture, 1-table,
5-beds boxes clothes, china ware, kitchen utensils & wares.-
these are being stored at 1015 Royal Ave., New Westminster, B. C.
and key will be left with Goulthard, Sutherland & Co., Ltd.,
New Westminster, B. C.

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: 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: \$1,000.00 Sun Life Assurance Co. Ltd Vancouver, B. C.
beneficiary-Eigl. Policy & unknown in owner's possession.

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 6th day of May 1942.

(Signature)

Tome Takada

[Signature]
Witness

FOR DEPARTMENTAL USE

P.D. 12/2/43
INFORMATION FROM R.C.M.P.

DATE August 26, 1943

Our File No. 7825

Full Name TAKEDA, Tome (Mrs. Hyosaburo)
(Surname in Block Letters)

Registration No. 08336

Male - ^xFemale
(Check)

Age October 12, 1889.

Former Address 615 Front Street, New Westminster, B. C. and/or

1013 Royal Avenue, New Westminster, B. C.

Date Evacuated May 11, 1942.

Naturalized - Canadian-Born - ^xNational
(Check)

Present Address (1) Kaslo, B. C. (2) Hamilton Golf & Country Club, (3) 204 John St. North
(Lettr. Sept. 14/42- Ancaster, Ontario. Hamilton, Ontario.
April 26/45). (Lettr. July 26/46). (Lettr. Dec. 27/45-
Jan. 28/47).

Married - Single
(Check)

Name of Wife -----

Name of Husband Hyosaburo (Deceased)

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 Shiro (M) 7/27/25 Kimiko (F) 1/7/28

Tomiko (f) 9/25/29 Emiko (F) 10/3/31

Tested by G. M.

Registered with Custodian Yes
(Yes or No)

Additional Information No Real Property.
Drygoods store (own business) (House & property at 1013 Royal
Ave., New Westminster, B. C., and 5 acres at Richmond.) *

* This Real Property owned by deceased husband.
See File 11929, Estate of Hyosaburo TAKEDA, Dec.

Case 1267 (C.10)

Estate of Hyosaburo
Takeda, deceased
February 23, 1934,

File 11929

Claimant: Tome Takeda, widow, claiming for herself and children
Letters of Administration granted to J.M.Streight, May 7, 1943.
Richmond Property sold by J.M.Streight September 11, 1944, and
title was delivered by Mr. Streight in whose
name the property was registered in trust.

Administrator's Sale Price - \$1825.

Amended Gross Claim - \$3300 (L.B.)

New Westminster Property sold by Mr. Streight, September 1945 and
title delivered by Mr. Streight in whose name
the property was registered in trust.

Administrator's Sale Price - \$1800.

Amended Gross Claim - \$3500.00 (L.B.)

Apr 20.49

Allen

File No. 11929

May 9, 1947

SUMMARY

Re: Estate of Hironobu TAKEDA, Deceased.

Although Mr. Takeda died intestate on February 23, 1934, his Estate had not been administered, and we advised Mrs. Takeda in our letter dated October 23, 1942, that no distribution of revenues could be made until Letters of Administration had been granted by the Court.

Prior to Evacuation, Mrs. Takeda resided at 1013 Royal Avenue, New Westminster, B. C., and received revenues from the other three houses known as 1015 Royal Avenue, 1013 Quebec Street and 1015 Quebec Street, as well as from the $\frac{3}{4}$ acre farm in the Municipality of Richmond, without accounting to any authorized Administrator for the assets of said Estate.

Mrs. Takeda advised us in a letter dated September 14, 1942, that she had lost the Will left by her husband.

The British Columbia Security Commission wrote us as follows on April 13, 1943:

"Our Supervisor at Kaslo informs that Mrs. Takeda wishes to have part of her assets forwarded to her monthly as she feels that sufficient revenue is forthcoming from her property to avoid her obtaining maintenance."

In reply, we informed said Commission regarding the position of assets and liabilities and stated we had repeatedly advised Mrs. Takeda to have Letters of Administration granted by the Court. On April 27, 1943, we received a further letter stating they were having Mrs. Takeda take the necessary steps in this connection.

Mr. J. M. Streight was appointed Administrator of the above-mentioned Estate on May 7, 1943, and he forwarded us Certified copy of Letters of Administration granted to him.

We forwarded all funds on hand in this Office, together with a statement of the Estate Account, No. 11929, to Mr. Streight and advised him there were no claims against the Estate.

We also advised our agent, Coulthard, Sutherland & Co. Ltd., to forward all future rents collected by them, to Mr. Streight.

On March 20, 1945 and May 1, 1947, we forwarded the following particulars to the Accounting Department regarding this Estate:

Re: Hironobu TAKEDA, Deceased
File No. 11929

"Please change the name of the above-mentioned account as at July 15th 1942. Mr. Hironobu TAKEDA died intestate on the 23rd day of February A. D., 1934, at New Westminster, B. C.

SUMMARY CONTINUEDFile No. 11929Mar 9, 1947.

"The Estate of Byasaburo TAKEDA, deceased.
 Administrator: Mr. J. H. Streight, Official Administrator.
 Beneficiaries: Beneficiary Reg. No. File No. Share Age
 Tama TAKEDA Wife 08334 7825 1/3 97
 Rigi TAKEDA Son 08334 8335 2/15 25
 Shiro TAKEDA Son 19716 7871 2/15 21
 Kinako TAKEDA Daughter 16482 6/192 2/15 19
 Tomiko TAKEDA Daughter 7825 2/15 17
 Reiko TAKEDA Daughter 7825 2/15 16

"Thanking you for your co-operation in this matter."

Mrs. Takeda wrote Mr. F. P. Bernard, Honorary Spanish Vice-Consul, for assistance in obtaining a monthly remittance of \$25.00. We replied suitably to questions asked about the Estate of her deceased husband, and advised him it would be necessary to write Mr. Streight regarding a monthly remittance. A copy of Mr. Bernard's letter was sent to Mr. Streight for his attention.

Mr. E. W. Wright visited Mr. Streight's Office on April 6, 1945, and was advised that a cheque for \$100.00 had been forwarded to Mr. Takeda through the B. C. Security Commission. Mr. Wright informed Mr. Streight that the Security Commission would like to have the sum of \$55.00 forwarded to the Widow each month for the maintenance of herself and children and he agreed to this providing said Commission would write him direct and the Court approved. One-third of each remittance would be paid out of funds to which the widow was entitled, and two-thirds from the children's shares.

The above arrangement was completed and Mr. Streight forwarded the sum of \$55.00 each month to the Security Commission, for Mrs. Takeda and the children, until they removed to Eastern Canada.

Subsequent to discontinuance of the above remittances and as soon as sufficient time had elapsed whereby Mr. Streight could legally disburse funds, he commenced forwarding cheques to us, which represented payments on account of Mrs. Takeda's share of the Estate. The final payment in this connection was received by us on March 3, 1947.

We advised Mrs. Takeda of particulars in connection with the sale of the Real Properties formerly owned by her deceased husband, on February 18, 1946, and we wrote her regarding distribution of funds to herself and children, in our letter dated February 15, 1947.

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

.....
 ADMINISTRATION DEPARTMENT

11929

PROPERTY NO. II 1267-4
REAL PROPERTY SUMMARYEXHIBIT NO. 1267-4
DATE NOV 1 8 1948

FILLED BY

FILE NO. 11929

CATALOGUE NO: 691.JAPANESE NAME: Estate of Hyosaburo TAKEDA, Deceased. REG. NO: N/R.NOTE: Mr. Takeda died intestate on February 23, 1934, at New Westminster, B. C. His Widow, Tome TAKEDA, Registration No. 08336, File No. 7825, did not apply for Letters of Administration until after Evacuation.CIVIC ADDRESS: 1013 and 1015 Royal Avenue, New Westminster, B. C.
1013 and 1015 Quebec Street, New Westminster, B. C.LEGAL DESCRIPTION: Lot 4 of Lot 6 of Block 36, Map 2853,
City of New Westminster, B. C.CLASSIFICATION: Four (4) Dwellings (on one City Lot).NOTE: Lot 4, described above, was 66' x 132' in size, and fronted on both Royal Avenue and Quebec Street.ASSESSES VALUE: (1943). Land: \$1,620.00; Improvements: \$2,000.00.APPRAISAL: April 27, 1944. Inspection and Valuation Report of Mr. R. Alstead, Westminster Trust Company's Real Estate Manager, gives the following information:1013 Royal Avenue: Two storey 6 roomed frame dwelling, poor condition no basement, foundation consists of wooden posts; valued at \$700.00.1015 Royal Avenue: Two room shack, formerly old garage; should be condemned. Foundation: sills; valued at \$100.00.1013 Quebec Street: One storey, five-roomed frame dwelling; foundation consists of wooden posts; poor condition; valued at \$700.00.1015 Quebec Street: Four-roomed frame dwelling in poor condition; no basement with foundation of wooden posts; valued at \$600.00.

Mr. Alstead also made the following remarks: "This property is very crowded. Four houses are jammed together. Should be condemned. Four families share one outside toilet."

Total of above valuations: \$2,100.00.

REGISTERED OWNER: Hyosaburo TAKEDA.STATE OF TITLE No. 49799-E: Clear.UNREGISTERED CHARGES: No evidence on file.WHEREABOUTS OF TITLE NO. 49799-E: "Left with Coulthard, Sutherland & Co. Ltd." JP Form. They gave to Lidster & Allison, Solicitors for Mr. Streight, on May 16, 1943.VESTING: In Custodian: Filing No. 24203, June 29, 1942.LETTERS OF ADMINISTRATION: Mrs. Tome TAKEDA requested Mr. J. N. Streight, Official Administrator, New Westminster, B. C., to undertake the administration of the Estate of her deceased husband, and in a letter dated May 12, 1943, Mr. Streight enclosed a Certified copy of Letters of Administration dated May 7, 1943, which had been granted to him by the Supreme Court of British Columbia.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

(2)

CATALOGUE NO: 691.

FILE NO: 11929

NEW TITLE: No. 159548-E. Mr. Streight filed a Certified copy of Letters of Administration at the Land Registry Office, New Westminster, B. C., which placed the Title to the above property in his name.

NEW REGISTERED OWNER: Jack Milton Streight "In Trust" (See filing 25857).

REGISTERED CHARGES: Nil, with the exception of Certificate of Vesting in Custodian, filed No. 24203, as shown registered against the old Title as noted above.

SALE OF PROPERTY: Mr. Streight advised us on September 4, 1945, that he had sold the above property and requested us to withdraw our Vesting Order. On September 7, 1945, we, accordingly, forwarded a Vacating Certificate to the Registrar, Land Registry Office, New Westminster, B. C.

This property was sold by the Official Administrator through the agency of Messrs. Coulthard, Sutherland and Company Limited, New Westminster, B. C., for the sum of \$1,800.00. This amount is the same as the Valuation made by Mr. A. N. MacIntosh for Mr. Streight, but \$300.00 below Mr. R. Alstead's appraisal.

On November 14, 1944, Mr. Streight advised us of the above offer and stated that, in view of the fact he had received no offers to purchase when he called for tenders, he thought same should be accepted. In reply to his request for instructions, we advised him under date of November 23, 1944, that we were in favour of accepting the offer of \$1,800.00 above-mentioned.

This sale was completed in Mr. Streight's office, including drawing Deed and adjustments in connection with Taxes, Water Rates, Fire Insurance, Rents and other charges.

TITLE: Disposition unknown. Handled by Mr. Streight.

FUNDS: Proceeds received by Mr. Streight from the above sale were retained by him to be administered as part of the above Estate.

FIRE INSURANCE: Policies were forwarded to Mr. Streight on June 30, 1943.

CHATELS: Nil.

HISTORY OF ADMINISTRATION: of the above-described Real Property in the City of New Westminster.

Mrs. Tome TAKEDA, Registration No. 08336, File No. 7825, Widow of Hyosaburo TAKEDA, Deceased, declared in her JP Form dated May 6, 1942, owning the following Real Properties:

"(1) 1013 Royal Ave., New Westminster, B. C. Block C36, Lot 6, Sub-Div. 4 in the District of New Westminster, B. C....(with)...1-3 storey, 7 rooms, wooden frame dwelling; 1-2 storey 5-room dwelling; 1-1 storey 4-rooms wooden frame house; 1-1 storey 3-rooms, wooden frame dwelling house."

"(2) 19th Rd., Richmond, B. C. - Roll No. 4510, Lot 2, Sec. 1, Block North 4 Range West 4, Map 4193, in the New Westminster District....(with)..."

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

(3)

CATALOGUE NO: 691

FILE NO: 11929

1-2 storey, 5-rooms wooden frame dwelling house; 1-barn, 1-garage."

Note: See separate Summary covering Richmond Real Property.

Under "Occupancy and Leases" in Mrs. Takeda's JP Declaration Form, the following information is given regarding the New Westminster Real Property:

Occupied by "Owners and tenants whose rental dues total \$38.00 - Declarant intends storing personal goods in 1-house and renting the others, they have left this to the care of Coulthard, Sutherland & Co. Ltd., New Westminster, B. C."

Messrs. Coulthard, Sutherland and Company Limited gave us the following additional information in their report dated May 16, 1942:

- (1) The City lot described as Lot 4 of Lot 6 of Block 36 was 66' x 132' in size.
- (2) \$500.00 Fire Insurance coverage on 1013 Royal Avenue.
\$1,000.00 Fire Insurance coverage on 1015 Royal Avenue.
\$500.00 Fire Insurance coverage on 1015 Quebec Street
No Fire Insurance coverage on 1013 Quebec Street.
- (3) 1013 Royal Avenue rented to John Meketsell for \$18.00 per month.
1015 Royal Avenue rented to Lam Hing for \$10.00 per month.
1015 Quebec Street rented to Mrs. Aelchele for \$10.00 per month.
1013 Quebec Street. Not rented, as household articles belonging to Mrs. Takeda, Mrs. Tatebe and Mrs. Higuchi all labeled and stored under lock and key in this house.
- (4) A portion of the above rents already paid into their Office.

The net proceeds derived from rents which were collected by Coulthard, Sutherland & Co. Ltd., from the above tenants and other occupants of these houses during subsequent months and which were forwarded to this Office by said firm, were accounted for to Mr. Streight in our cheques sent to him on May 21 and June 16, 1943

In a letter dated April 28, 1942, Messrs. Coulthard, Sutherland & Co. Ltd., advised us that Mrs. Tome Takeda had asked them to administer her Real Properties and authorisation to take control was given by us in our letter dated May 12, 1942.

At our request, Coulthard, Sutherland & Co. Ltd., sent us a statement, concerning the position of Taxes and Water Rates relating to the New Westminster property, which showed that on July 23, 1942, the sum of \$428.33 was owing for Taxes for the years 1940, 1941 and 1942, and outstanding Water Rates amounted to \$115.94.

We received a cheque covering rents collected in the sum of \$74.50 from Coulthard, Sutherland & Co. Ltd., with monthly rental statement dated July 9, 1942, and we forwarded our cheque on August 5, 1942, for the sum of \$70.00 to the City of New Westminster to be applied on above outstanding Water Rates account, in order to prevent discontinuance of this service.

The balance of Water Rates arrears were gradually liquidated by us from net rents received, but all taxes in arrears and delinquent taxes were left to be paid by Mr. Streight from proceeds received by him from the sale of this Real Property.

Revenues received from three of the New Westminster dwellings were more than sufficient to cover rental collection charges, fire insurance, water rates, repairs and maintenance. The balance of funds held by us were forwarded to Mr. Streight on May 21 and June 16, 1943, having received a certified copy of Letters of Administration from him.

P.T.O.

REAL PROPERTY SUMMARY CONTINUED

(4)

CATALOGUE NO: 691

File No. 11929

At the same time, we advised our agent, Messrs. Coulthard, Sutherland & Co. Ltd., that Mr. Streight would, in future, be handling all matters pertaining to this Estate and requested them to account to him for all revenues and expenses relating thereto, instead of to our Office.

Additional information regarding matters pertaining to the Estate of Hyosaburo Takeda, Deceased, will be found in the General Summary on this file

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

.....
ADMINISTRATION DEPARTMENT

WJJ/EMS

April 28, 1947.

11929

PROPERTY SUMMARY

REAL PROPERTY SUMMARY

DATE NOV 1 1947

FILLED BY R. A. B. Hunter

JAPANESE NAME: Estate of Hyosaburo TAKEDA, Deceased - File No. 11929
(Died on February 23, 1934 at New Westminster, B. C.)

CATALOGUE NO: 755

PROPERTY ADDRESS: East end of Dyke, Richmond, B. C.

LEGAL DESCRIPTION: Lot 2 of Section 1, Block 4 North, Range 4 West, Map 4193, Municipality of Richmond in the District of New Westminster.

CLASSIFICATION: Small farm

ASSESSED VALUE: Land \$ 502.00 Annual Taxes \$20.17
Improvements \$ 660.00
Appraisal \$1826.00 - Coulthard, Sutherland & Co. Ltd.,
April 27, 1944

TITLE: registered in the name of Hyosaburo TAKEDA.

ENCUMBRANCES: Registered Charge: This property was sold for taxes in 1941 by the Township of Richmond. (but had not lost power of redemption.)
Certificate of Vesting in the Custodian, Filed No. 24204.
Unregistered charge: No indication of any.
Vesting Order No. 24204 - June 29th, 1942, as to the interest of Hyosaburo Takeda.

HISTORY OF ADMINISTRATION: The above property was declared by Tome Takeda, widow of Hyosaburo Takeda, in her declaration to the Custodian of May 6, 1942. At that time, she stated the title documents were in the hands of Coulthard, Sutherland & Co. Ltd., of New Westminster, B. C.

The Custodian's representative, Mr. F. H. Coulthard, of Coulthard, Sutherland & Co. Ltd., reported on this property on May 16, 1942, and stated that, at that time, he was negotiating with the Pacific Packers to rent Takeda's farm.

In a letter of June 30, 1942, ~~the~~ agents report that this property was rented to W. J. Babault from June 15, 1942, at a monthly rental of \$17.00.

On September 8, 1942, the Custodian requested the Township of Richmond to advise this office of the amount required to redeem this property from tax sale. Their reply was received on September 10, 1942, with a statement showing \$55.43 outstanding. Mrs. Takeda was then written to by this office, asking her if she wished this property to be redeemed. She replied on September 14, 1942, that she had bought this property and would receive a title shortly (meaning that she had personally purchased this property, in her own name, at the tax sale.)

April 30, 1947.

- Page 2 -

On September 17, 1942, the Custodian sent a cheque, in the amount of \$55.43, to the Municipality of Richmond to redeem this property, and Mrs. Takeda was notified on September 24, 1942, that as the interest of her minor children was involved this office had redeemed this property.

A cheque was received from the Municipality of Richmond, in the amount of \$55.43, being a refund of the amount paid by Mrs. Takeda for the purchase of this property, and this was then credited to her own account.

After being requested by this office to have the estate of her late husband placed in the hands of an administrator, Mrs. Takeda notified this office, on November 21, 1942, that she had applied for Letters of Administration. On May 12, 1943, a letter was received from Mr. J. M. Streight, Official Administrator, at New Westminster, informing this office that he had been appointed administrator of the estate of Hyosaburo Takeda.

At the request of Mr. J. M. Streight, this office sent all assets on hand, to him on May 21, 1943, and on June 16, 1943, our rental agents, Coulthard, Sutherland & Co. Ltd., were instructed to send all revenues and expense accounts to Mr. J. M. Streight.

With reference to the tenancy of this property, as mentioned before, Mr. W. J. Bebault took possession of this property on June 15, 1942, and his rent was paid up to August 14, 1942. No further rents were received until October 16, 1942, when the sum of \$10.00 was received from our rental agents.

A statement received from Coulthard, Sutherland & Co. Ltd., on January 15, 1943, shows collection of rent, in the amount of \$15.00, from W. J. Bebault, and also that this property had been rented from December 15, 1942, to a new tenant, Mr. W. A. Woodman. (This would indicate that Mr. Bebault had vacated this property.) The rental statements up to June 16, 1943, show the arrears of Mr. Bebault's rent still not collected, and on July 20, 1943, Coulthard, Sutherland & Co. Ltd., state that they could not collect the arrears and advised this office to turn this collection over to our Legal Department. A post script on the same letter states that they had just learned that Mr. Bebault had left the Province and gone to the Prairies. On July 17, 1943, Coulthard, Sutherland & Co. Ltd. were advised to pass this information on to Mr. Streight.

Mr. Woodman also fell in arrears of rent, but collections were made on May 15, 1943, bringing his rent up to date as of June 14, 1943, after which the collection of rents was placed in the hands of Mr. Streight.

Mr. J. M. Streight registered the title to the aforementioned property in his name "in trust" on August 3, 1943. This was subject to the Custodian's Vesting No. 24204.

April 30, 1947.

- Page 3 -

In a letter received from Mr. Streight on September 8, 1943, he states that owing to the number of debts against the Estate of Hyosaburo Takeda, it would be necessary to sell one of the properties belonging to this estate, and he requested the Custodian's consent on behalf of the widow. Mrs. Takeda was informed of this but no reply was received from her.

This property was included in the first offer made by the Director, The Veterans' Land Act but was withdrawn owing to the legal difficulties encountered. The Custodian sent a copy of Mr. Streight's letter of September 8, 1943, to Mr. Duncan Crux, barrister & solicitor who at that time was acting for the Custodian in connection with sales made to The Director, in order that Mr. Crux could bring this to the attention of the Director should he wish to purchase this property from Mr. J. M. Streight.

A cheque in the amount of \$25.00 was received from The Director, The Veterans' Land Act on January 4, 1944, in payment of rent for December, 1943, and a portion of January, 1944. It would appear that The Director was under the impression that this property would be purchased by him as he took over the collection of rents after they had been turned over to Mr. Streight by this office. As there was a debit on our books against the estate at that time, the sum of \$2.00 was deducted from the amount of this cheque, and the balance, namely, \$23.00, was forwarded to Mr. Streight on January 12, 1944.

Mrs. Takeda was written to on March 17, 1944, to ascertain which of her husband's properties she would prefer to have sold, and at that time, a self-addressed envelope was enclosed for her convenience. However, no reply was received from Mrs. Takeda.

Mr. J. M. Streight then wrote to this office on July 29, 1944, stating that he had received an offer of \$1,200.00 for the farm and suggested that we write to Mrs. Takeda and ask her if this price is acceptable. Mrs. Takeda was written to on August 4, 1944, and advised of this offer, but no reply was received.

The Custodian's Office received an offer for this property from a Mr. T. C. Hargrave, in the amount of \$1,825.00, and this offer in turn, was forwarded to Mr. Streight for his comments. On August 21, 1944, Mr. Streight accepted this offer and stated, at that time, that his valuator had placed a value of \$1,600.00 on this property.

The offer from Mr. T. C. Hargrave was later changed from an all cash deal to the following terms: \$1,000.00 cash and the balance of \$825.00, plus interest at 5% per annum, payable in four equal payments of \$206.25 on the following dates: April 11, 1945, October 11, 1945, April 11, 1946 and October 11, 1946, adjustments to be calculated as of September 11, 1944.

...4/

April 30, 1947.

- Page 4 -

Mr. J. M. Streight then prepared an Agreement for Sale covering this property, which he forwarded to this office on October 10, 1944. This agreement was duly signed by the purchaser and returned to Mr. Streight.

No fire insurance had been carried on the building situated on this property, and this office was requested by Mr. Streight to have the purchaser take out a policy to cover Mr. Streight's interest. This was done by the Custodian under the North West Fire Insurance Co., Policy No. 210430, in the amount of \$500.00.

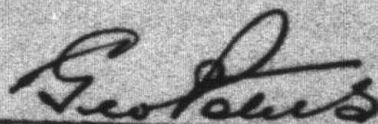
The Registrar of Titles at New Westminster was informed on November 27, 1944, by this office that the Custodian wished to vacate the interest of Hyosaburo Takeda in the aforementioned property.

At the request of Mr. J. M. Streight, this office prepared the adjustments, in connection with this sale, on December 14, 1944.

A complete statement of the transaction, together with the amount of the down payment on the Agreement for Sale, less disbursements, that is \$971.52, was forwarded to Mr. Streight on March 20, 1945.

Control of the property, covered by the Agreement for Sale, was signed for by the purchaser, Thomas C. Hargrave, on January 25, 1945.

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



George Peters,
Office of the Custodian.

GP/EL

7825

Shaan

Report of

TAKEDA, Toms - Reg. No. 08536.

Real Estate and Personal Property

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 18 1942

LOCATION: 1015 Royal Avenue 1015 Quebec St.
1015 " " 1015 " "
New Westminster, B.C.
One 3½ acre farm at Richmond, B.C.

NATURE OF PROPERTY: Four Dwelling houses. One 3½ acre farm at Richmond.

DESCRIPTION OF LAND : One city lot 66' X 132'. Three and one half acres at Richmond.

BUILDINGS: One 3 story house with 7 rooms.
" 2 " " 5 "
" 1 " " 4 "
" 1 " " 3 "
One 2 story farm house with a garage and one barn.

INVENTORY: Household articles belonging to Mrs. Takeda, Mrs. Tatebe and Mrs. Higuchi all labeled and stored under lock and key at 1015 Quebec Street.

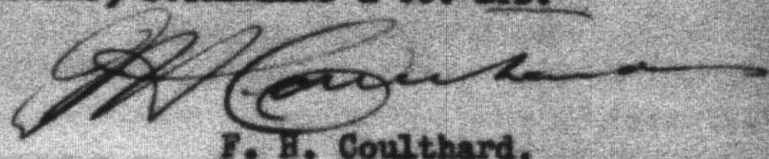
INSURANCE: \$500.00 on 1015 Royal Avenue (Norwich Union Fire Ins. Co. No. 10241208)
\$1000.00 on 1015 " " (Providence Washington Ins. No. 73914)
\$500.00 on 1015 Quebec Street (Commercial Union Assurance Co. No. 666757)

LIABILITIES: None.

REMARKS: 1015 Quebec St. rented to Mrs. Aichele for \$10.00 per month.
1015 Royal Avenue rented to John Meketsell for \$18.00 per month.
1015 " " " Lum Hing for \$10.00 per month.
A portion of these rents have already been paid into this office. We are negotiating with Pacific Packers to rent Mrs. Takeda's farm and expect to have this settled in a few days. When this has been done Mrs. Takeda's affairs will be in good shape and we recommend that they continue along these lines.

Submitted by:

COULTHARD, SUTHERLAND & CO. LTD.


F. H. Coulthard.

May 16, 1942.

In the Supreme Court of British Columbia

In the matter of Hyosaburo Takeda, deceased,
and

In the matter of the "Administration Act."

DATED THE 7th. DAY OF May A.D. 1943

petition and
UPON reading the affidavits of Jack Milton Streight

, it is ordered,

that Jack Milton Streight

, Official Administrator for the

County of Westminster

, shall be Administrator of all and singular

the estate of Hyosaburo Takeda

, deceased,* who died intestate

on the 23rd. day of February A.D. 1934 at New Westminster, British Columbia.

and that notice of this Order be published. in one

issue of a newspaper circulating in the district in which the deceased resided.

H. I. Bird,
J.

Value of estate \$ 6,120.00

Extracted by Messrs. Lidster & Allison,
Solicitors.



CERTIFIED A TRUE COPY
A. P. McPhaden
District Registrar

This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.

EXHIBIT NO. 1267-8
DATE NOV 18 1943
FILLED BY K. A. Brinkley

COPY

COULTHARD, SUTHERLAND & CO. LTD.

609 Columbia Street,

NEW WESTMINSTER, B. C.

August 20, 1943.

J. M. Streight, Esq.
713 Columbia Street,
NEW WESTMINSTER, B. C.

Dear Sir:

Re: Estate of Hysaburo TAKEDA

For some time past we have been handling the above mentioned estate for the Custodian of Japanese Property in Vancouver and beg to give you the following report:

Included in the properties of the above is a farm located in the Municipality of Richmond and which consists of 3 $\frac{1}{2}$ acres, a small barn and a dwelling containing about six rooms. The legal description of the property is Lot 2, Section 1, Block 4, North Range 4 West Map 4193, Township of Richmond. This property is at present rented to Mr. Woodman who pays us \$17.00 per month rent. He is a good tenant and appears to be looking after the place well.

The other property is known as City Block 36, Suburban Block 6, Lot 4. On this property are four buildings, 1013 Royal Avenue, occupied by W. Reiben for \$18.00 per month; 1015 Royal Avenue occupied by Lum Hing (at rear) for \$10.00 per month, 1013 Quebec St. occupied by Otto Enrich for \$18.00 per month and 1015 Quebec St. occupied by Mr. Fenkarak for \$10.00 per month. This makes a total of \$73.00 revenue per month from all these properties.

includes \$17.00 from farm above.

The farm at Richmond could probably be sold for about \$1600. and the property on Royal Avenue would sell for around \$18.00. Kindly advise if you wish us to proceed with the sale of these properties on this basis.

\$ 1800.00
tion.

We will be glad to give you any further information.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

"F. B. Coulthard."

cc:bm

Lot 4/6/36
New Westminster
\$1600.00

Lot 2/1/36
Richmond
\$1800.00

EMPHASIS No. 1467-6
DATE NOV 1 8 1948
FILLED BY

WESTMINSTER TRUST COMPANY
NEW WESTMINSTER, B.C.

INSPECTION AND VALUATION REPORT

4 sheets in
this valuation

Part 1

Property:

Catalogue No. 691

Location: 1013 Royal Avenue.

Lot Size: 33 x 66

Dwelling size: 22 x 36

Type of Building: frame. Two storey.

Basement: none

Foundation: post

Number of rooms: six (6)

Living room	yes
Dining room	yes
Bedrooms	yes (three)
Kitchen	yes
Bath	---
Toilet	yes

Electric Light: yes

Water: cold only

Condition of Dwelling: poor ✓

Outbuildings: small wood shed.

Heating: none

Plumbing: none

Grounds: small area. very poor

Remarks: This property is very crowded. Four houses are jammed
to-gether. Will soon be condemned.
Four families share one outside flush toilet.

Date: April 27, 1944

Valued at \$700.00

Valuator: R. Alstead.

Size of Lot - 66' x 132"
Mr. Alstead has divided this into 4 lots 33' x 66'
for purpose of valuation. Lot included in amount
stated in each case.
Total Valuation of lot
and 4 houses - \$2100.00

(Copy made for Valuation file)

EXHIBIT NO. 447-6
DATE NOV 18 1944
FILLED BY

WESTMINSTER TRUST COMPANY

NEW WESTMINSTER, B. C.

Original ✓

INSPECTION AND VALUATION REPORT

Property:

Catalogue No. 691

Location: 1015 Royal Avenue.

Part 2

Lot Size: 33 x 66

Dwelling size: 15' x 22'

Type of Building: shack

Basement: none

Foundation: sills

Number of rooms: two (2)

Living room	
Dining room	
Bedrooms	yes
Kitchen	yes
Bath	
Toilet	yes

Electric Light: yes

Water: no

Condition of Dwelling: BAD. ✓

Outbuildings: Wood shed attached.

Heating: none

Plumbing: none. Outside flush toilet shared with three other families.

Grounds: crowded, Terrible.

Remarks: This is an old garage. Should be condemned.

Date: April 27, 1944.

Valued at \$100.00

Valuator: R. Alstead.

Copy made for valuation file.

EXHIBIT No. 1267-6

DATE NOV 18 1944

FILLED BY

WESTMINSTER TRUST COMPANY

NEW WESTMINSTER, B.C.

R. A. Alstead
Original

INSPECTION AND VALUATION REPORT

Property:

Catalogue No. 691

Location: 1013 Quebec Street.

Part 3

Lot Size: 33 x 66

Dwelling Size: 20 x 26

Type of Building: frame, one storey.

Basement: none

Foundation: post

Number of rooms: five (5)

Living room	yes
Dining room	
Bedrooms	yes (three)
Kitchen	yes
Bath	
Toilet	yes

Electric Light: yes

Water: cold only

Condition of Dwelling: poor ✓

Outbuildings: wood shed.

Heating: none

Plumbing: outside toilet, only.

Grounds: crowded.

Remarks: As with 1025 Quebec Street, and 1013 and 1015 Royal Avenue, this house is crowded on too small an area and should be condemned. One outside flush toilet is shared with three other families.

Date: April 27, 1944

Valued at \$700.00

Valuator: R. Alstead.

Copy made for
valuation file

WESTMINSTER TRUST COMPANY
NEW WESTMINSTER, B.C.

EXHIBIT No. 1267-6

DATE NOV 18 1944

FILLED BY

R. A. Alstead

Original ✓

INSPECTION AND VALUATION REPORT

Property: Catalogue No. 691

Part 4

Location: 1015 Quebec St.

Lot Size: 33 x 66

Dwelling size: 24 x 26

Type of Building: frame

Basement: no

Foundation: post

Number of rooms: four (4)

Living room: yes

Dining room:

Bedrooms: yes (two)

Kitchen yes

Bath

Toilet yes

Electric Light: yes

Water: cold only

Condition of Dwelling: poor ✓

Outbuildings: small woodshed.

Heating: no

Plumbing: none

Grounds: crowded. TERRIBLE.

Remarks: Too little ground for the house. Four houses appear to share one lot. Should be condemned.

Date: April 27, 1944

Valued at \$600.00

Valuator: R. Alstead.

Copy made for
Valuation File

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

EXHIBIT NO. 1267-1
DATE NOV 18 1948
FILLED BY K. A. B. R. S. V.

TELEPHONE 106

609 COLUMBIA STREET.
NEW WESTMINSTER, B. C.

Catalogue #755.
File: 11929.

April 27, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

APPRAISAL

RE: Lot 2, Section 1, B4N/4W, Map 4195,
Steveston Townsite.

Dear Sir:

This property is #1823 Dyke road located on Annacis Slough. The house is 24' X 32', two storey frame with siding painted grey. The roof is fair, there is an open foundation of split cedar posts on sills in fair condition. The interior is finished in "V" joint unpainted. There are seven rooms, fir floors in good condition, no water or light, no plumbing. There is stove heat, a garage, barn and packing shed 18' X 40', 13 fruit trees, grape vine.

The property consists of 3.1 acres under cultivation one acre being in black currants, a few raspberries and grapes. It is rented for \$17.00 per month.

VALUATION:

Improvements.....	\$826.00
Land and Waterfront.....	1000.00
	<u>\$1826.00</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

F. H. Coulthard
F. H. Coulthard.

EXHIBIT No. 1267-10
DATE NOV 1 1948
FILED BY K. J. Christie

Re: Richmond
garage
property

New Westminster B.C.

July 22-1944

Rec'd	JUL 24 1944
File No.	11929
Ans.	Shut
Referred	Shut

Dear Sirs:

Re Cat. No 135

I offer ^{or} bid for above Property
\$ 600 and if my bid is accepted
would it be possible to have
3 months grace to pay for same
as I have my own Property for
Sale

Yours Truly

J. Frick

New Westminster B.C.

P.S. if not sold,
to me would you
give me the first
Chance to
Rent?

Gen. Del.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

EXHIBIT No. 1267-10
DATE NOV 18 1948

FILLED BY
K. A. Shuster

TELEPHONE:
703

EVACUATION SECTION	
Rec'd	<u>JUL 31 1944</u>
File No.	<u>11929, 7825</u>
Ans.	<u>For</u>
Referred	<u>Wilson</u>

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

July 29th 1944.

Office of the Custodian,
Japanese Evacuation Section
506 Royal Bank Bldg.,
Vancouver, B.C.

Re: Estate of HYOSABURO TAKEDA dec'd
your file 11929-7825

Dear Sirs:

I beg to advise you that I have an offer of \$1200.00 cash for the property at Richmond. I suggest you write the widow and ask if this is acceptable. You will remember our last offer was for \$400.00.

Yours very truly

JMS*WP

Amthor

EXHIBIT No. 1267-10
DATE NOV 1 8 1944
FILLED BY K. A. S. Hunter
Editorial Department
THE VANCOUVER SUN
VANCOUVER, B.C.

August 19, 1944

Rush
Custodian of Enemy Property
675 Hastings St. West
Vancouver, B.C.

Rec'd	AUG 19 1944
File No.	4929
By	<i>[initials]</i>
Reviewed	<i>Mr. Slemmon</i>

Dear Sir:

I enclose herewith my cheque
for One Hundred, Eighty-two dollars and
fifty cents (\$182.50), being ten percent
of my purchase bid on property listed in
your catalogue as No. ~~755~~ ⁷⁵⁵ property *704*
being Lot 2, Sec. 1, Block 4, North Range
4 West, and house and outhouses thereon.

Yours truly,

T. C. Hargrave

T. C. Hargrave

*accept
2457*



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

EXHIBIT No. 1267-7
DATE NOV 18 1944
FILLED BY

H. G. B. Smith

TELEPHONE:
703

405 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

6X755

EVACUATION SECTION	
Rec'd	AUG 22 1944
File No.	11929
Ass.	
Referred	Peters

your file

August 21st 1944.

Mr. George Peters,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Re: Estate of HYOSABURO TAKEDA dec'd
your file #11929

Dear Sir:

I beg to acknowledge receipt of your
letter of August 19th.

I advise accepting the sum of \$1825.00
for the property in Richmond.

My valuator, Coulthard, Sutherland & Co.,
placed a value of \$1600.00 on same, and the best
offer I have had is \$1200.00.

Kindly advise if you wish me to draw
the Deed.

Yours very truly,

[Signature]
OFFICIAL ADMINISTRATOR

JMS*WP

Rec'd	SEP 8 1944
File No.	1929
Ans.	<i>Peters</i>
Referred	

Deep Cove, B.C.
September 7, 1944

Your File No. 11929

Custodian of Enemy Property,
Office of The Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Attention F. C. Shears, Director

Dear Sirs:

Re: Catalogue No. 755
East end of Dyke, Steveston
2/1/B4N/R4W/4193

I have your letter of August 25, advising that my offer for above described property has been recommended for acceptance.

Enclosed is my cheque for \$817.50, being in addition to original cheque for \$182.50 forwarded with my bid of \$1825 for this property.

I trust that this is in accordance with customary terms and acceptable.

Please register property in my name: Thomas Campbell McKee Hargrave, of (Park Avenue) Deep Cove, B.C. I am a British subject.

I am prepared to meet further payments on such schedule as you desire, but would suggest semi-annual payments.

Yours truly,

T. C. Hargrave

T. C. Hargrave

Deposit of \$182.50 received

SEP 8 1944
Deposited \$817.50
EL

sent
TO J.M. Streight, Esq.,
(Official Administrator)

Mar 22/45
Name: TAKEDA, Hyosaburo,
Deceased
File No: 11929

STATEMENT RE SALE OF:

Catalogue No: 755

Street Address: Richmond, B.C.

Legal Description: 2/1/BAN/WAN/4193

Date of Sale and Adjustments September 11th, 1944.....

Sale Price \$1825.00 (Agreement \$825.00)

Cash

\$ 1000.00

Real Estate Agent's Commission
XXXXXXXXXXXXXXXXXXXX

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee
XXXXXXXXXXXXXXXXXXXX

Encumbrances:

XXXXXXXXXXXXXXXXXXXX paid vendor

XXXXXXXXXXXXXXXXXXXX

Mortgages

XXXXXXXXXXXX

Arrears of Taxes

XXXXXXXXXXXXXXXXXXXX

Other charges

XXXXXXXXXXXXXXXXXXXX

Adjustments:

Fire Insurance

10.00

Taxes

7.02

Water

XXXX

11.50

1017.02

ceeds credited to your account

1005.52

rep. 15th. 1945.....

W. George Peters.....

*Balance \$825.00
under Agreement for Sale*

A.N. MacINTOSH, Limited.

EXHIBIT No. 1267-6
DATE NOV 18 1948
FILED BY

A. N. Macintosh

NEW WESTMINSTER, B. C.

November 10, 1944.

J. M. Streight, Esq.
Official Administrator,
713 Columbia St.
New Westminster, B. C.

Dear Mr. Streight:

Re: 1013-1015 Royal Ave.
1013-1015 Quebec St.

I made an inspection of the above properties
and would value them as follows:

1013 Royal Avenue, Dwelling	\$ 500.00
1015 Royal Avenue, No value except Garage & Woodshed	50.00
1013 Quebec Street	300.00
1015 Quebec Street	200.00
Lot - Assessed Value \$1620.00 Value	750.00

TOTAL VALUE

\$ 1800.00 ✓

Yours very truly,

"A. N. MacINTOSH", Valuator.

ANM/BT
cc:bm

Lot 4/6/36

EXHIBIT No. 1667-7



DATE NOV 10 1944
FILED BY K. A. B. [signature]

ENEMY SECTION

Rec'd NOV 15 1944

File No. 11929/7825

Ans'd

Refer'd

J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

November 14th 1944.

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

Att: K.W. Wright

Re: Estate of HYOSABURO TAKEDA deceased
your file 11929-7825

Dear Sirs:

In the above estate I called for tenders on October 14th for the purchase of 1013-15 Royal Ave., and 1013-15 Quebec St., New Westminster. The tenders closed November 3rd, and none were received by this office. I subsequently had A.N. MacIntosh Ltd., value the property for me and on November 10th they advised me by letter that their valuation would be \$1800.00.

As you know there are four so-called houses on one lot, and only one main toilet and the place is very badly run down.

Yesterday I received an offer in writing from Coulthard, Sutherland & Co., for the purchase of the property for the sum of \$1800.00, terms \$1000.00 down and the balance payable \$200.00 per month to include interest at 6%. I am of the opinion that this offer should be accepted and would like to have your instructions regarding same.

Yours very truly,

OFFICIAL ADMINISTRATOR

JMS*WF

Referred to Administration
Dept.

Copy made for file
#11929

EXHIBIT NO. 1067-6
DATE NOV 18/1948
FILED BY A. A. B. Wistie

J. D. INKSTER, ESTATE AGENT

417 Pender Street
Vancouver

November 16, 1944.

J. M. Streight, Esq.
Official Administrator,
New Westminster, B. C.

Dear Sir:

Re: Estate of Hyosabara
TAKEDA, Deceased.
Lot 4 of Lot 6, Block
36, Map 2853, City of
New Westminster, B.C. ✓

This lot has frontage on Royal Avenue and also
on Quebec St. at rear, size is 66 ft. by 131.67 ft.

It is in a very poor location from a residential
point of view and adjoins the industrial area.

There are four buildings on the property viz. six
room house and shack fronting on Royal Avenue, and a 4 and
5 room cottage respectively fronting on Quebec St. The
buildings are old and in bad repair and have no plumbing
outside of City water. An outside flush toilet is the only
sanitary arrangement for all tenants. I understand from
City Engineer that 4 room cottage on Quebec St. has already
been condemned.

The City will probably ask for shack on Royal to
be demolished and the lot cleaned up on account of Fire
hazard. Necessary repairs including foundations, steps,
verandah, etc. are required and also plumbing will have to
be installed in all buildings so that quite an outlay would
be necessary in order to comply with City requirements.

In view of condition property is in and outlay
necessary to put same in reasonable shape I would consider
a fair value to be around \$1800.00. Taxes are \$122.45, and
water rates (on meter) around \$50 to \$60 per year. ✓

Yours very truly,

"Edward Hughes."

cc:bm

Lot 4
Royal Ave.
New Westminster

08336		NAME TAKEDA, Tame (Mrs. Hyosaburo)			FILE NO. 7825	
(See also File 11929)						
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Providence Washington Insurance Company	<i>Renewed by 74010</i> 73914	\$1000.00	Dec.	16	1942	1015 Royal Ave. New Westminster, B.C.
Providence Washington Insurance Company	<i>In name of J. M. Straight</i> 74010	\$500.00	Dec.	16	1945	1015 Royal Ave. New Westminster, B. C.
North West Fire Insurance Company	<i>Transferred to new owner 25/2/45</i> 206103	\$500.00	May	27	1945	1013 Quebec St. New Westminster, B.C. ✓
Norwich Union Fire Insurance Company	<i>Transferred to new owner 25/2/45</i> 10741203	\$500.00	May	5	1945	1013 Royal Ave. New Westminster, B.C.
Commercial Union Assurance Co. Ltd.	<i>Transferred to new owner 25/2/45</i> 666737	\$500.00	April	24	1945	1015 Quebec St. New Westminster, B.C.
North West Fire Insurance Company	<i>Sold under J.S. - term if any payable to J. M. Straight</i> 210430	\$500.00	Oct.	21	1947	E. side of Dyke Rd. Lot 2, Sec. 1, Blk. 4N, R4W, Steveston, B.C.

FIRE INSURANCE SUMMARY

File Nos. 7825 ✓
11929

May 10, 1947.

Re: 1013-15 Royal Avenue,
1013-15 Quebec Street,
New Westminster, B. C.

Mrs. Tame TAKEDA declared in her JP Form dated May 6, 1942, that she carried \$2,000.00 on 3 houses of property (1) policy at this date with Coulthard, Sutherland & Co. Ltd., New Westminster, B.C. This Fire Insurance relates to property formerly registered in the name of Hyosaburo TAKEDA and later J. M. Straight.

Messrs. Coulthard, Sutherland & Co. Ltd., gave us the following information in their report dated May 16, 1942:

\$500.00 Fire Insurance coverage on 1013 Royal Avenue (Norwich Union Fire Ins. Co. No. 10241203)
\$1,000.00 on 1015 Royal Avenue (Providence Washington Ins. No. 73914)
\$500.00 on 1015 Quebec Street (Commercial Union Assurance Co. No. 666737)

In letter dated December 29, 1942, Coulthard, Sutherland & Co. Ltd., advised us that Mr. J. J. Johnston of New Westminster insured 1015 Royal Avenue for \$1,000.00 and the policy expired on December 16, 1942. Coulthard, Sutherland & Co. Ltd., instructed Mr. Johnston to renew the policy and also cut the insurance from \$1,000.00 to \$500.00. Renewed policy being Providence Washington Policy No. 74010. Premium amounting to \$3.00 was paid from the Estate account No. 11929 in this Office.

P.T.O.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name TAKEDA, Mrs. Tome

File No. ~~N/A~~ 7825

Reg. No. 08336

Company Sun Life

Agency Vancouver

Policy No. 2104219

Premium - \$ 30.00

Payable: ^X Annually, Semi-annually or monthly

Month March Day 1st

REMARKS:

458²⁰ 1/3 as at Nov 17-43

Letter sent 24/9/43

May 12, 1943

LIABILITIES SUMMARY

Re: Tame TAKEDA (Mrs. Hyosaburo)
Registration No. 08336

Mrs. Tame Takeda, in her JP Form dated May 6, 1942, declared she did not have any personal or trade debts. However, the following claims were lodged against her:

- (1) N. Nishiguchi Company Limited.....\$143.93
For merchandise supplied prior to Evacuation and during the year 1940. They filed their claim on August 15, 1942.
Mrs. Takeda stated in letter dated July 26, 1943, that she was not indebted to the above-mentioned Company and in several letters subsequent to this date she specifically stated she did not owe this account.
by the Custodian
No further action will be taken/in connection with this disputed claim.
- (2) Warren Bros. Limited.....\$27.10
Above Company filed their claim in March 1943.
We wrote Mr. Takeda on April 1, 1943, regarding this claim but she did not reply to same.
\$27.10 was forwarded to Messrs. Warren Bros. Limited with our letter dated June 13, 1943, being full settlement of their outstanding account. Receipt is on file under date of June 25, 1943.
- (3) Singer Sewing Machine.....\$20.00
Mrs. Takeda advised us in letter dated March 9, 1943, that the above claim was a mistake. Stating that when the machine was bought \$40.00 was paid on same and at the time of Evacuation she returned the machine as she was not able to keep up payments. Mrs. Takeda also stated she was promised \$20.00 should be returned to her as the machine had never been used.
Singer Sewing Machine Company's statement appears on file under date of March 22, 1943, stating they had cancelled all claims on Mrs. Tame Takeda's sewing machine.
Singer Sewing Machine Co. stated in their letter dated April 1, 1943, that they did not know anything about Mr. M. Yanagisawa's promise to return \$20.00 and if he did it was up to him to pay same as the Singer Company were under no obligation.
No further action was taken in this connection by the Custodian.

P.T.O.

File No. 7825 ✓
11929

(2)

May 12, 1947.

LIABILITIES SUMMARY CONTINUED

- (4) B. C. Electric Railway.....\$1.27
\$1.27 was forwarded to the B. C. Electric Railway with our letter
dated June 13, 1945, being full settlement of their outstanding
account.
Receipt is on file under date of June 23, 1945.

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

.....*W. B. Hunter*.....
ADMINISTRATION DEPARTMENT

WJH/MS

PERSONAL PROPERTY SUMMARY

File No. 7825

May 13, 1947.

Re: Tome TAKEDA (Mrs. Hyosaburo)
Registration No. 08336

CHATELS: Mrs. Tome TAKEDA declared, in her JP Form dated May 6, 1942, leaving a number of articles stored at 1013 Royal Avenue, New Westminster, B. C.
Please see Chattel Summary and Schedule for disposition of these effects.

SPECIFIED ARTICLES: Mrs. Takeda did not declare any specified articles and none appear on file.

LIFE INSURANCE: Mrs. Tome Takeda declared the following in her JP Form:
"\$1000.00 Sun Life Assurance. Co. Vanc'r. B. C. beneficiary-Eigi, Policy # unknown in owner's possession."
In letter dated October 12, 1943, Mrs. Takeda requested us to pay the premiums on the above Life Insurance policy and on November 18, 1943, we replied stating that we were not in a position to do so as we had no funds standing to her credit with the Custodian.
No further action was taken by the Custodian in this connection.

ACCOUNTS RECEIVABLE: Mrs. Takeda did not declare any accounts receivable and none appear on file.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED, APPEAR ON THIS FILE.

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

.....
ADMINISTRATION DEPARTMENT

WJJ/HMS

May 13, 1947.

CHATTEL SUMMARY

Re: Tome TAKEDA (Mrs. Hyosaburo)
Registration No. 08336

Mrs. Tome Takeda declared, in her JP Form, leaving a number of articles stored at 1013 Royal Avenue, New Westminster, B. C. Three other Japanese, however, had their effects stored at this address.

Mrs. Otojiro HIGUCHI requested shipment to her of all the articles stored in the basement room at 1013 Royal Avenue. We had no means of identifying these goods and shipped everything in the locked room, with the exception of a single bed, to Mrs. Higuchi at Tashme, B. C. It was later found that these goods belonged to Mrs. Takeda. Mrs. Takeda advised us in letter dated February 21, 1944, that Mrs. Higuchi had forwarded said effects to her at Kaslo, B. C.

Under instructions from the Office of the Custodian, Trapp Motors Limited appraised and sold to the tenant of 1013 Royal Avenue, a few of Mrs. Takeda's effects and the net proceeds realized from same amounted to \$22.00. Also, a quantity of Mrs. Takeda's goods were sold at auction on November 22, 1944, and January 31, 1945, and the net proceeds realized amounted to \$63.17. These funds were credited to Mrs. Tome Takeda's account No. 7825 in this Office.

A large quantity of chattels were removed from the dwelling at the above-mentioned address under the name of Mr. Kazutaro TATEBE and were sold; the net proceeds of which were credited to Mr. Tatebe's account No. 3233 in this Office as these articles were labelled in his name. A list of these effects was forwarded to Mrs. Takeda in order that she could identify any items which may have belonged to her. In a letter dated September 28, 1944, she stated that, while she had tagged the goods with Mr. Tatebe's name they actually belonged to her and her account should be credited with all monies derived from the sale of same.

In view of the fact that Mrs. Takeda apparently owned the bulk of the goods which were removed from 1013 Royal Avenue we requested the other three persons who stored goods at the same place to communicate with her in order to arrange a fair division of the proceeds.

The four Japanese consented to having the net proceeds received from the sale of personal property left at 1013 Royal Avenue forwarded to Mrs. Takeda, who agreed in writing to make an equitable distribution of the funds to the following persons:

P.T.O.

CHattel SUMMARY CONTINUED

File No. 7825

May 13, 1947.

Tome TAKEDA (Mrs. Hyosaburo),	Reg. No. 08336,	File No. 7825
Neve HIGUCHI (Mrs. Otojiro),	Reg. No. 08152,	File No. 13314
Mr. Kasutaro TATEBE,	Reg. No. 08313,	File No. 3233
Mrs. OZAKI,	Reg. No. N/R	File No. ———

The sum of \$170.85, being the amount credited to Mr. Tatebe's account from the sale of chattels left at 1013 Royal Avenue was forwarded to Mrs. Takeda with our letter dated April 26, 1945, to be apportioned by her in accordance with the above arrangement. The Department of Labour, Japanese Division, with their letter dated January 17, 1946, enclosed a receipt in the amount of \$10.78 signed by Mr. Kasutaro TATEBE which covered his portion of said funds. We also received a receipt from Mrs. HIGUCHI in the amount of \$50.00 being her share in the above funds.

We do not have a file for Mrs. Ozaki, nor do we have any knowledge of her affairs or whereabouts, and we informed Mrs. Takeda that disposition of any funds to which she might be entitled would be her responsibility.

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

.....*W. J. Huston*.....
ADMINISTRATIVE DEPARTMENT

WJJ/HMS

CHattel SCHEDULE

File No. 7825

December 4th, 1945.

Re: Tome (Mrs. Hyosaburo) TAKEDA, Reg. 08336

The above Japanese made her declaration to the Custodian on May 6th, 1942 and was evacuated on May 11th, 1942.

<u>DECLARED</u> May 6/42	<u>INVENTORIED</u>	<u>SOLD</u>	<u>OTHER DISPOSITION:</u>
1 China cabinet	Not inventoried	4/7/44	
1 Singer sewing machine		3/18/43 appraisal	sent back to Singer Sewing Machine Co. 4/1/43
1 big cabinet		4/7/44	
1 heater stove			
1 kitchen stove			
4 beds		22/11/44 3 sold	1 shipped
5 boxes clothing			Possibly stored as K. Tatebe's
1 table		4/7/44 appraisal	
Living room furniture			Shown in later declaration below
Kitchenware			"
Chinaware			"
<u>DECLARED 2/21/44</u>			
1 double bed		4/7/44	
3 big framed pictures			Missing
6 chairs		4/7/44 appraisal	
Linoleum on floors			Nailed down & worn out

CHattel SCHEDULE

<u>DECLARED</u>	<u>INVENTORIED</u>	<u>SOLD</u>	<u>OTHER DISPOSITION</u>
		<u>DECLARED 9/28/44</u>	
6 new tea sets		22/11/44	
3 old tea sets			
1 box new dresses			Possibly stored as K. Tatebe's
3 pots for rice		22/11/44	
7 aluminum pots & pans		"	
5 new trays		"	
1 meat machine		"	
1 can of effects		"	
Several Japanese cups		"	
4 tea pots		"	
3 rubber pipes		"	
Carpenter's tools		"	
2 gallon crocks		"	
40 Japanese soup bowls		22/11/44	
4 picture frames		with sundries	
1 table		Basket & round	
6 chairs		table-6 chairs	
		22/11/44	
1 shelf		22/11/44	Remains & of no value
1 heating stove			Declared on J. P. form
1 Jardiniere & stand		22/11/44	
4 beds			Same as declared on J. P. form
3 mattresses			"
1 spring		22/11/44	"
1 gas lamp		"	
2 saws			
Boy's gymnastic weight		with sundries	
		22/11/44	
1 Biderdown			Possibly stored as K. Tatebe's
30 bowls		22/11/44	
6 carpets			Declared as linoleum on J. P. form
1 set of book of Knowledge		22/11/44	

This schedule is certified to be in accordance with information on file

TELEPHONE 408

891 COLUMBIA STREET

NIGHT PHONES
GARAGE 2872
SALES 2696

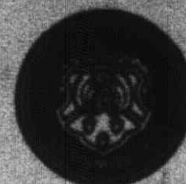


TRAPP MOTORS LTD.

AGENTS FOR GOODYEAR TIRES

AUCTIONEERS

PORT OF
NEW WESTMINSTER, B. C.



July 4th, 1944.

Iverson

Custodian of Enemy Property,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sir:

Re Taken Temp In 4929 7805
Reg 0836
Under instructions from the Office of the Custodian, we have appraised and sold the following list of goods, the property of the ~~tenant~~, late of 1013 Royal Avenue, New Westminster, to the present tenant --- *W. Keibin*

1 Cabinet	\$10.00
1 Bed & Mattress	15.00
1 Old Bureau & Table & Chairs	2.00
	<u>27.00</u>
Less Appraisal fee	5.00
	<u>\$22.00</u>

Certified a just and fair appraisal as made by
us this 4th day of July, 1944.

Yours truly,

TRAPP MOTORS LIMITED,
Auctioneers & Appraisers,

Approved by
R.A.C. 29-8-44

[Signature]
Managing Director.

SALES - SERVICE - SATISFACTION
All that the term implies.

NAME TAKEDA, Yone (Mrs. Hoshikawa)

REGISTRATION NO. 09336

FILE NO. 7825

The following chattels were sold by public

auction at Aurora, B. C. on November 22, 1944.

Door	\$2.00
✓ Single bed and spring	8.00
✓ Single bed and spring	7.00
✓ 3 Boxes of sealers	0.50
✓ 3 Boxes of dishes	2.50
2 Boxes of sundries	0.50
✓ 3 Boxes of dishes and trays	1.50
Box of lamps	1.50
✓ Single bed	4.50
Box of guns and ornaments	1.25
Bedside table	0.50
Books, rack and stand	1.75
✓ Food chopper	2.00
Jack saw	2.25
✓ Lot of tools	3.75
✓ Lamp	1.75
✓ Clock and pen	1.50
✓ Cupboard and 2 Pots	2.50
Sink and tray	3.50
Basket and round table	1.25
✓ 22 Books of Knowledge	3.00
Kiddle car and auto	4.75
✓ Cross cut saw	3.50
✓ 2 Boxes of dishes and trays	2.00
Aerial wire and sundries	1.00
Basket and sundries	0.25
Magazine rack	3.00
2 Boxes and basket of sundries	3.25
Total	\$ 71.25
Carried Forward	

~~Net proceeds~~

\$

~~Net proceeds~~

\$

~~Net proceeds~~

~~Net proceeds~~

~~Net proceeds~~

NAME TAKEDA, Tame (Mrs. Ryosaburo)

REGISTRATION NO. 08336

FILE NO. 7825

The following chattels were sold by public

auction at Surrey, B. C. on November 22, 1944.

	Brought Forward	
		\$71.25
✓ Tin of vases		1.50
✓ Tin of dishes		2.25
✓ Bell		1.25
✓ 2 Boxes of dishes		2.75
✓ 2 Boxes of dishes		1.50
✓ Lot of trays		4.75
✓ 6 Chairs		3.50
Barrow		1.00

Total		\$ 69.75
Less Expenses:		
Auctioneer's Fee:	\$8.98	\$ 30.88
Advertising:	2.15	
Moving:	19.75	
Net Proceeds Credited:		\$ 58.87

Members of Custodian Staff Present. Mr. Iverson

Extracted from Auctioneering List No. Surrey 8

Remarks.

NAME TAKEDA, Tame (Mrs. Hyosaburo)

REGISTRATION NO. 08336

FILE NO. 7825

The following chattels were sold by public

auction at Surrey, B. C. on January 31, 1945.

Drink cooler	\$ 2.75
Wagie lantern	2.00
Gas oil	0.25
Clock	1.50

Total

Less Expenses: (Auctioneer's Fee: \$ 0.65
(Advertising: 0.20
(Movings: 1.35

Net Proceeds Credited:

\$ 6.50
\$ 2.20
\$ 4.30

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering List No.

Surrey 9.

Remarks.

C
O
P
Y
For File No. 7825

Kaslo Hotel,
Kaslo, B. C.,
Sept. 14/42.

Dear Sir:

My husband left all his properties to me and my children: Eigi Takeda 20 yrs, Shiro Takeda 16 yrs, Kimiko Takeda 14 yrs, Tomiko Takeda 13 yrs, and Emiko Takeda 12 yrs.

I have lost the will as I have explained to my Real Estate Agent, Coulthard and Sutherland and they now possess all my papers.

Property Lot 2 Section, Block 4 North, Range 4 West, Map 4193, in the district of New Westminster was sold for taxes last year but I have bought this property and I will receive my Title this month. ✓

Yours truly,

"Tome Takeda"

per. "Kimiko Takeda"

7825

October 23, 1942

Mrs. Tome Takeda,
Reg. No. 08336,
Kaslo Hotel,
Kaslo, B. C.

Dear Madam:

In connection with the various properties which you have declared to us, we note that these are all registered in the name of your deceased husband, Hyosaburo Takeda, so we have opened a new file under the name of The Estate of Hyosaburo Takeda, File No. 11929, in dealing with these properties.

As no distribution of the revenues of these properties can be made until such time as Letters of Administration have been taken out, and as you state that you have lost the Will, we would suggest that you apply to one of the trust companies, such as the Westminster Trust Company, to apply to the Court for Letters of Administration.

In connection with the property known as Lot 2, Section 1, Block 4 North, Range 4 West, Map 4193 which was sold at Tax Sale and purchased by you, in order for the Custodian to protect the interest of the minor children, it was necessary for us to redeem this property from Tax Sale, so the property now remains in the name of the estate of your husband. We have received from the Municipality of Richmond the sum of \$55.43 representing the amount for which you purchased this property at Tax Sale; we are holding this here to your personal credit.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

C
O
P
Y

COULTHARD, SUTHERLAND & CO. LTD.

609 Columbia St.,
New Westminster, B.C.

Your File 11929

December 29, 1942.

Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:-

Re: Estate of H. Takeda

Attention of Mr. Gibson

There are four houses on one lot owned by the above party. We have three of these houses covered by insurance and the fourth house was insured for one thousand dollars by Mr. J.J. Johnston of this city. This policy expired December 16th, 1942.

In the ordinary course of events we would have renewed this policy through this office, however, Mr. J.J. Johnston being an old friend of this firm, we did not like to have him lose the business so instructed him to write the policy and also to cut the insurance from one thousand dollars to five hundred dollars which is ample.

Enclosed is the new policy written by Mr. J.J. Johnston which we trust will be found in order together with the invoice for the premium of three dollars.

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F.H. Coulthard"

Enc.

"Renewed on instructions of Mr. Gibson on Phone"

C

7825 & 11929

January 21, 1943

Mrs. Tome TAKEDA,
Reg. No. 08336,
Kaslo Hotel,
Kaslo, B. C.

Dear Madam:

Referring to your letter of January 4 in connection with the property of your deceased husband, we regret that we are unable to send you any money from these properties until the estate has been administered. We understand from your letter of November 21st that you have applied for probate. Would you be kind enough to advise us who is attending to this legal matter on your behalf.

In connection with the above properties, we would call your attention to the fact that there is an unpaid water bill of \$35.00, and taxes of over \$428.00. Until these are paid, it is impossible for us to send you any revenues from the property.

As you will remember, you purchased at tax sale property in the Municipality of Richmond which formerly belonged to your husband, and which it was necessary for us to redeem. The Corporation has sent us a cheque for \$55.43 which you paid them and we enclose herewith our cheque for that amount.

Yours truly,

G. D. Milson
Administration Department

GDM/GH
Enc.

Kaslo, B. C.,
March 19, 1943.

Mr. R. P. Alexander,
Office of Custodian
Department Secretary of State,
506 Royal Bank Bldg.,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	MAR 22 1943
File No.	2825
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Dear Sir:

I am making inquiry on behalf of Mrs. Tome Takeda
Reg.#08336, who has real property as follows:

1. 3 $\frac{1}{2}$ acres property with house, ~~farm~~ and garage
at #19 Rd., Richmond, B. C.
2. 3 houses and lot at 1013 - 1015 Royal Ave.,
New Westminster, B. C.
3. 1 house at back of lot at 1013 Royal Ave.,
New Westminster, B. C.

The property at Richmond is said to be rented to
the Pacific Coast Canneries at \$150 per year. The houses
in New Westminster are also rented except for one at back
of lot at 1013 Royal Ave. which is used for storage.

Mrs. Takeda seems to have very little information
concerning her property. From her own estimates she should
have gross revenue of about \$600. Taxes and water rates
should amount to about \$200. For the year 1942 - 43
there were back taxes to be deducted and therefore she
assumes that net revenue would not be of any great account.

Since I am not certain as to exactly which
department I should refer this matter I am taking the
liberty of submitting this request to you. Mrs. Takeda
would like a statement from her custodian as to rentals to
date received, deductions from revenue, and any sums to
her credit. I am writing to Mrs. Takeda's real estate
agent also regarding terms of agreement of rental.

(PTO)

To: Mr. R. P. Alexander.

The above information will give Mrs. Takeda considerable satisfaction and she will be very grateful. Thanking you in advance for services.

Yours truly,

(Mrs.) Kiyoko Takeda

ESTABLISHED 1877
INCORPORATED 1926
MILL PHONE 401
ST. CATHARINES



MANUFACTURERS OF
SWEATER COATS, SWEATERS
JERSEYS, TOWELS
ATHLETIC UNIFORMS
MONOGRAMS

RECEIVED SECTION
MAR 29 1943
File No.
Ans. *A. M. A.*
Referred *McAlister*

WARREN BROS. LIMITED

KNITTED OUTERWEAR WITH A REPUTATION
100% PURE WOOL

ST. CATHARINES

ONTARIO

March 25, 1943.

Dept. of the Secy. of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

Att: Mr. McAlister

#7825

Dear Sirs:-

Re: Your File #4636

We have received the information you requested in your letter of March 10th and enclose herewith copy of invoice also statement of this debtor's account. Mrs. Tome Takeda, formerly of New Westminster, is now located at the Kaslo Hotel, Kaslo, B. C., and is still justly indebted to us for the amount shown.

No doubt she is responsible to your department and we would certainly like to get this matter cleaned up.

Thanking you for the attention shown us, we are,

Yours very truly,

WARREN BROS. LIMITED

J. Warren
Per

JWW/RS
Encl. 2

*Ex. - add -
please in file
1-4-43
M.C.*

7825

March 31st, 1943.

Mrs. Tome (HyoSaburo) TAKEDA,
Registration No. 08336,
Kaslo Hotel,
Kaslo, B. C.

Dear Madam:

Replying to your letter of the 9th of March,
1943, in connection with the sewing machine which you
wish returned to Messrs. Singer Sewing Machine Company.

We wrote to the Company conveying the contents
of your letter. Our letter evidently crossed a letter from the
Company to us forwarding your letter to them. We notice that
in your letter to them that you have not asked them for the
return of \$20.00 which you mentioned in your letter to us. We
have asked the Company what they propose to do about it, but
if they refuse to return the \$20.00, we wish to know definitely
whether you will allow the machine to revert to them or continue
to pay the balance.

Please reply to this letter by return mail.

Yours truly,

A. McAlister,
Claims Department.

AMCA:ND

7825

March 31st, 1943.

Messrs. Singer Sewing Machine Co.,
742 Granville Street,
Vancouver, B. C.

Dear Sirs:

Re: Mrs. Tome (Hyosaburo) TAKEDA
Registration No. 08336
Your A/C #6273

Referring to yours of the 23rd instant regarding
the above.

Your letter evidently crossed ours of the 25th of
March in which we quoted Mrs. Takeda's letter to us. This
letter as you will notice says that Yanagisawa promised
to return her \$20.00 of the original \$40.00 which she paid
to him. She states that she has not yet received this money.
We notice that in her letter to you she does not mention the
return of the \$20.00, however, as she has raised it with the
Custodian we require to have this point cleared definitely before
sending the release.

Would you kindly get Mrs. Takeda to clear this point.
We are also writing to her in this connection.

Yours tr ly,

A. McAllister,
Claims Department.

AMcA:ND



SINGER SEWING MACHINE COMPANY
INCORPORATED

Printed in Canada
FORM 606

742 GRANVILLE ST.
VANCOUVER, B. C.

April 1st 1943.

File 7825.

Mrs. Tame Takeda, # 08336,
Kaslo, B. C.

A/C No 8273. Balance \$20.00.

Dear Madam,

We are in receipt of a letter from the Custodian in which you inform him that Mr M. Yanagisawa promised to return to you the sum of \$20.00 on the sewing machine account.

If Mr Yanagisawa promised to do this you will have to get in touch with him as it has nothing to do with the Singer Company. You bought the machine in June of 1941 & did not pay anything for six months then started in to pay in December, January and February of 1942. There is nothing we can do in the matter. M. Yanagisawa's address is Slocan City.

We have your letter that you do not wish to pay the balance of the account which has been forwarded to the Custodian.

Yours truly

Singer Sewing Machine Co.
G.S. Barker, M. M.

G.S.B.

M. M. Y. S.
A. B. S.



SINGER SEWING MACHINE COMPANY

INCORPORATED

742 GRANVILLE ST.
VANCOUVER, B. C.

Printed in Canada
FORM 500

April 1st 1943.

Mrs Tome Takeda. Reg No 08336.
File 7825.

Mr A. McAlister.
506 Royal Bank Bld.
City.

Dear Mr McAlister.

In reply to your letter of 25th inst. Our records show that \$40.00 was paid on the account but not as Mrs Takeda states. She paid \$10.00 as a down payment in June 1941, \$15.00 in December 1941. \$5.00 in January and \$10.00 in February of 1942 making \$40.00 in all. We do not know anything about Mr M. Yanagisawa's promise to return \$20.00. If he did it is up to him and has nothing to do with the Singer Company, therefore we are under no obligation. Thanking you.

Yours truly

S S M Co.
G.S. Barker M.S.

EVACUATION SECTION	
Rec'd	APR 3 1943
File No.	7825
Ans.	
Referred	McAlister

Out to Barker

18

G.S.B.

EVACUATION SECTION	
Rec'd	APR 12 1943
File No.	7825
Ans.	<i>[Signature]</i>
Referred	<i>Carrie</i>

sub

Kaslo, B. C.,
April 7th, 1943.

Mr. R. P. Alexander,
Office of the Custodian,
Department of Secretary of State,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I have been informed by my real estate agent as to rentals from my property. I understand that rentals collected for 1943 have amounted to \$214.00 and expenses deducted leave a balance of \$124.36, that ~~total~~ rentals per month total \$73.00.

I would be pleased to receive monthly remittances from my rentals as my income at present is very low and I am compelled to draw maintenance from the B. C. Security Commission. Would you kindly give me a statement of the monthly net proceeds from my property so that I may make application for definite sums if not the whole amount each month.

Yours truly,

Tome Takeda

(Mrs.) Tome TAKEDA,
Reg. No. 08336.

7825

April 16, 1943

Mrs. Tome TAKEDA,
Reg. No. 08336,
Kaslo, B. C.

Dear Madam:

Referring to your letter of April 7th in regard to your property, as you are aware this property is in the name of your deceased husband. As your husband left no will, or the will was destroyed, we would suggest that you apply for Papers of Administration so that the revenues from the property can be properly administered.

We enclose herewith statement of your account with us, which shows a credit balance with us of \$116.08.

As you are aware, when we took over the management of this property there was a water bill of \$133.17 owing which we have paid, and there is still a matter of over \$420.00 arrears of taxes. It will be necessary for us to take care of these taxes before sending you any revenue from the property.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

Enc.

7825

May 4th, 1943.

Mrs. Tome TAKEDA,
Reg. No. 08336,
Kaslo, B. C.

Dear Madam:

Further to our letter of March 31st, 1943.
We have now heard from the Singer Sewing Machine Company
with regard the promise which you stated Yanagisawa made
to you about the return of \$20.00. This is what they say:-

"We do not know anything about Mr. M. Yanagisawa's
promise to return \$20.00. If he did it is up to him
and has nothing to do with the Singer Company, therefore
we are under no obligation. Thanking you."

Under the circumstances and in view of the letter
which you have written to the Singer Sewing Machine Company,
dated March 18th, 1943, in which you are agreeable to the
return of the machine, we have authorized them to take the
machine back.

They have sent us a clear receipt and you will
not hear any more about this claim from this office.

Yours truly,

A. M. Alister.
Claims Department.

AMcA:ND



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

EVACUATION SECTION	
DATE	MAY 12 1943
FILE NO.	11959
RECEIVED	MAY 17 1943

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

May 12th 1943.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Administration Department,
Vancouver, B.C.

Re: Estate of Hyosaburo Takeda

Dear Sirs:

I was appointed Administrator
of the above estate on May 7th inst. Kindly for-
ward to this office any claims you might have
against the estate.

Yours very truly,

JMS*WP

J. M. Streight
OFFICIAL ADMINISTRATOR

11929 and 7825

May 17, 1943.

J. H. Streight, Esq.,
Official Administrator,
405 Westminster Trust Building,
New Westminster, B. C.

Dear Sir:

Re: Estate of Hyosaburo TAKEDA

In reply to your letter of the 12th instant, we have to advise you that we have no claims against the above Estate.

We have on file, however, the following claims registered against the widow of the late Hyosaburo Takeda, Mrs. Tome Takeda:

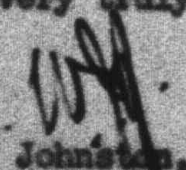
- | | | |
|-----|-----------------------------|----------|
| (1) | M. Nishiguchi Co. Ltd. - | \$143.93 |
| (2) | B.C. Electric Railway Co. - | 1.27 |
| (3) | Warren Bros. Limited - | 27.10 |

We are not certain whether or not Mrs. Takeda is solely responsible for these accounts, and in the case of the first one listed, we are writing to this firm at Bridge River, B. C. to obtain further particulars.

We will let you have further information we may receive in response to our enquiry.

Thanking you herein, we are

Yours very truly,


W. J. Johnston,
Administration Department.

WJJ:BT

C
O
P
Y

For File 7828

M. NISHIGUCHI
Bridge River Townsite,
Shalalth P.O.

May 21st, 1943.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

File No. 11929, 7825, 11519.

Attention: Mr. W. J. Johnston.

Re: Mrs. Tome Takeda.

Dear Sir:

Thank you kindly for your letter of May 17th. regarding the above. I beg to inform you that the account was rendered in the name of Hyosaburo Takeda but after his death some years back, Mrs. Tome Takeda, wife of the deceased undertook the full responsibility of his account. Since then, she has been purchasing some on credit bases from us and paid some of it and the final balance is \$143.93 as shown in our book and which has been already submitted to you.

I trust you will give this matter your careful attention.

Yours very truly,

M. NISHIGUCHI COMPANY LIMITED.

Per. "A. Nishiguchi"

11939 & 7825.

June 16th, 1943.

J. H. Straight, Esq.,
Official Administrator,
405 Westminster Trust Building,
New Westminster, B. C.

Dear Sir:

Re: Estate of Etsuko TAKEDA, Deceased.

We now believe, after further consideration of this matter, that the interests of all concerned can best be served by referring the entire case to your office. We are, therefore, closing the account and forwarding you herewith an itemized statement, with copy, together with our cheque for the sum of \$187.70, being cash on hand at May 13th, 1943, and which represents balance of monies obtained from property rentals in New Westminster.

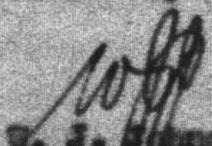
The firm of Conithard, Sutherland & Co. Ltd. has acted as Agent for the Custodian for some considerable time, and will be in a position to give you further particulars as you may desire.

The registration number of evacuated Japanese is also their file number with the B. C. Security Commission, and same should be used in any correspondence. Mrs. Tane Takeda's file number with us is 7825 and her registration number is 08336. We shall be glad to supply you with information from our files at any time you may require same.

In acknowledging receipt of the enclosed cheque, please be good enough to enclose a Clearance for our file and also a Notarial copy of Letters of Administration.

Thanking you herein, we are

Yours very truly,


W. J. Johnston,
Administration Department.

WJS/P.
Encl.

11929 & 7825.

June 17th, 1943.

Messrs. Coulthard, Sutherland & Co. Ltd.,
609 Columbia Street,
New Westminster, B. C.

Dear Sirs:

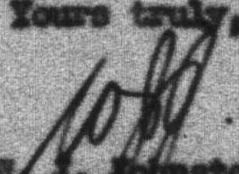
Re: Estate of Ryosaburo TAKEDA, Deceased.

With further reference to our letter of the 16th instant, we wish to advise you that we are today forwarding to Mr. J. M. Straight, Official Administrator, our cheque for \$81.30 with covering statement. This account is now closed in our office.

In connection with our telephone conversation of this afternoon, we have to advise you that all properties belonging to the Estate of the late Ryosaburo Takeda are included in the closing of our account and the transfer to the office of the Official Administrator. This will, therefore, include the property in the Municipality of Richmond occupied by W. A. Woodman.

The properties declared by Mrs. Tane Takeda on May 6th, 1942, do not belong to her, but she has been using the revenues from same since her husband's death.

Yours truly,


W. J. Johnston,
Administration Department.

WJ/Y.

ESTABLISHED 1877
INCORPORATED 1928
MILL PHONE 401
ST. CATHARINES



MANUFACTURERS OF
SWEATER COATS SWEATERS
JERSEYS TOWELS
ATHLETIC UNIFORMS
MONOGRAMS

EVACUATION SECTION	
Rec'd JUN 29 1943	
File No.	
Ans.	<i>Ans.</i>
Referred	<i>Referred</i>

WARREN BROS. LIMITED

KNITTED OUTERWEAR WITH A REPUTATION
100% PURE WOOL

ST. CATHARINES

ONTARIO

June 24, 1943.

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

Att: Mr. A. McAlister

Dear Sirs:-

Re: Mrs. Tome (HyoSaburo) Takeda
Your file #7825

We have learned that the above deceased husband's estate has been recently probated and funds are now available to clear this claim and would appreciate your further comments on the matter.

It is not our intention to let this matter go by the board, even though small, as we feel these people should be made to settle their accounts satisfactory to all.

May we hear further from you?

Yours very truly,

WARREN BROS. LIMITED

Warren
Per

JWN/RS



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

Sept. 8th 1943.

EVACUATION SECTION	
Rec'd	SEP 9 1943
File	<i>[Signature]</i>
Ans.	<i>[Signature]</i>
Referred	<i>[Signature]</i>

Office of the Custodian,
Japanese Evacuation Section
506 Royal Bank Bldg.,
Vancouver, B.C.

Your files 11929 & 7825
Re: Estate of Hysaburo Takeda

Dear Sirs:

In the above estate there are numerous debts and there is not sufficient money to pay same and, therefore, it will be necessary to sell some of the properties but before doing so I would like your consent on behalf of the widow to place the farm property at Richmond up for sale. It consists of 3 $\frac{1}{2}$ acres and, according to Messrs. Coulthard & Sutherland of this city, it could be sold for about \$1600.00. The property on Royal Avenue would sell for about \$1800.00.

I wish you would take up the matter with the widow and advise which property she wishes to have sold.

Yours very truly,

JMS*WP

J. M. Streight
OFFICIAL ADMINISTRATOR

December 31, 1943.

7825

Mrs. Tome TAKEDA,
Registration No. 08336,
Kaslo, B. C.

Dear Madam:

We recently received a request from Mrs. O. Higuchi of Tashme to ship to her all the effects stored in the upstairs room of a two-storey house, #1013 Royal Avenue. We had no means of identifying these goods and shipped everything in the locked room with the exception of a single bed which still remains there. It now appears that these goods are owned by you and we trust that you can arrange with Mrs. Higuchi to have them forwarded on from Tashme.

We find on further investigation that there are other effects of yours stored in the unfinished attic of 1013 Royal Avenue, and a few odds and ends in the basement. Access to the attic had to be obtained through a trap door and we have left the things there in the meantime.

We advise you of this situation so that you may co-operate with Mrs. Higuchi in getting the matter straightened out.

Yours truly,

H. F. Green
Protection Department

WJI/ms

cc - Mr. C. W. Fisher,
B. C. Security Commission.

COULTHARD SUTHERLAND & CO. LTD.

609 Columbia Street

NEW WESTMINSTER, B. C.

Feb. 15, 1944.

Jack Streight Esq.
713 Columbia Street
NEW WESTMINSTER, B. C.

Dear Sir:

Re: Estate of Hysaburo TAKEDA

This is to advise that we are holding a deposit of \$100 re the sale of property known as 1013 and 1015 Royal Avenue where there is situated a large house and three small dwellings. The sale price is \$1600 and the purchaser is a local Chinese by the name of Lew Chong Wai. ✓

As you know, this property is a continual expense, the three small dwellings being in a state of disrepair. The large house is in fair condition but the only sanitary facilities are located out in the yard in a small outbuilding and this is a constant source of complaint from the City health authorities.

In our opinion, it would be advisable to accept this offer. Kindly give us your decision in this matter as soon as possible. ✓

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.

"F.R. Coulthard"

cc:bm

Lot 4/6/36

New Westminster

EVACUATION SECTION

Rec'd FEB 25 1944

File No. 7825

Ans. *WJ*Referred *WJ*

Kaslo, B. C.

Feb. 21/44.

Photo - Insurance

The Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

Dear Sir:

Westminster

I would like a cheque of fifty dollars (\$50.00) sent to me, from my account, which is in your possession. *10/11*

This sum is to repay Mr. O. Higuchi of Tashme, for his freight payment on my household furnitures, which were sent to Tashme by mistake. I am anxious to have this matter attended to, as soon as possible.

Depos

Could an investigation be made on my houses at 1015 Royal Ave., and 1015 Quebec St., New Westminster, B. C. and an inventory made as to what furnitures are there yet. I would especially like to know if the following are still in 1015 Royal Ave.

1. 1 double bed.
2. ~~4 single beds.~~ *on R.P.*
3. ~~Dining table~~ and 6 chairs. *Dining Table on R.P.*
4. ~~1 cabinet.~~ *on R.P.*
5. Linoleum on all floors.
6. 3 big picture frames.

Thanking you for this kind assistance,

I am,

Yours truly,

*Tome Takeda*Tome Takeda
Reg. # 08336

witness:

Kiyoko Maruyama

7825
11929

March 28th, 1944.

J. M. Streight, Esq.,
Official Administrator,
405 Westminster Trust Building,
New Westminster, B. C.

Dear Sir:

Re: Estate of Hyosaburo TAKEDA, Dec.

We are enclosing herewith a copy of our letter to Mrs. Tome Takeda dated December 31st 1943, and her letter to us dated February 21st 1944, in connection with shipment of goods from 1013 Royal Avenue, New Westminster, B. C.

Mrs. Takeda is requesting the sum of \$50.00 to pay handling charges and as we have no funds on hand we are referring the matter to you. We do not know the actual amount charged for shipping the goods but no doubt a statement of account or receipt for amount paid will be available to you.

In connection with the last paragraph of Mrs. Takeda's letter we wish to advise you that the matter referred to is being attended to by our Protection Department.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

405 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

EVACUATION SECTION	
Rec'd	APR 13 1944
File No.	7825
Ans.	<i>Noted</i>
Referred	<i>James</i>

April 12th 1944.

Mr. W.J. Johnston,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B.C.

Re: Estate of HYOSABURO TAKEDA
your file 7825 & 11929

Dear Sir:

With reference to your letter of March 28th, I beg to advise you that I have on hand the sum of \$332.10 from which amount I am forwarding the sum of \$175.00 payable to the B.C. Security Commission, being the amount paid by the widow on account of the funeral and which she is entitled to have returned to her from the estate. I understand the Commission will apply this money on account of maintenance for herself and family.

At this time I do not see my way clear to forward an additional \$50.00 for shipping charges.

I expect the property will be sold in May as same has been advertised by your department.

Yours very truly,

OFFICIAL ADMINISTRATOR

JMS*WP

*copy made for
file 11929*

Kaslo, B. C.

June 27th, 1944

EVACUATION SECTION	
Rec'd	JUL 3 1944
File No.	7825 3-10 2-33
Ans.	
Referred	J. J. J.

The Custodian,
506 Royal Bank Building,
Hastings & Granville St.,
VANCOUVER, B. C.

Dear Sir:

I was informed by Kazutaro TATEBE Reg. # 08313, that the goods left in storage at 1013 Quebec St., New Westminster, has been sold and the proceeds of the sale credited to him, with the custodian.

Could a statment of chattels sold, be sent to me and also the prices they were sold for. This is to determine the amount of money which should be divided among three persons, namely:

O.HIGUCHI Reg. # 08403 of Tashme, K. TATEBE # 08313
and T.TAKEDA # 08336.

Of the goods stored, only articles belonging to Tatebe were labelled. Therefore, it is my opinion that the custodian presumed the rest belonged to the same party selling the goods with that in mind. X

Also, could you supply me information about my goods in storage at 1013 Royal Ave., New Westminster, B. C.

Trusting you will give your immediate attention to this matter, I am,

Yours truly,

Reg. # 08336.

X Possibly everything was
labelled by Belizer who some Takeda
goods were removed to
storage X. J. J.



CONSULADO DE ESPAÑA
VANCOUVER

July, 12th, 1944

No. 47

The Custodian of Enemy Property,
Royal Bank Bldg.,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JUL 13 1944
File No.	7825
Ans.	1005
Referred	Johnston

out to Mrs. Takeda

Dear Sir;

Mrs. Tome TAKEDA, #08336

The above named Japanese, residing in Kaslo, has requested assistance in securing a statement on the present status of her properties, which allegedly consist of four houses at 1012 Royal Ave., New Westminster and one farm and house on 19th. Road, Richmond.

Would you be kind enough to advise what amount has been received by your office in the way of rentals, since evacuation, and how much is being received monthly; also if any of her property has been disposed of, and if so, how much was realized.

She has requested that in view of the fact that in September, her four children will be going to High School, and will have to pay tuition fees, she be sent \$25.00 monthly from her account.

Yours very truly

For the Spanish Consul General
F.P. Bernard-Honorary Viceconsul.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 8131

PLEASE REFER TO

FILE NO. 7825

copy for: Mr. J. M. Streight
Official Administrator
405 Westminster Trust Bldg.,
New Westminster, B.C. July 14th, 1944

806 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

Mrs. Tome TAKEDA,
Registration No. 08336,
Kaslo, B.C.

Dear Madam:

Referring to your two letters, of February 21st and June 27th, we are sorry that it has been impossible for us to answer the early letter before this. However, as the situation in regard to your chattels seems to be a little confused, we are giving you the following information.

You may remember that we shipped certain goods from 1013 Royal Avenue in response to a release from O. HIGUCHI. This turned out to be your property instead of Higuchi's and in our letter of December 31st, 1943, we stated that everything found in the upstairs room, except 1 bed, made up the shipment. We also stated that there were a few more belongings in the attic and a few odds and ends in the basement.

Now, we would like to know where you left the items listed in your letter of February 21st, namely -

- 1 double bed
- 4 single beds
- 1 dining table and 6 chairs
- 1 cabinet
- 3 picture frames

Were they stored or were they left in care of the tenant?

We find that a sewing machine declared by you was returned to the Singer Sewing Machine Company and that a large quantity of chattels were removed from the house under the name of K. TATEBE and were stored at the Japanese Language School at 815 Agnes Street. All these latter goods were sold and the proceeds credited to Mr. TATEBE. We do not know whether these all belonged to him, although they were labelled in his name.

(over)

7825
11929

July 24th, 1944.

F. P. Bernard, Esq.,
Honorary Vice Consul,
Spanish Consulat,
325 Howe Street,
Vancouver, B. C.

Dear Sir:

Re: Mrs. Tome TAKEDA

With further reference to your letter of the 12th instant and our letter of the 18th instant we now enclose herewith a statement of the account of Hyosaburo TAKEDA Estate (Mrs. Tome TAKEDA) as it appears on the books of the Custodian.

We are forwarding a copy of your letter to Mr. J. M. Streight, Official Administrator in New Westminster, with a request that he send you a statement of Mrs. Takeda's account as from January 12th, 1944 and also a reply to your letter regarding the possibility of a monthly remittance for Mrs. Takeda.

The properties of the late Hyosaburo Takeda consist of:

- (1) City lot 66' x 132' in New Westminster with four dwellings thereon known as 1013 and 1015 Royal Avenue and 1013 and 1015 Quebec Street.
- (2) 3½ acre farm at Richmond B. C. with two storey house, garage and barn.

Mr. Takeda died several years before the Japanese were evacuated from this area but although the above-mentioned properties continued to be registered in his name, Mrs. Takeda nevertheless received the revenues for same until they became vested in the Custodian. At the present time the registered owner is Jack Milton Streight "In Trust", whose name and address we have already mentioned in this letter.

We might add that Mrs. Tekede has a personal
account with the Custodian, the credit balance in same
being \$22.00, which represents proceeds from the sale
of a few chests.

Yours very truly,

W. J. Johnston,
Administration Department.

WJ/HMS
Enc.

F. P. Bernard, Esq.,

July 26th, 1944

7825

August 4, 1944.

Mrs. Tome TAKEDA,
Registration 08336,
Kaslo, B. C.

Dear Madam:

We are advised by Mr. J. M. Streight, Official Administrator of your late husband's estate, that he has received an offer of \$1,200.00 for the property known as Lot 2 of Section 1 Block 4 North Range 4, being 3½ acre farm at Richmond.

Will you kindly advise us immediately if this price is satisfactory to you?

Yours very truly,

D. G. Milson,
Administration Department.

no reply

7825

August 17th, 1944

Mrs. Tome TAKEDA,
Reg. No. 08336,
Kaslo, B. C.

Dear Madam:

We would appreciate a reply to our letter of August 4th in which we advised you that we had an offer for the property described as Lot 2 of Section 1, Block 4 North, Range 4 West, Map 4193. Will you kindly advise us if this price of \$1,200.00 is satisfactory to you.

Yours truly,

G. D. Milson
Administration Department

GDM/GH



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

EVACUATION SECTION	
Rec'd	OCT 11 1944
File No.	11929
Ans.	
Referred	Peters

408 WESTMINSTER TRUST BUILDING
NEW WESTMINSTER, B. C.

October 10th 1944.

Office of the Custodian,
806 Royal Bank Bldg.,
Vancouver, B.C.

Att: Mr. Geo. Peters

Re: Estate of H. TAKEDA deceased
your #11929

Dear Sirs:

I herewith enclose Agreement for
Sale in triplicate to be signed by the Purchaser.
Please return a copy to this office.

There is no fire insurance on the
buildings and I suggest that the purchaser take out
a policy payable to this office according to the
estate's interest.

The purchaser should pay as well
the sum of \$10.76, being \$5.76 for the 1944 taxes
(which have been paid by this office), and \$5.00 for
the Agreement for Sale.

Yours very truly,

OFFICIAL ADMINISTRATOR

JMS*WP
encl.

Oct 753

Monahan

your file

Re Richmond Property

[Signature]

3 2 33, 1825, 3-40, 13314

November 1, 1944

Mr. Kasutaro TATEBE,
Reg. No. 08313,
Kaslo, B.C.

Dear Sir:

We have had some correspondence with Mrs. Tome TAKEDA relative to chattels removed from 1013 Quebec Street, and tagged under your name. There is a very long list of these, in fact there are 168 items, the bulk of which were sold at auction in January of this year.

Mrs. Takeda states in her last letter to us that most of the effects belonged to her and that she labeled them in your name herself. Be that as it may, but we cannot transfer the proceeds of sale to her name without your consent, excepting the few items she mentions as being yours. We are enclosing herewith copies of the sales sheets and would ask that you indicate thereon, the items you believe to be yours.

Alternatively in view of the fact that Mrs. Takeda apparently owns the bulk of the effects, which were sold and there being four of you interested in these effects, it might be a good idea for you to communicate with Mrs. Takeda and she in turn could communicate with the other interested parties, with a view to arranging a fair division of the proceeds.

Yours truly,

W.J. Iverson,
Protection Department

WJI:LM
ENCL.

7825, 540, 1199, 13314, 3233

November 1, 1944

Mrs. Tome TAKEDA,
Reg. No. 08336,
Kaslo, B.C.

Dear Madam:

We regret we could not answer yours of Sept. 28th before, however, here are our comments on your letter:

SINGER SEWING MACHINE:- This was returned to the Company by yourself as per quotation from your letter to Singer Sewing Machine Co. of March 9/43, "so I returned the machine without using it once and Mr. Yanagawa said he will return \$20.00 to us."

The dining table and chairs, double bed, cabinet etc. were sold to the tenant at 1013 Royal Ave.

As for the bulk of effects sold to the account of K. Tatebe, it would seem to us that in view of their being tagged under his name, we should have his consent for the transfer of sale proceeds.

We may say here that all effects found at 1013 Quebec Street were removed to storage in the early part of 1943, and a two page inventory of same is on our files, all under the name of K. Tatebe.

You gave a long list of effects belonging to O. Higuchi, but Mrs. O. Higuchi did not declare any specific list of belongings. She did state that something was left at 840 Cordova St. Vancouver, and at 1013 Royal Avenue, New Westminster, and that the key was in her possession. You also state that Higuchi had effects at 1013 Quebec St. which is contrary to our records.

We do not know who Ozaki is, will you kindly give us the full name and registration number.

Finally, you will recall the mixup in the shipment of effects called for by Mrs. Higuchi, from 1013 Quebec Street and which turned out to be yours, this was due to her giving us the wrong directions.

Mrs. T. Takada

-2-

11/11/77

You can see therefore, our difficulty in arriving at a proper understanding of the situation. We have forwarded to Mr. Takada a copy of the sales sheets and a communication, copy of which we enclose herewith.

Perhaps you may feel inclined to fall in with the suggestion we made in the final paragraph of this letter.

Yours truly,

W.J. Iverson
Protection Department

WJ:IM
Encl. 2

7825 ✓
11929

November 23rd, 1944.

J. M. Streight, Esq.,
Official Administrator,
405 Westminster Trust Bldg.,
New Westminster, B. C.

New Westminster

Dear Sir:

Re: Lot 4 of Lot 6 of Block 36,
Map 2853, and Estate of Hyosaburo
TAKEDA, deceased.

We duly received your letter of the 14th instant and in reply wish to state that we are in favour of accepting the offer of Coulthard, Sutherland and Company, to purchase the above-mentioned property known as 1013-15 Royal Avenue and 1013-15 Quebec Street in the City of New Westminster. We note the sale price is to be \$1,800.00, and terms \$1,000.00 down payment with the balance payable \$200.00 per month to include interest at 6%.

In connection with the claims against Mrs. Tome TAKEDA, as mentioned in our letters dated May 17th and June 18th, 1943, we would appreciate being advised as to whether you intend to pay these outstanding accounts as liabilities of the Estate, or whether you will be forwarding sufficient funds to this office from Mrs. Takeda's portion of the Estate in order that we may liquidate these obligations.

Kindly let us hear from you regarding this matter, and oblige.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

7825 ✓
11929

November 28th, 1944.

J. M. Streight, Esq.,
Official Administrator,
105 Westminster Trust Bldg.,
New Westminster, B. C.

Dear Sir:

Re: Estate of Hyosaburo TAKEDA, Deceased.

We are in receipt of your letter of the 25th instant and note contents. For your convenience we are enclosing herewith copies of our letters dated May 17th and June 18th, 1943, as well as a copy of a letter received from M. Nishiguchi Company Limited dated May 21st, 1943. The latter Company takes the position that Mrs. Takeda carried on the business formerly owned by her husband and therefore the account should be paid from his Estate.

It would seem, in view of the fact that revenues from the properties owned by the late Hyosaburo TAKEDA were used for the maintenance of Mrs. TAKEDA and her family for several years, that it would be in order to pay these debts from the proceeds received from the sale of assets of the Estate. On the other hand, as the accounts were filed against Mrs. TAKEDA personally, they could be paid from her share of the Estate after same is divided and, if you wish to forward, in due course, sufficient funds to this office we will be glad to pay these claims. The Custodian, however, has no preference as to whether these accounts are paid from funds of the Estate as a whole or whether they are paid from Mrs. TAKEDA's share of the Estate and this office is entirely satisfied to abide by your decision. In the event of claims being paid out of the Estate, then funds sufficient to cover the amount owing M. Nishiguchi Company Limited only should be paid into this office to be credited to the account of said Company, while funds payable to Warren Brothers Limited and B. C. Electric Railway Company should be forwarded direct.

Apart from the claims mentioned in our letter of May 18th, 1943, we are not aware of any others against either the Estate, Mrs. TAKEDA or any member of her family.

over

J. M. Streight, Esq.

November 28th, 1944.

We are completing a statement of adjustments in connection with the sale of the Richmond property which we will shortly be forwarding to you with our cheque covering the down payment received from Mr. Bargrave.

Again thanking you for your attention to these matters, we remain.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Enc.

EVACUATION SECTION

Rec'd DEC 27 1944

File No. 7825

Re: 79/12 10/2

Reference *Julian*

over to Charlotte

Kaslo Hotel

Kaslo B. C.

December 20/44

Dear Sir:

In connection with the auctioneering of the articles in the home of 1013 Royal Avenue, I would like you to send me the money received from the sale. I will see that the money be shared among the other two families.

My two sons will be leaving for Ontario next month and there is the dentist bill of \$45.00 to be paid yet so please reply immediately.

I would also like to have a report of the renting of my houses. You have already sent me last years so please send this years. Thank you.

Yours truly

Tom Talbot

Serial No. 08336

Refer to Straight

3233, 540, 13314, 7625

charlotte

December 21st, 1944

Mr. Kasutaro TATSUMI,
Reg. No. 08313,
Kuala, S.C.

Dear Sir:

We thank you for your letter of December 12th, which however, does not clarify the point at issue namely, whether you agree that Mrs. Tanaka owned the bulk of the chattels sold at auction, and whether you agree to the transfer of any or all of the proceeds to her account.

As we have pointed out, both to you and Mrs. Tanaka, all the goods sold were tagged in your name and this, according to Mrs. Tanaka was done by herself. Accordingly we thought that the latter person would be the logical one to distribute the sales proceeds, hence our request of November 1st asking you to write us and state that you are agreeable to this. In the meantime we are writing Mrs. Tanaka asking her to indicate on the sales sheets items which can be allotted to the various interested persons.

If you have not already done so, you might forward the auction sales sheets to her so that she can indicate which items she considers should be transferred.

Yours truly,

H.J. Iverson,
Protection Department

WJL:LM

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

PHONE PACIFIC 6121

PLEASE REFER TO

File No. 7825, 540, 1199, 13314, 3233

JAPANESE EVACUATION SECTION

806 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

R/S file

January 2nd, 1945

Mrs. Tome TAKEDA,
Reg. No. 08336,
Kaslo Hotel,
Kaslo, B.C.

EVACUATION SECTION	
Rec'd	APR 8 1945
File No.	7825
Ans.	Adm. Mr.
Referred	

Dear Madam:

In view of the fact that all personal effects left at 1013 Royal Avenue and 1013 Quebec Street were removed to storage, and thence subsequently sold by the Custodian of Enemy property at auction, and in view of the said belongings being tagged, according to Mrs. Takeda's statement, under the name of T. Tatebe, whereas the effects are supposed to belong to various persons, I consent therefore, to the sales proceeds being forwarded to Mrs. Takeda, who has agreed to make an equitable distribution of the funds to the following persons:

Tome TAKEDA, T. TATEBE, Mrs. O. HIGUCHI,
and OZAKI.

Tome Takeda

SIGNED:

Reg. No. 08336 File No. 7825, 540, 1199, 13314, 3233

Address. *Kaslo Hotel*
Kaslo B.C.

7825 ✓
11929

January 16th, 1945.

J. M. Streight, Esq.,
Official Administrator,
405 Westminster Trust Bldg.,
New Westminster, B. C.

Dear Sir:

Re: Mrs. Tome TAKEDA
Registration No. 08336

We are in receipt of a letter from Mrs. Takeda in which she writes as follows:

"My two sons will be leaving for Ontario next month and there is the dentist bill of \$45.00 to be paid yet so please reply immediately."

"I would also like to have a report of the renting of my houses. You have already sent me last years so please send this years. Thank you."

It has been impossible for us to forward any monies to Mrs. Takeda in connection with the sale of chattels removed from 1013 Royal Avenue, as a portion of the funds derived from the sale of same is owing to three other Japanese persons and we have not yet received instructions from all concerned in connection with apportioning the proceeds.

We would, therefore, appreciate same if you would forward to her the amount requested when sending a statement of her account.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

360 Homer Street,
Vancouver, B. C.
Feb. 13th, 1945.

Mr. J. M. Streight,
Official Administrator,
405 Westminister Trust Building,
New Westminister, B. C.

Dear Sir: Re: Tome TAKEDA #08336 & Estate of
H. TAKEDA, Deceased

This will acknowledge with thanks yours of February 10th giving us information with regard to the above mentioned case.

We believe that this and similar cases should be handled by you in exactly the same manner as that used by the Custodian's Office - that is, the request for remittance to heirs would be okayed by us, the cheque would be issued by you in their name and sent to us for forwardance to them. In this way, we have complete control of their disbursements and proper records of all moneys received by them.

As an illustration of the necessity for this, Mrs. Takeda has asked us to obtain for her funds to pay a \$39.00 dentist bill. This, presumably, is the same item for which you remitted \$45.00 to her.

Pending clarification of the matter and receipt of the down payment on the property, we would ask that you issue a cheque in the amount of \$100.00 and forward it to us, as stated above.

We would also ask that you furnish us with information as to the amounts granted to Mrs. Takeda by your office since April, 1944.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION

"M. L. Brown"

M. L. Brown
Office Manager

c. c. Mr. Wright,
Counsel to the Custodian

971 52 Est
80 87 W12

BRITISH COLUMBIA SECURITY COMMISSION

March 20, 1945.

L.W. Wright, Esq.,
Counsel to the Custodian,
509 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

In further of our discussion, we are listing hereunder the cases for settlement which are presently in the hands of Mr. J.M. Streight, Official Administrator at New Westminster:

Toshio IWASE, #34443

Died October 18th, 1943.

Our Claim for funeral expenses - \$80.00 was paid out of insurance monies.

May 19th, 1944: Letters of Administration Issued.

June 12th, 1944: Custodian's Office sent Mr. Streight, who had been appointed Official Administrator \$1,260.35 (credit balance.)

Aug. 12th, 1944: Mr. Streight advised by telephone that he had over \$1,000.00 for the account of Mrs. Iwase. He said that one-third of the estate would go to her, and two-thirds to the 3 children (minors).

The assets and liabilities are as follows:

<u>Assets:</u>	Sun Life Policy	\$1,000.00 (\$899.05 - amount to be realized)
	Land and House at Maple Ridge (being sold)	
	War Savings Certificates	\$20.00
	Various shares of stock	

Liabilities: \$650.00 loaned to deceased by Ryohai SHIMOZAWA, #12394

December 12th, 1944: We wrote Mr. Streight again, and pointed out to him the instructions in your letter to him of June 12th re method to be followed in connection with disbursement of funds.

February 5th, 1945: We phoned Mr. Streight again. He had done nothing further about this matter. He seemed to think that in view of the liabilities in the estate, that the Official Guardian would have to write him a letter in order that the children's two-thirds' share of the estate could go toward paying the debt.

Mrs. Iwase has a credit in your office of \$410.00. We have, however, heard nothing further from Mr. Streight about the estate.

Has anything been done about contacting the Official Guardian or otherwise clearing up the matter?

Would like to arrange for monthly maintenance of \$30.00 to supplement the earnings of one of the daughters. - Widow on Maintenance.

Harukichi MIYASAKI, #13813

Died March 30th, 1944

Our Claims Nil

Assets: Credit with Custodian - \$2,956.32
Credit with Bank of Montreal, Haney (Amount not known)
Sale of Property - \$3,284.92

Will: Provided for one-quarter of estate to go to wife, and remaining three-quarters divided equally among the three children.

Dec., 1944: Neire agreed to appoint Mr. S. Moore as Official Administrator.

We later found that Mr. Straight was acting as Official Administrator. We were advised by him on February 24th, 1945 as follows:

"I have no funds on hand to date —and cannot advise you at this time when same will be available as letters of Administration were only issued yesterday."

Would like to arrange issuance of maintenance either from your office or from that of Mr. Straight. Pay \$25.00 per month.

TAKESHI KUMAGAI, #2582

Died March 30th, 1944

Our claim: \$80.00 for funeral expenses.

Aug. 24th, 1944: We were advised by Mr. G.R. McQuarrie, lawyer in New Westminster, that Letters of Administration were being applied for. Same were obtained October 20th, 1944.

Wills: Properties in Japan to daughter in Japan;
Properties in Canada to son, Hiroshi Kumagai

Feb. 5th, 1945: Mr. McQuarrie advised that matter was in hands of Mr. Straight, and that \$1,225.00 had been realized on property sale.

Wider on Maintenance.

Would like to arrange for a monthly maintenance cheque from funds in hands of Mr. Straight. Say \$35.00 per month.

Brooklyn TAKEDA (Died two years prior to evacuation)

Mr. JOHN TAKEDA, 40834, Wagon.

June 16th, 1943: Mr. Straight appointed Official Administrator of the estate. \$127.70 sent to him by Custodian's Office, representing total cash on hand to the credit of the estate.

Sept. 16th, 1943: Mr. Straight advised that the assets and liabilities were as follows:

Assets Property in New Westminster (valued at \$1,800.00
 " " Richmond (" " \$1,600.00
 Cash - \$367.00

Liabilities: Book Taxes - \$591.00

Jan. 18, 1945: Widow applied for maintenance

Jan. 22nd, 1945: We were advised by Mr. Johnston of your office that the Richmond property had been sold for \$1,825.00.

Feb. 10th, 1945: Mr. Straight advised that he had sent Mrs. Takeda \$45.00 to pay a dentist's bill. There was considerable confusion caused by his sending the cheque direct to Mrs. Takeda, and on February 15th, we wrote Mr. Straight requesting that this case and similar cases should be handled by him in the same manner as that used by your office (see copy of this letter which we forwarded to you). We also asked for \$100.00 for Mrs. Takeda.

Mar. 16th, 1945: Mr. Streight advised that payment of the \$100.00 had been delayed by lack of liquid funds, but would now be able to pay and would rush the remittance.

Widow on Maintenance.

Would like to arrange for regular monthly maintenance cheque of say \$55.00 per month.

As requested, we would appreciate your discussing the entire situation with Mr. Streight, and if possible, making arrangements whereby all requests from beneficiaries for funds, will be approved by us and all cheques for them will be sent to us for forwarding. Also so that wherever possible, he will permit payments for the maintenance of the family, out of the funds on hand before the estate is settled, thereby removing the necessity of these persons being supported out of public funds.

"D.W. Simmons"

D.W. Simmons,
Comptroller.

DWS:AB

File No. 100-11000 (Rev.)

April 7th, 1943

MEMORANDUM

TO: MR. C. E. PERRY

FROM: MR. E. S. WRIGHT

SUBJECT: Estate of Mrs. Mary T. TAYLOR

Please refer to the letter we received from the U. S. Security Commission under date of 20th March.

When I was in Mr. Straight's office yesterday, he informed me that a check for \$100.00 had been sent to the U. S. Security Commission on the 15th of March.

The U. S. Security Commission have asked that we arrange for a regular monthly maintenance check for \$75.00, to be sent by Mr. Straight for maintenance of the widow and children. He is willing to do this provided the U. S. Security Commission make their request in writing to him. Upon receipt of this letter he will apply to the Court for directions and obtain an order authorizing the monthly allowance; one-third of which will be paid out of funds to which the widow is entitled and two-thirds from the children's share.

Mr. Straight informed me that he had a letter from Mr. E. J. Johnston stating that there were some bills against the Estate and asked that the original bills be sent to him. I have not examined the file and did not have it with me yesterday.

Mr. Straight also stated that he had a letter from the widow indicating that she is planning to go to Eastern Canada and requires certain articles that were supposedly stored at 1013 Royal Avenue, New Westminster. According to his information, these were removed by the Canadian and evidently Mr. Iversen wrote to Mr. Straight under date of July 14, 1944, regarding these goods. I gather there is some mix-up and would be obliged if you would examine the files in order that we may advise Mr. Straight and also straighten the matter out with the widow.

Mr. V. E. Anderson has some knowledge of the matter and I suggest that he furnish any information available.

E. S. WRIGHT

EW/JP

X Incorrect - See letters May 17/43
and Nov. 28/44.

Wright

11929, 7825
Revenue Section

509 Royal Bank Building,
Vancouver, B. C.
April 10th, 1945.

The B. C. Security Commission,
360 Homer Street,
Vancouver, B. C.

Attention: Mr. H.L. Brown

Dear Sirs:

Re: Estate of Eusebio TAKEDA, Deceased

With reference to your Mr. Simmons letter of the 20th ultimo, we have interviewed Mr. Straight, Official Administrator, New Westminster, in the matter of this estate and he informs us that he forwarded to you a cheque amounting to \$100.00 on March 15th last as per your request.

In regard to the regular monthly maintenance of \$55.00 requested in your letter, Mr. Straight informed us that he is willing to comply with your request provided that the request is made by you directly to him. Upon receipt of your request, he will apply to the court for direction and obtain an order authorizing the monthly allowance; one-third of which will be paid out of funds to which the Widow is entitled and two-thirds from the childrens share. In making your request you should specify that the childrens maintenance is to come out of their share of the estate.

Yours truly,

E. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/CB

360 Homer Street,
Vancouver, B. C.
April 12th, 1945

EVACUATION SECTION	
Rec'd	APR 14 1945
File No.	7825
Ref.	
Returned	Thight

Mr. J. M. Streight,
Official Administrator,
405 Westminister Trust Building,
New Westminister, B. C.

Dear Sir: Re: Tome TAKEDA, #08336 & Estate of
 H. TAKEDA, Deceased

Indorse
In further of recent conversations between yourself and the officials of the Office of the Custodian, it is requested that you arrange to issue a monthly allowance in the amount of \$55.00 to Tome TAKEDA, widow of the above-mentioned deceased, out of the estate.

We understand that one-third of this amount will be charged against the widow's share of the estate, and two-thirds against the children's share.

We trust that this letter will be sufficient authority for you to apply to the Court for direction on the matter.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION,

M. L. Brown

M. L. Brown,
Office Manager.

✓ c. c. Mr. K.W. Wright,
Counsel to the
Custodian

11929 & 7825
Evacuee Section

509 Royal Bank Building,
Vancouver, B.C.,
April 20th, 1945.

J. H. Straight, Esq.,
Official Administrator,
New Westminster, B.C.

Dear Sir:

Re: Estate of Hirochuro TAKEDA

Quill With reference to our recent conversation, we beg to advise you that there are no claims on our file against this estate. The claims mentioned in our previous letter were filed against the Widow, who is a Japanese National. Under these circumstances we understand that you will be remitting the Widow's share to the Custodian and claims filed against her can be given consideration at that time.

In regard to the chattels which were left at 1013 Royal Avenue, New Westminster, on evacuation of the family, these were declared to us as the property of the Widow and have been sold by auction. It seems that although all the goods were declared by Mrs. TAKEDA, some of them were owned by other Japanese. We have now come to an arrangement whereby the owners of the chattels have authorized us to make remittance to Mrs. TAKEDA of the total proceeds of the auction and she will make distribution of the funds to the various owners. This appears to us to be the best possible solution, but if you require further information, we will be pleased to supply it.

by the Custodian
Nothing to do with the Estate

Yours truly,

E. W. WRIGHT
COUNSEL TO THE CUSTODIAN

CHP/O'B

7825, 3233, 13314

April 26th, 1945.

Mrs. Tome TAKEDA,
Reg. No. 08336,
KASLO, B.C.

Dear Madam:

We acknowledge receipt of the signed orders from O. Higuchi and K. Tatebe, which in effect give you the right to distribute the proceeds from the sale of chattels now credited to K. Tatebe.

Copies of all the sales sheets, with the exception of the one we now enclose, were sent to Mr. Tatebe on Nov. 1, 1944, and a copy of this letter was sent to you. To complete the transaction, we are enclosing Custodian's cheque in the amount of \$170.85. Will you please, after you have made an apportionment, let us have an acknowledgment of the amount from Mr. Tatebe and Mrs. Higuchi, and we trust that the whole matter will now be satisfactorily settled for all purposes.

So far as Mrs. Ozaki is concerned, we have no knowledge of her nor any declaration as to her property, so you will have to use your own judgment on this.

Yours truly,

W. J. Iversen
Protection Department

WJI:LBM
Enclosures. (2)

7825

June 29, 1945.

Mrs. Tose TAKEDA,
Registration No. 08396,
KASLO, B. C.

Dear Madam:

We wish to advise you that we have received the sum of \$400.00, which represents partial distribution of the Estate of Ryosaburo TAKEDA, deceased.

From these funds we have paid the following outstanding accounts:

Warren Bros. Limited, St. Catharines, Ontario.	\$27.10
M. Nishiguchi Company Limited	143.93
B. C. Electric Railway Company Limited	1.27

and after deducting these amounts from your account with the Custodian you have a credit balance of \$312.87.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

ABANDONMENT LIST

File No. 7825

December 5th, 1945.

Re: Tome (Mrs. Hyosaburo) TAKEDA, Reg. 08336

I have examined the undermentioned articles and I am convinced that they are valueless and should be abandoned:

Linoleum (nailed down & worn out)

1 shelf (homemade and of no value)

MISSING

5 boxes clothing (possibly stored as K. Tatebe's)

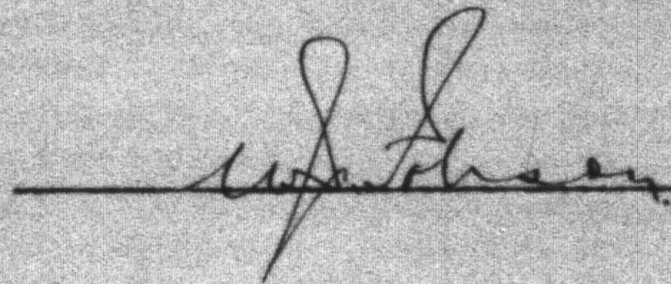
3 big framed pictures

1 box new dresses (possibly stored as K. Tatebe's)

1 Elderdown (possibly stored as K. Tatebe's)

This list is certified to be in accordance with information on file.

WJI:DP



15/1/46

Look over list of papers to be auctioned on K. Tatebe's file & the above missing articles may be on same.

WJS

7323

December 19th, 1945.

Mrs. Tome TAKEDA,
Registration No. 08336,
Kaslo, B. C.

Dear Madam:

On April 26th, 1945 we forwarded you a cheque in the amount of \$170.85 which you were to distribute between the following persons: Kazu-taro TATEBE, Mrs. Noye HIGUCHI and yourself. The amount represented the agreed proportion of funds received from the sale of personal chattels. At the time we sent you this cheque we requested that you obtain an acknowledgement from the various authorities.

We have just heard from Tatebe to the effect that he has not received any communication from you. Will you please proceed with this distribution without delay asking each recipient to send us an acknowledgement.

Yours truly,

W. J. Iverson,
Protection Dept.

WJI:DP

Impounded for
Hall # 11929

ENEMY SECTION	
Rec'd	DEC 29 1945
File No.	
Ans'd	
Refer'd	

EVACUATION SECTION	
Rec'd	DEC 29 1945
File No.	7835
Referred	John H. Lee

Hamilton, Ont.,
Dec 29 1945

Dear Sir:

I have been informed by the Freeman of Toronto to
write to you for the information of the sale of my house.

When leaving Toronto, O.C., I was told by the
O.C. Security Commission that the money from the sale of
my estate will be forwarded to me as soon as I make
residence in Sask.

I have written to the Strathgairn New Westmin-
ster about the matter but have not heard from him.

As you know we have left all our household
furnishings in New Westminster when being evacuated,
I have had to buy an entire new furnishings and
live in Hamilton.

Feeding my two daughters through school and
having to pay rent, besides the rest of the month-
ly rent bills, I am greatly in need of the money.

I have written to Mr. Strought twice regarding
this matter but have not heard from him
once.

I would also like to know what has
happened to my farm in Richmond. I have
been informed once from the Commission
office in Kato that the farm might have
been sold, but no definite answer.

Please see immediately what you can do
for me.

I thank you.

Yours sincerely,

Tomé Takahashi

7825 ✓
11929
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.,
February 18th 1946.

Mrs. Tome TAKEDA,
Registration No. 08336,
204 John Street, North,
Hamilton, Ontario.

Dear Madam:

Re: Estate of Hyosaburo TAKEDA, Dec'd

We are in receipt of your letter of the 6th instant and in reply wish to advise you that the real properties in connection with the above Estate have been sold as follows:

- (1) Lot 2 of Section 1, Block 4 North, Range 4 West, Map 4193, Municipality of Richmond in the District of New Westminster. Sale Price \$1,825.00, \$1,000.00 cash, balance of \$825.00 payable under Agreement for Sale in 4 semi-annual payments of \$206.25 falling due on April 11th 1945, October 11th 1945, April 11th 1946 and October 11th 1946, together with interest at 5%.
- (2) Lot 4 of Lot 6 of Block 36, Map 2853, City of New Westminster. 1013, 1015 Royal Avenue and 1013, 1015 Quebec Street, New Westminster, B. C. Sale Price \$1,800.00, \$1,000.00 cash, balance of \$800.00 payable under Agreement for Sale at \$200.00 per month with interest at 6%.

Mr. J. M. Streight, Official Administrator, is collecting payments under the above-mentioned Agreements for Sale and we have arranged with him for a further partial distribution of funds to you and we will shortly be forwarding to you our cheque for the sum of \$300.00.

Yours truly,

WJJ/HAS

W. J. JOHNSTON
ADMINISTRATION DEPARTMENT

7225
15344

March 14th, 1946.

Mrs. Hyomaro (Tone) TAKEEDA,
Registration No. 06336,
204 John St. W.,
Hamilton, Ontario.

Dear Madam:

We acknowledge your letter of March 6th, 1946 and note the remarks regarding Mr. NIGUCHI'S receipt. We were in error however, in stating that this had been received as we did receive from the Department of Labour Mr. TATESE'S receipt and also a copy from Mrs. NIGUCHI of the agreement between the three parties who were interested in the proceeds from the sale of goods credited to Mr. K. TATESE.

We are unable to understand Mrs. NIGUCHI telling you that she had sent this receipt because she only wrote to us in the middle of February about her goods. We are communicating again with this lady and telling her what you say.

We do hope that Mrs. NIGUCHI has received her share of the auction proceeds by now.

Yours truly,

W. J. Iverson,
Protection Dept.

WJI:IP

7825 ✓
11519

April 5th 1946.

Mrs. Tome TAKEDA,
Registration No. 08336,
204 John Street, W.,
Hamilton, ONTARIO.

Dear Madam:

With reference to that portion of your letter of the 18th ultimo relating to the claim of M. Nishiguchi Company Limited against you for the sum of \$143.93, we wish to advise you that Mr. Asajiro NISHIGUCHI was in our Office a few days ago at which time we discussed this matter with him. Mr. NISHIGUCHI stated specifically that you were indebted to his firm for merchandise supplied to you prior to evacuation in the above amount and he was prepared to make a Statutory Declaration to that effect.

In your letter of July 26th 1945, you stated that you would write Mr. NISHIGUCHI and ask him about his claim against you but we do not appear to have received any report on your correspondence with him. If you have not written we would ask you to please do so without delay and let us know if you have arrived at any settlement with him.

Yours truly,

W. J. JOHNSTON
ADMINISTRATION DEPARTMENT.

WJS/HMS

C
O
P
Y

204 John Street N.,
Hamilton, Ontario,
January 28, 1947.

Mr. W. J. Johnston,
Administration Department,
509 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

The final payment, with 5% interest, of the Estate of
Hyoaburo Takeda; Lot 2 of Section 1, Block 4 North, Range
4 West, Map 4193, Municipality of Richmond in the District
of New Westminster, was made on October 11th, 1946.

Also full payment, with 6% interest, of the Estate of
Hyoaburo Takeda; Lot 4 of Lot 6 of Block 36, Map 2853, City
of New Westminster, was made in May 1945.

The sum of \$705.00 has already been sent to me. I would
like the remainder of the money sent as soon as possible.

Yours truly,

"Tome Takeda"

Mrs. T. Takeda.
(File No. 7825
11929
Evacuee Section)

TT:KT

Supplemental File 11929



J. M. STREIGHT
OFFICIAL ADMINISTRATOR

TELEPHONE:
703

607 COLUMBIA STREET

NEW WESTMINSTER, B. C.

13th February, 1947.

Mr. W. J. Johnston,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	FEB 14 1947
File No.	11949
Ans.	<i>W. J.</i>
Referred	<i>Mr. Johnston</i>

Dear Sir:

re Estate of Hyosaburo Takeda.

With reference to your letter of February 11, I beg to advise you that the widow is only entitled to one-third of the estate and the balance is being held for her children when they reach the age of 21 they can so advise me.

The widow will receive a further sum as her share and same will be forwarded to your office this month.

Yours very truly,

J. M. Streight

JMS:GB

*By telephone
final
bal.*

7825,

February 15, 1947.

Mrs. Tame TAKEDA,
Page No. 08396,
204 John Street E.,
Hamilton, Ontario.

Dear Madam:

Re: Estate of Etschuro TAKEDA, File 11929.

Your letter dated January 28, 1947 has been referred to Mr. J.M. Straight, Official Administrator and he has replied stating that the balance of your share, namely, \$162.32 will be sent to this office this month. This will be forwarded to you at once.

We presume that you understood that under Canadian law since your husband left no will, the estate is divided $\frac{1}{2}$ to you and the rest equally among the children.

The entire share belonging to you as stated above will soon reach you and the shares of the children will be sent to each of them as soon as they reach the age of 21.

The Department of Labour records indicate that Eigi was born on January 16, 1922, and Chiro was born July 27, 1925, and both of these would appear to be old enough to receive their shares.

We could suggest that you have Eigi and Chiro write to Mr. J.M. Straight, Official Administrator, New Westminster, B.C. requesting their share of the funds. Mr. Straight will require to see their birth certificates if they have them, and if not no doubt these could be obtained from the Vital Statistics Branch, Provincial Government, Victoria, if they were born in the Province of British Columbia. Birth certificates may be obtained for the fee of \$1.00 each. This procedure may be followed by each of the other children as they reach the age of 21.

Yours truly,

A. G. Seirthur,
Office of the Custodian.

AGS:AH

File 7825

March 4, 1947.

MEMORANDUM.

To: Mr. Johnston.

From: A. G. McArthur.

Re: Estate of Hyosaburo TAKEDA, Deceased.

Please note that the account of Mrs. Tome Takeda has today been credited with the sum of \$162.32 being final payment of her share of the estate of her husband, Hyosaburo Takeda, Deceased. *File 11929*

This woman has been asking urgently for her money and I would be glad if you would review her file and send it forward at once if there are no claims against her. Please see my letter of February 15, 1947.

AGM

AGM:AH

[Signature]

File No. 9/12
1975
785
791
1129

Rev. 1. 1947

MEMORANDUM

To: Mr. S. C. Good

FROM: Mr. V. J. Johnston

Re: The Estate of Sumitomo TAKEDA, deceased.

With further reference to our memorandum of March 20, 1945, we wish to advise you that administration of the above-mentioned Estate has been completed by Mr. J. H. Straight, Official Administrator.

Mr. Straight has informed us that 1/3 of this Estate will be the Widow share and the remaining 2/3 is to be divided evenly between the five children, viz. 2/15 share to each one.

Further, we would ask you to please note that the date of birth and ages of the beneficiaries of this Estate are as follows:

- (1) Tame TAKEDA (Wid. Sumitomo), Age 77, born October 12, 1867.
- (2) Hagi TAKEDA (S), Age 25, born January 15, 1921. (Son).
- (3) Shiro TAKEDA (S), Age 21, born July 27, 1925. (Son).
- (4) Masako TAKEDA (D), Age 19, born January 7, 1926. (Daughter).
- (5) Tomiko TAKEDA (D), Age 17, born September 25, 1929. (Daughter).
- (6) Naiko TAKEDA (D), Age 15, born October 3, 1930. (Daughter).

ADMINISTRATIVE DEPARTMENT.

WJJ/HMS

7825
11929
11519.

May 15, 1947.

REGISTERED

Mrs. TOME TAKEDA,
Registration No. 08336,
204 John Street North,
Hamilton, ONTARIO.

Dear Madam: Re: Estate of Hvosaburo TAKEDA, Deceased.

We are enclosing herewith our cheque for the sum of \$329.52, which represents all funds at credit in your account in this Office, as shown in the attached statement.

As previously advised, we received the balance of your share of the above Estate from Mr. J. M. Streight, Official Administrator, which amounted to \$162.32. Also, you will note from the enclosed statement that we have re-credited your account with the sum of \$143.93, being the amount transferred to the account of M. Nishiguchi Company Limited in settlement of their claim filed with us against you. Both of the last-mentioned amounts are included in this cheque.

Kindly acknowledge receipt of the above remittance at your early convenience.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HMS
Enc. (2)

11929

June 11, 1949.

J. M. Straight, Esq.,
Official Administrator,
607 Columbia Street,
New Westminster, B. C.

Dear Sir:

Re: Estate of Hironoburo Takeda, Deceased.

We enclose herewith Certificate of Birth for
Kiniko Takeda and copy of a letter received from her dated
June 9, 1949. Would you kindly act on her request for her
share of her father's estate and return the Certificate of Birth
direct to her.

Please acknowledge receipt of this Certificate.

You may recall that the undersigned telephoned you
in February 1949, asking whether the purchaser of the New Westminster
property which formed part of the above estate had registered his
deed and whether the Custodian vesting had been withdrawn. We do
not appear to have had any word from you in this connection and
would be pleased if you could, at your convenience, look at the
title in the Land Registry Office and report. The legal description
of the property is Lot 4 of Lot 6 of Block 36, Map 2853, City of
New Westminster.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AG
Enc. Certificate
Copy of letter.

File No. 7825
Reg. No. 08336

Tome TAKEDA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 November 10	Refund from Richmond Municipality	\$	\$ 55.43	
1943 January 22	Cheque to you	55.43		
1944 July 11	Sale of chattels Appraisal fee "	5.00	27.00	
1945 January 30	Proceeds Auction Sale		58.87	
March 26	" "		4.30	
May 30	Partial distribution from Estate Hyasaburo Takeda		400.00	
June 15	B. C. Electric Railway Co. Ltd. - claim paid	1.27		
	Warren Bros. Ltd.	27.10		
December 17	Repayment of advances for maintenance	39.40		
1946 January 8	Cheque to you	250.00		
March 23	Partial distribution from Estate Hyasaburo Takeda		300.00	
	Cheque to you	300.00		
July 29	Long Distance telephone call	.20		
September 12	Partial distribution from Estate Hyasaburo Takeda		155.00	
October 2	Cheque to you	155.00		
1947 March 4	Funds from Official Administrator		162.32	
May 20	Cheque to you	329.52		
		<u>\$1,162.92</u>	<u>\$1,162.92</u>	

NIL

Accounting Department
August 26th, 1948

File No. 11929
Reg. No. 06336

TAKEDA, Homoburn Estate - TAKEDA, Tom

Date

Particulars

Debit

Credit

Balance

1942 July 15	Conlthard & Sutherland - rents collected Conlthard & Sutherland - rents collected Commission Commercial Union Fire Insurance Horvich Union Fire Insurance North West Fire Insurance Thomas Stubbins	\$ 8.00 3.00 3.00 3.00 20.00	\$ 66.50 45.00	
August 11	Lum Hing - rent due Aug. 1 W. Peibone - rent due Aug. 31 Water rates Commission City of New Westminster - water	25.00 2.00 70.00	10.00 18.00	
September 12	Lum Hing - rent W. Peibone - rent Commission	2.00	10.00 16.00	
September 19	Ok 410 - Corp. of Richmond - tax sale Redemption	55.43		
September 30	Ok. Township of Richmond - sale tax redemption		55.43	
October 16	Lum Hing - rent due August 31 W. Peibone - rent due Aug. 31 Mrs. Aelchale - rent due July 1 W. J. Reboult - rent due Aug. 15 Lum Hing - rent due Sept. 31 Commission	10.00 16.00 10.00 10.00 10.00		
November 2	Ok 734 - City of New Westminster - water bill	25.00		
November 10	Transferred to Mrs. T. Takeda, File 7625	55.43		
November 16	Rents collected Commission Repairs & Maintenance	1.00 2.75	16.00	
December 16	Rents collected Commission Repairs & Maintenance	2.00	26.00	
		29.60		

Copy on
11929

- 2 -

File 11929

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 6	Ck 1399 - Premium Providence - Washington Policy # 74010	\$ 3.00	\$	
January 13	Rents collected Commission	4.00	55.00	
February 12	Rents collected Commission - Coulthard, Sutherland Sundry per rental statement	4.00 57.04	42.00	
March 15	Rents collected Commission Repairs & Maintenance Sundry per rental statement	5.00 13.36 6.24	97.00	

CR \$ 116.08

TAKEDA, Hirochika Estate - Tama TAKEDA

Copy for #7825
FILE 11929
PAGE 06336

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 15	Rents collected			
	Rents collected	8.00	66.50	
	Conditard & Sutherland - Commission	3.00	45.00	
	Comstock Union Fire Insurance	3.00		
	Harold Union Fire Insurance	3.00		
	Northwest Fire Insurance	20.00		
	Thomas Stubbs			
August 11	Lum Hing - rent due Aug. 1	25.00	10.00	
	W. Helbom - rent due Aug. 31	2.00	16.00	
	Water rates	70.00		
	Commission			
	City of New Westminster - water			
September 12	Lum Hing - rent		10.00	
	W. Helbom - rent	2.00	16.00	
	Commission			
September 19	Gr. ALO Corporation of Richmond - tax sale redemption	55.43		
September 30	Gr. Township of Richmond - sale tax redemption returned		55.43	
October 16	Lum Hing - rent		10.00	
	W. Helbom - rent		16.00	
	Mrs. Aschols - rent due July 1		10.00	
	W. J. Sobole - rent due Aug. 15		10.00	
	Lum Hing - rent due Sept 31	5.00		
	Commission			
November 2	Gr. 734 - City of New Westminster - water bill	25.00		
November 10	Transferred to File 7825 - Mrs. T. Takeda	55.43		
November 16	Rental Statement	1.00	16.00	
	Commission	2.75		
	Repairs & Maintenance		26.00	
December 16	Rents collected	2.00		
	Commission	29.60		
	Repairs & Maintenance			

- 2 -

File 11929

Date	Particulars	Debit	Credit	Balance
1943 January 6	CR 1399 - Premium Providence - Washington Policy # 74010	0 3.00	0	
January 13	Rents collected Commission	4.00	55.00	
February 12	Rents collected Commission - Coulthard, Sutherland Sundry per rental statement	4.00 57.04	42.00	
March 15	Rents collected Commission Repairs & Maintenance Sundry per rental statement	5.00 13.36 6.24	97.00	
April 16	Rents collected Commission Sundry per rental statement	4.00 10.63	63.00	
May 13	Rents collected Commission Repairs & Maintenance	3.00 19.75	46.00	

CR \$167.70

TAKEDA - FIVEBURY ESTATE - TOWN TAKEDA

FILE 11929
Reg. 08336

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942				
July 15	Rents collected		\$ 66.50	
	Rents collected		45.00	
	Coulthard & Sutherland - Commission	8.00		
	Commercial Union Fire Insurance	3.00		
	Horwich Union Fire Insurance	3.00		
	Northwest Fire Insurance	3.00		
	Thomas Stubble	20.00		
August 11	Lum King - rent due Aug. 1		10.00	
	F. Beilbone - rent due Aug. 31		18.00	
	Water rates	25.00		
	Commission	2.00		
	City of New Westminster - Water	70.00		
September 12	Lum King - rent		10.00	
	F. Beilbone - rent		16.00	
	Commission	2.00		
September 19	Ck AIO Corporation of Richmond - tax sale redemption	55.43		
September 30	Ck Township of Richmond - Sale tax redemption returned		55.43	
October 16	Lum King - rent		10.00	
	F. Beilbone - rent		16.00	
	Mrs. Aschewale - rent due July 1		10.00	
	M. J. Beilbone - rent due Aug. 15		10.00	
	Lum King - rent due Sept. 31		10.00	
	Commission	5.00		
November 2	Ck 734 - City of New Westminster - water bill	25.00		
November 10	Transferred to File 7829 - Mrs. T. Takeda	55.43		
November 16	Rental Statement		18.00	
	Commission	1.00		
	Repairs & Maintenance	2.75		

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
December 16	Rents collected Commission Repairs & Maintenance	\$ 2.00 29.60	\$ 28.00	
1943 January 6	Ck 1399 - Premium Providence - Washington Policy #74010	3.00		
January 13	Rents collected Commission	4.00	55.00	
February 12	Rents collected Commission - Coulthard, Sutherland Sundry per rental statement	4.00 57.04	42.00	
March 15	Rents collected Commission Repairs & Maintenance Sundry per rental statement	5.00 13.36 6.24	97.00	
April 16	Rents collected Commission Sundry per rental statement	4.00 10.63	63.00	
May 13	Rents collected Commission Repairs & Maintenance	3.00 19.75	45.00	
May 27	Ck 3424 - J. H. Strelight - Official Administrator	187.70		
June 14	Rents collected Commission Repairs and Maintenance	6.00 9.70	97.00	
June 16	Ck 3739 - J. H. Strelight	61.30		
September 10	Ck 5061 - Certificate of Insurance - New Testmaster Ck 5061 - Certificate of Insurance - New Testmaster	1.00 1.00		

- 3 -

File 11929

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944				
January 10	Refund from Veterans' Land Act of rent		\$ 25.00	
January 12	Balance of account	23.00		

CR 00.00

2.
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

T. Takeda,
Ex. 101.

THE WITNESS, the claimant herein, having been
first duly sworn, testified through
the interpreter as follows:

EXHIBIT EXHIBITION BY MR. OFFER:

Q. I am showing you certain forms entitled
Real Estate Other Than Farmland; are these your signat-
ures on these three forms? A. Yes.

Q. Were these forms prepared under your
instructions? A. Yes.

Q. You swear the contents to be true?

A. Yes.

(3 REAL ESTATE CLAIM FORMS MARKED EXHIBIT 1)

Q. Now, prior to your evacuation you were
the owner of four properties in New Westminster, known
as 1015 Royal Avenue, 1015 Quebec Street, 1015 Quebec
Street and 1015 Royal Avenue; is that right?

A. Yes.

Q. Now actually there were two houses side
by side on Royal Avenue? A. Yes.

Q. And two houses front on Quebec Street
more or less on the same lot? A. Yes.

Q. What kind of district was this that
these houses were in?

A. Close by there was a Japanese boarding
house, and below us was Chinatown.

Q. On one sheet here you put in a house
known as 1015 Royal Avenue and 1015 Quebec Street, and
apparently these two were bought in 1927?

A. Yes.

Q. And they were both on lots 66 x 131?

all 4 on one lot 66' x 131'

T. Takada,
In chf.

A. Yes.

Q. The house being built on one street and
the other fronting on the other street?

A. Yes.

Q. Now, with regard to 1913, did you live
there yourself? A. Yes.

Q. That was your residence? A. Yes.

Q. And that house had six rooms plus two
attic rooms? A. Yes.

Q. I notice on your sheet here that you
did considerable repairs on that property over a period from
from 1924 to 1947? A. Yes.

Q. You made considerable repairs? A. Yes.

Q. Before 1939 the house did not have any
plumbing, is that right?

A. Yes, there was plumbing prior to 1939.

Q. When you speak of plumbing installations
in 1939 what was done at that time by the way of
installing plumbing?

A. Until 1939 there had been only one
toilet. We installed the second toilet and also
installed sewage pipes.

Q. How many people lived in that house at
1913 Royal Avenue? A. Six.

Q. All your family? A. Yes.

Q. You had two bathrooms?

A. Yes, there were two outside toilets, each
being for the use of two houses.

Q. After you bought 1913 and 1915 Royal Avenue,

4.
T. Takeda,
in chf.

1
2 shortly after, you put electricity in?

3 A. Yes.

4 Q. And in 1915 Royal Avenue it says on your
5 sheet that the foundation was all concrete, is that
6 right?

7 A. The sides were all concrete, and
8 inside the basement there was a concrete fruit
9 cellar.

10 Q. Did you have plumbing in the kitchen of
11 1915 Royal Avenue?

12 A. Yes.

13 Q. And in 1915 Quebec Avenue was there
14 a regular basement?

15 A. It wasn't a cement basement.

16 Q. Then, referring to 1915 Quebec Street,
17 on your sheet here you state that the house was built
18 in 1911? A. Yes.

19 Q. Did your husband build the house or
20 did you hire someone to build it?

21 A. We hired a carpenter, and my husband also
22 helped do the work.

23 Q. In 1941 it says you built a room on top
24 of the roof there?

25 A. Yes, we hired a carpenter to build that
26 extra room.

27 Q. That cost \$300?

28 A. Yes.

29 Q. Referring to 1915 Royal Avenue, the one-
30 story house, it states here it was used as a
store?

31 A. Yes.

32 Q. All the other places were used as resid-
33 uences but this place was used as a store?

34 A. Yes, that was a store rented to Chinese.

35 Q. How much rent did you get out of that?

Y. Takeda,
In car.

1
2 A. It formerly had rented for \$12. but after
3 my husband died and it had not been repaired for awhile
4 it used to rent for \$10.

5 Q. Was that whole house rented, was that the
6 whole place for \$10. a month?

7 A. Yes.

8 Q. You lived in 1015 yourself?

9 A. Yes.

10 Q. 1015 Quebec Street, what did you do there,
11 did you rent that out?

12 A. That was rented to a friend of mine and
13 after we were evacuated it was rented to some white
14 people.

15 Q. How much rent did you get for that?

16 A. \$10. per month.

17 Q. What about 1015 Quebec Street, did you rent
18 that too?

19 A. The Custodian rented that.
20 We had put our belongings in there but the Custodian
21 took them out and rented the place for \$10. a month.

22 Q. Had you rented this place prior to

23 evacuation? A. Until the evacuation we rented
24 it for \$10. a month.

25 Q. Regarding 1015, what condition was that
26 in at the time you were evacuated?

27 A. We completely redecorated the inside in 1941,
28 and put down new linoleum throughout.

29 Q. Does she say it was in good condition?

30 A. Yes, it was in good condition.

Q. What about 1015 Quebec Street?

Y. Yabuta,
In chf.

Q. It had been repaired from time to time while the tenants were living there and it had been painted in 1957 and the roof had also been repaired, and that was in fairly good condition.

Q. Then 1915 Quebec Street, what was the condition of that?

A. That had recently had a new cement floor put in the basement and the sides were better.

Q. What was the general condition of the building?

A. When I spoke to the agent about it, just before we left, he said that it was in fairly good condition and didn't need any repairs as we would probably be back in two or three years and it would be all right to leave it as it was.

Q. And what about 1915 Royal Avenue, that is the store?

A. That wasn't in very good condition, the business who was running it didn't spend much money or didn't take very good care of it.

Q. Were all these properties rented after your evacuation do you know?

A. After I was evacuated I received a letter from the agent, Rutherford, saying that he would look after the places and would rent them.

Q. Did you ever receive any rent?

A. I didn't receive any rent directly, the Custodian received it.

Q. He forwarded the rents on to you?

7.
B. Talmie,
In chf.

1
2 A. It was paid to the Custodian and I never
3 received anything.

4 Q. You never received any statement of the
5 amount of rent?

6 A. A friend of mine wrote to the Custodian
7 on my behalf asking particulars about the rents and
8 they then sent a statement but according to those
9 statements there was no balance of cash left to my
10 credit.

11 Q. Did the Custodian charge you up with
12 expenses of repairs on these properties?

13 A. I suppose it was all charged against the
14 rent.

15 Q. When did your husband die?

16 A. In 1932, I think.

17 Q. And did you instruct the Official
18 Administrator to take out letters of administration
19 of his estate after your evacuation?

20 A. After I was evacuated the Sutherland
21 firm wrote to me and told me that would take care of
22 everything.

23 Q. Ask her whether prior to evacuation she
24 had taken out letters of administration in connection
25 with her husband's estate?

26 MR. CHAIRMAN: I don't wish to interrupt my
27 learned friend's examination in chief but I think it
28 was decided that the question of administration expenses
29 was outside the terms of reference and is not to be
30 discussed before my sub-commission.

3.
T. Thomsen,
in chf.

1
2
3
4
5
6
MR. OFFER: The only thing I have to say in
that connection is if the Sustained proceeds to
appoint somebody to do this work and the person
appointed makes a lot of charges which are not properly
chargeable, it would relate back to the claim.

7
8
9
MR. CHRISTIE: It has nothing to do with the
present Commission. It has been held that the
Sustained's expenses are not to be questioned at all.

10
11
THE SUB-COMMISSIONER: We are only concerned
with property issues.

12
13
14
MR. OFFER: I am showing you another form.
This is entitled Real Estate Farmland, is that your
signature? A. Yes.

15
16
Q. Was this form prepared under your
instructions? A. Yes.

17
18
Q. And is what is stated here true?
A. Yes.

19
[REAL ESTATE FARMLAND CLAIM FORM MARKED EXHIBIT 8]

20
21
22
MR. CHRISTIE: I am submitting, your honor,
in connection with this particular property, being lot
1 of Section 1, block 4, first of all an appraisal
dated the 20th of August 1942.

23
[APPRAISAL ABOVE REFERRED TO MARKED EXHIBIT 8]

24
25
MR. OFFER: You owned a farm 600?
A. Yes.

26
27
Q. This was a fruit farm was it?
A. Yes.

28
Q. And you bought it in 1931? A. Yes.

29
30
Q. Do you know the cost price was \$1500?
A. Yes.

T. Takada,
In chf.

Q. And the buildings which were built on that land subsequently were built for the sorts shown on this sheet? A. Yes.

Q. Do you know whether the condition of the soil on this farm was good?

A. Yes, it was good quality soil.

Q. Do you know anything about what crops were raised on that property?

A. Strawberries, beans, cabbages, and there was an acre of currants.

Q. Was it a good producer, do you know?

A. The currants were planted about four years prior to the evacuation. They do not begin to bear until about the fifth year, so they would be bearing very well about the year after we left.

Q. Was somebody working this farm for you until you were evacuated?

A. I had somebody working it for me until shortly before the evacuation, but he went back to Japan and I rented it to Mr. Kanichi.

Q. When you had somebody working it for you did you make any money out of the operation of the farm?

A. I was making a lot more out of it before than when I rented the place, but it was too much to look after it with the store and everything else, and I had to do it, so that is why I rented it.

Q. What about the house on the farm, in what condition was it when you were evacuated?

W. T. T. T.,
In chf.

Q. It was only built shortly before the
evacuation and had cement blocks and cedar posts under
it.

Q. Who was living in it?

A. We used to go down and visit the house and
use it on weekends.

Q. There was nobody occupying it?

A. No.

Q. You just used it as a country home?

A. Yes.

Q. The land in connection with this property,
was it cleared or uncleared?

A. It was all cleared, there was no bush.
It was just beside the dyke and there was a bridge
built from the dyke right into the farm.

EXHIBIT EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the
6th of May, 1945; is that your signature?

A. Yes.

Q. I think you told my friend that Mr. Straight
was appointed official administrator of your husband's
estate -- to your knowledge was Mr. Straight adminis-
trator of your husband's estate?

A. I don't know, the Custodian arranged it.

(J. P. FORM MARKED EXHIBIT NO. 4)

(2 CERTIFICATES OF INSURANCE MARKED
EXHIBIT NO. 5)

Q. They are both in the name of Jack Milton
Straight, and I am advised he was official administrator

T. Takoda,
Dr. Ch.

of the estate of the claimant's late husband.

Q. Now, my friend asked you some questions in regard to these four houses 1012, 1014 Royal Avenue and the houses on Quebec Street.

Now, the appraisal here states that these four families in the four houses share out outside flush toilet; is that correct or not?

A. No, there were two.

Q. When did you last see this property?

A. May 11th, 1942.

Q. I understood that there were no basements in any of these houses; is that correct?

A. The store didn't have a basement but the other three had.

Q. Now, Mr. Alvord of the Westminster Trust Company says there were no basements; is that not true?

A. Three houses had basements.

Q. That is an incorrect statement?

A. Yes, it is a mistake.

Q. With regard to 1012 Royal Avenue Mr. Alvord says there was no plumbing; is that correct or not?

A. It had recently been put in.

Q. That is prior to your occupation?

A. Yes.

Q. He says in regard to 1012 there was cold water only; is that correct?

A. Just cold water.

T. T. T. T.
or. or.

Q. What kind of heating did you have at
1012 Royal Avenue?

A. Stoves.

Q. This was a two-story frame building
all right?

A. Yes.

Q. Then he says the grounds are small and
the area is very poor, would you agree with that
statement in regard to 1012 Royal Avenue?

A. There was a front garden. There was an
apple tree in front and a cherry tree at the back.

Q. It says the four houses are jammed
together; what do you say about that?

A. I think there was plenty of room; there
was a garden in front and back and plenty of room
for washing lines.

Q. Then in regard to 1015 Royal Avenue it
says there was no basement. Was there a basement in
1015?

A. No.

Q. Water, none? A. The store was
the one that didn't have a basement.

Q. He says there was no water, is that right
for 1015?

A. There was water in the kitchen.

Q. He says this is an old garage; is that
right?

A. No, it is not an old garage.

Q. And it should be condemned? A. No.

Q. Then 1015 Quebec Street is a one story
building?

A. Yes.

Q. He says there was no basement?

A. There was a basement with a cement floor.

Q. One outside flush toilet is shared with

14.
T. Takada,
27. 22.

1 item?
2 A. I left all the books
3 pertaining to the store and the receipts and
4 personal papers in the room of the house at 1013
5 Royal Avenue, and later on, at the time of evacuation
6 all these things were shipped by mistake to
7 Mr. Higuchi and that is how I lost all my valuable
8 papers. The furniture from my parlour and everything
9 was sent by mistake to him.

10 Q. Have you any records today of those
11 expenditures?

12 A. No, I haven't. Some of these things cost
13 more, but I didn't know what my husband spent on them.

14 Q. Will you tell us how you arrive at these
15 different amounts in the claim. Was this only guess
16 work?

17 A. There were many more things than
18 appear in here but I put down only those things that
19 I could remember.

20 Q. Is she sure this is the exact amount paid
21 in the years 1924, 1925 and 1926, or is that guess work
22 on her part. All I want to know is how she estimated
23 these. Is it accurate information or what?

24 A. This is from a note book of my husband's
25 which I have in Hamilton.

26 Q. You haven't got it here? A. No.

27 Q. Did you bring this note book with you
28 today to assist the Court? A. No.

29 MR. CHRISTIE: In connection with the
30 properties on Royal Avenue and Quebec Avenue, I file
as Exhibit 7 two letters of J. M. Straight, the
Official Administrator. The first is dated the 21st. of

18.
T. Nakada,
Sr. Sr.

1 August 1944, and is addressed to the Office of the
2 Custodian. Then there is a letter of the Official
3 Administrator, dated November 14th, 1944, in which he
4 states he called for tenders and the tenders were
5 placed on November 2nd, 1944, and none were received.

6 (LETTERS ABOVE REFERRED TO MARKED EXHIBIT 7)

7 (NOTICE OF ADJOURNMENT FOR THE YEAR 1945,
8 MARKED EXHIBIT NO. 8)

9 (REAL ESTATE FOR 1945, MARKED EXHIBIT NO. 9)

10 2. There are certain offers in connection
11 with the farm property. There is one dated July 22nd,
12 1944, made by J. Frick for \$800. There is another
13 offer made by W.B. Hargrove dated August 15th, 1944,
14 in which he offers \$1225. There is an offer received
15 by the Official Administrator for \$1200. cash, and in
16 that letter he states:

17 "You will remember our last offer was \$400."

18 (REAL PROPERTY SUMMARIES MARKED EXHIBIT NO. 11)

19 3. The offers may be marked as Exhibit 10.
20 They may all be marked as one exhibit.

21 (OFFERS TO PURCHASE MARKED EXHIBIT 10)

22 It is submitted, your honor, that the real
23 properties were sold at their fair market value.

24 (PROCEEDINGS ADJOURNED SINCE DEED)

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

28 *E. McGregor*
29 E. McGregor,
30 Official Reporter.

DEFENCE BRIEF

Tome TAKEDA, Widow, claiming
as beneficiary of the Estate
of Hyosaburo TAKEDA, deceased,
who died intestate on February,
23, 1934, at New Westminster, B.C.

Toronto, Ontario.
November 18, 1948.

File No. 7825

Case No. 1267

Note: This case is believed to be outside the terms of reference.

Particulars:

1. Both parcels of Real Property involved in the Estate were registered in the name of Hyosaburo TAKEDA at the time of Evacuation. His interest was vested in the Custodian in each case as shown in Certificates of Encumbrance numbered Exhibit 5.
2. Mrs. TAKEDA appointed Coulthard, Sutherland & Co. Ltd. to act as Agent for the properties before she was evacuated. See letter dated April 28, 1942 on Claim File.
3. The Custodian requested Mrs. TAKEDA to apply to have the Estate administered. See letter (copy) dated Nov. 10, 1942, on Claim File.
4. Mrs. TAKEDA requested Mr. J.M. Streight, Official Administrator, New Westminster, to make application for Letters of Administration. See letter dated Nov. 21, 1942, and also letters from Mr. Streight dated May 12, and June 21, 1943, all on Claim File.
5. Titles to both Real Properties were issued to Jack Milton Streight "In Trust". See two (2) Certificates of Encumbrance entered as Exhibits and marked number 5.
Two Certificates of Vesting appear as registered charges in said Certificates of Encumbrance and are numbered 24204 and 24203 respectively.

REAL PROPERTY CLAIM

Real Property Claim consists of the following two parcels of property.

1. 3.25 acre farm described as Lot 2 of Section 1, Block 4, North Range 4 West, Map 4193, Municipality of Richmond in the District of New Westminster.

Claim

\$3300.00

Appraised at

\$1600.00 - for J.M. Streight
Aug. 20, 1943.
\$1826.00 - for Custodian,
Apr. 27, 1944.

Sold for

\$1825.00 by J.M. Streight
Sept. 11, 1944.

Mr. Streight did not receive a satisfactory offer for the sale of this property and, at his request, it was advertised in the Additional Catalogue of Real Properties for Sale by Public Tender, which was issued by the Custodian.

Tenders closed on June 15, 1944; none received.

On Aug. 19, 1944, Mr. T.C. Hargrave offered \$1825.00 for the property and this was approved by both the Rural Advisory Committee and Mr. Streight. The latter wrote on Aug. 21, 1944, in part as follows:

"I advise accepting the sum of \$1825.00 for the property in Richmond.

My valuator, Coulthard, Sutherland & Co., placed a valuation of \$1600.00 on same, and the best offer I have had is \$1200.00."

Mr. J.M. Streight prepared an Agreement for Sale and forwarded to the Office of the Custodian for the signature of Mr. Hargrave. The document was

completed and returned to Mr. Streight.

The Registrar of Titles at New Westminster was informed on Nov. 27, 1944 by this Office that the Custodian wished to vacate his Vesting in connection with this property.

At Mr. Streight's request, this Office prepared the adjustments relative to this sale, and a complete statement of the transaction was forwarded to Mr. Streight on March 20, 1945.

All funds were forwarded to Mr. Streight to be administered as part of the above Estate.

Other offers received for the above property were as follows:

1. \$400.00 - Received by Mr. Streight.
2. \$1200.00 - Received by Mr. Streight
See his letter to Custodian dated July 29, 1944.
(Exhibit 7)
3. \$600.00 - Received by Custodian
See J. Frick's letter - July 22, 1944.
(Exhibit 10)

2. One City lot with four (4) houses situate thereon, being described as Lot 4 of Lot 6 of Block 36, Map 2853, City of New Westminster.

<u>Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$3500.00	\$2100.00 - For Custodian April 27, 1944. \$1800.00 - For J.M. Streight 3 separate appraisals dated Aug. 20, 1943, Nov. 10 & Nov. 16, 1944 for the same amount.	\$1800.00 - by J.M. Streight- advice received in letter dated November 14, 1944.

Mr. J.M. Streight advertised the above property and called for tenders on October 14, 1944. Tenders closed on Nov. 3, 1944, without any being received by him.

On November 14, 1944, Mr. Streight advised us he had an offer to purchase for \$1800.00 through Coulthard, Sutherland & Co. Ltd. and stated he thought same should be accepted. We agreed in letter dated Nov. 23, 1944.

Mr. Streight received the purchase price direct, drew the Deed and prepared statement of adjustments.

On September 4, 1945, Mr. Streight wrote the Custodian's Office as follows:

"There is a Vesting Order No. 24203 dated June 26, 1942, filed against Lot 4 of Lot 6 of Block 36, Map 2853, City of New Westminster. This property was sold by this office and I wish you would withdraw the vesting order."

Our Vacating Certificate was forwarded to the Registrar of Titles in New Westminster with letter dated September 7, 1945.

The above offer was the only one received by Mr. Streight, and this Office, although the property was widely advertised through Custodian Catalogue under number 691, did not receive any offers.

Submissions:

It was submitted at the Hearing in Toronto on Nov. 18, 1948, that the real properties were sold at their fair value.

It is also submitted that the above properties were being administered by Mr. J.M. Streight, Official Administrator, at the request of Mrs. Tome TAKEDA, Widow and principal beneficiary, and that, as both properties were registered in the name of Jack Milton Streight "In Trust" from the time Letters of Administration were granted him and, as they were subsequently sold by him, this case is outside the terms of reference.

Witnesses

Where Required

J.M. Streight

1 & 2. Re: Appointed Administrator at request of Mrs. TAKEDA. Prove he sold the two Real Properties while Administrator. Exhibit No. 7.

J.M. Streight

1. Prove offers of \$1200.00 and \$400.00 Exhibit No. 10.

F.H. Coulthard, Appraiser

1 & 2. Exhibits 3 and 6.

R. Alstead, Appraiser

2. Exhibit 6.

Edward Hughes, Appraiser
(J.D. Inkster)

2. Exhibit 6.

A.N. MacIntosh, Appraiser

2. Exhibit 6.

J. Frick

1. Exhibit 10, Prove offer of \$600.00.

WJJ:HA

Name of Claimant **YAKEDA, Tame**Case **1267**Custodian File **7825**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
		1825 1800	182.50 180.00	25.00 00						387.50
<u>PERSONAL PROPERTY</u>										
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			
<u>NETS</u>										
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	
<u>MISCELLANEOUS CHATELS</u>										
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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										387.50

7825

March 16th, 1951

Mrs. Tono TAKEDA,
218 East Avenue North,
Hamilton, Ontario.

Dear Sir:
~~Madam:~~

Re: Japanese Property Claims Commission

Case No. 1267

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$ 387.50.

Cheque in your favour is enclosed for \$ 333.33
and we have paid the Co-Operative Committee .. \$ 54.17
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGB:BK
Encl.