

10/06

REAL ESTATE

BUREAU POWELL STREET.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 10106

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: SAKAKI, Hisayo (Mrs. Tetsuma)

HOME ADDRESS: 6 Nanaimo St., Vancouver, B.C.

REGISTRATION NUMBER 03528 SEX: Female AGE: 31

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: Tetsuma 10105

ADDRESS OF WIFE OR HUSBAND: 6 Nanaimo St., Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN: Shigeru (M), Tetsuye (M),
Aiko (F), Keiko (F)

ADDRESS OF CHILDREN: 6 Nanaimo St., Vancouver, B.C.

AGE OF CHILDREN: 11, 10, 8, 3

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

1. LOCATION AND DESCRIPTION: 6 Nanaimo St., Vancouver, B.C.
Subdivision 8, of Lot 18, Plan 510.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 2 storey, 5 roomed wooden
house, 1 garage.

3. INSURANCE (Give particulars; state where policies are) Policy No. unknown - will
supply later. \$3000.00. Tanaka Insurance Agency, Powell St., Van.B.C.

4. TAXES (Amount and where payable) \$115.00, City Hall, Vancouver, B.C.
Paid for 1941

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner, leased to
J. Healy through agent J.A. Russell, K.C., 417 Metropolitan Bldg.,
Vancouver, B.C. Leased for 2 years. \$10.00 a month, payable first
day of March, 1942, and on the first day of each & every month for
the period of the lease.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, Van. BC
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Husband, Tetsuma SAKAKI,
joint owner of property.
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

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

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Located at 6 Nanaimo St., Vancouver, B.C. - furniture. Detailed
list in hands of J.A. Russell. (Valued at \$2630.00). Upon
declarant's evacuation, Mr. Healy, new tenant, will have the key.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY Husband has joint
ownership None None Wm

4. INSURANCE CARRIED ON ABOVE PROPERTY: See page 1.
\$3000.00. Tanaka Insurance Agency, Powell St., Vancouver, B.C.

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)
1 Victory Bond \$50.00. 1942. War Stamps \$1150.00. In own possession.
(Joint owner with husband.)

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS.
None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 27th day of May 1942.

(Signature) H. Sakaki

Wm. McMur
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.O.M.P.

DATE MAY 4/43.

Our File No. 10106

Full Name SAKAKI, Hisayo (Mrs. Tetsuma)
(Surname in Block Letters)

Registration No. 03528

Male - Female ☒
(Check)

Age Aug. 29, 1911.

Former Address 6 N. Nanaimo St. City

Date Evacuated June 1/42. Naturalized - Canadian-Born - National ☒
(Check)

Present Address Lillooet B.C.

Married - Single ☒
(Check)

Name of Wife _____

Name of Husband Tetsuma #03525

Name of Mother (nee Tani) Tsune Japan Name of Father Teshima, Jitsutaro
(deceased)

Names of Children under 16
(see husband's file)

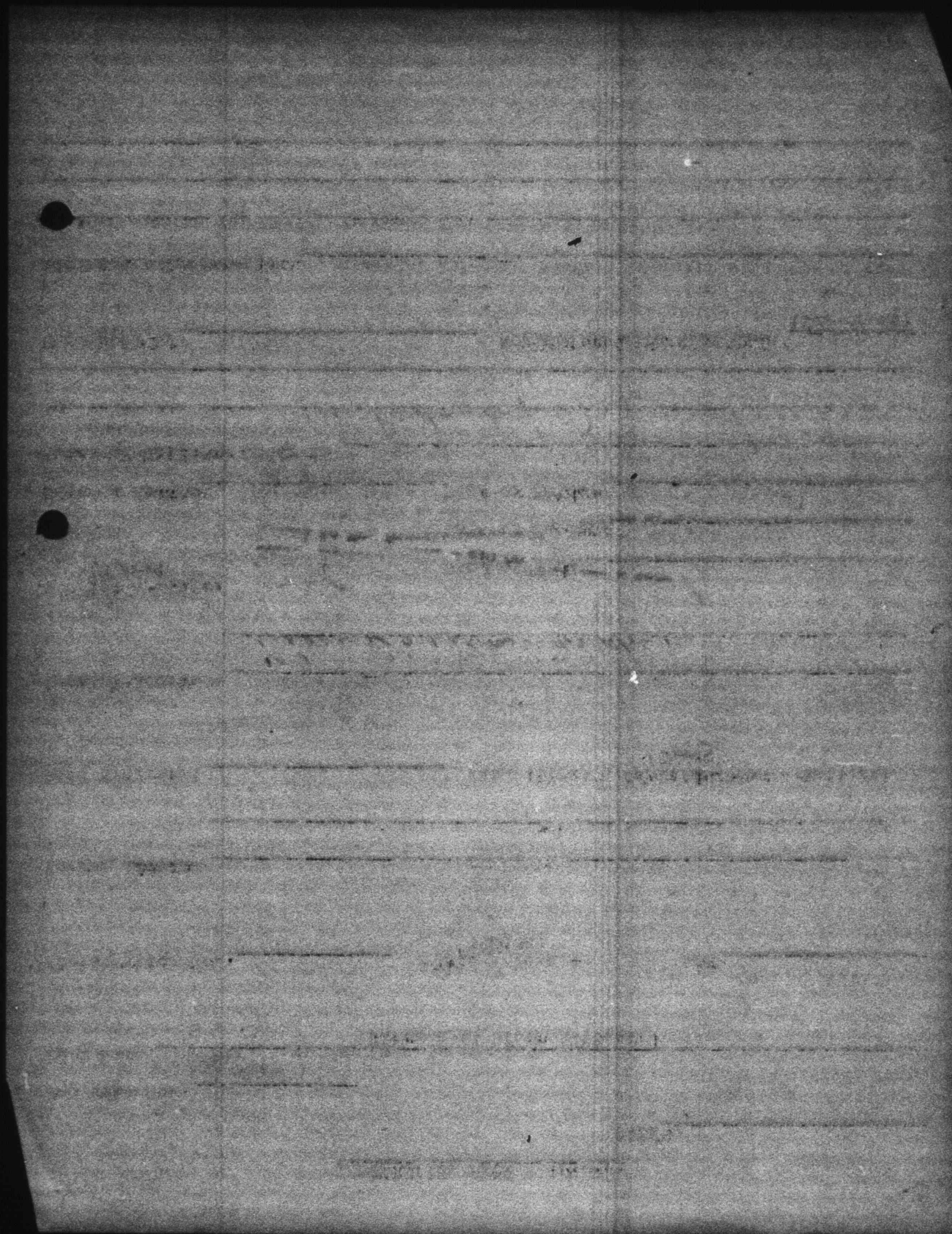
(See husband's file)

Requested by B. McKim

Registered with Custodian Yes
(Yes or No)

Additional Information Housewife. Owner of house & property at above address

also one at Port Hammond. Joint Possession with husband.



REAL PROPERTY MEMORANDUM.

File No. 10105 and 10106
Name, Tetsuma SAKAKI and Hisayo SAKAKI
Catalogue No. 151
Res 6 Nanaimo Street,
Dwelling.
S/18/T.H.S.L.

TITLES AND ENCUMBRANCES.

A. Title No. 50910 L

Property. Subdivision 8 of Lot 18, Town of Hastings
Suburban Lands, Plan 510.

Name. Tetsuma Sasaki and Hisayo Sasaki, his wife, as joint
tenants.
Whereabouts. Land Registry Office (JP Form)

B. Charges.
Registered. None.

Vested: 35170

Unregistered.

\$103.13 net for 1943 Taxes. Ch. \$4479, 29/7/43 \$104.01 net for 1943 paid. No arrears
all paid or consolidated. Water \$7.00 July to Dec. all paid.

Insurance.

Assessed Value: Land. \$525.00 Improvements. \$2350.00

Valuation by Appraiser. \$2800.00

Amount of Bid. \$2800.00

Approved by Advisory Committee. September 15, 1943.

Paid as shown in attached letter. / September 27, 1943.

Base of transfer as attached letter. /

ADMINISTRATION.

Tenancy. Apparently rented through J.A. Russell who has P/A. File is
not clear as to current position.

Chattels. See JP Form. Inventory with J.A. Russell. Valued at \$2630.00.

REAL PROPERTY SUMMARY

JAPANESE NAMES: Tetsuna SAKAKI
Hisayo SAKAKI

Reg. No. 03525
" " 03526

File No. 10105.
" " 10106.

CATALOGUE NO: 151.

PROPERTY ADDRESS: 6 Hunsline Street, Vancouver, B. C.

LEGAL DESCRIPTION: Subdivision 8 of Lot 18, Town of Hastings, Suburban Lands, Plan 510.

TITLE: Registered in the names of Tetsuna SAKAKI and Hisayo SAKAKI (His Wife)
(Joint Tenants).

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 35170, dated November 7th, 1942.

ASSESSED VALUES: Land - \$ 525.00
Improvements - \$2322.02 - \$2875.00. Taxes - \$108.80.

CLASSIFICATION: This consists of a 33' x 120' Lot at the North East Corner of Dundas and Hunsline Sts., in a good locality.
1 - 1 1/2 story 6 room frame house 25' x 24' with a sun room and sleeping porch, concrete foundation, basement concrete floor, tubs and hot air furnace, 1 garage 12' x 17' concrete floor.
Valuator claims market value to be \$2,800.00.

HISTORY OF ADMINISTRATION: This property was leased by Tetsuna SAKAKI and Hisayo SAKAKI to Jack Healy, through J.A. Russell, K.C., for a term of 2 years from March 1st 1942. Consideration - \$10.00 per month. Rentals were paid by the tenant to Mr. Russell until March 31st, 1943, when payments commencing April 1943, were to be made to the Office of the Custodian direct by J. Healy. Rentals were paid regularly until September 1943, when the property was sold to Frank Halubeik.

Rents collected \$160.00 against which were the following charges:

Renter Rates	\$14.00	
Canvas purchased by Mr. Healy for SAKAKI	3.00	
Cash sent to Mr. SAKAKI by Mr. Healy	9.00	
Light, gas, telephone and newspapers paid by Mr. Healy for SAKAKI	6.68	
Express charges	1.00	
Commission to Russell - 5% on \$53.00	2.65	
Commission to Russell - 20% on \$13.32	2.66	\$38.99

SOLD: To Frank Halubeik for \$2,800.00 as at 27th September, 1943.
Approved by Advisory Committee - September 19th, 1943.

1943.

Page 2.

File Nos. 10105 and 10106.

Funds released to the credit of Totsumu SAKAKI and Hisayo SAKAKI'S Joint Account as at April 11th, 1944, against which were charged for Registration Fees - \$3.50, Valuation \$5.00, Advertising - \$4.00, Real Estate Commission - \$140.00, leaving a net credit of \$2647.50 from said transaction.

Adjustments as at September 27th, 1943, to the amount of \$4.74, covering unexpired Fire Insurance Premiums, Purchaser's share of Taxes - \$27.04, Purchaser's share of Water Rates - \$3.63, were placed to the credit of Totsumu SAKAKI and Hisayo SAKAKI'S Joint Account.

The following Fire Insurance Policies:-

New England Fire Insurance Co., Policy No. 6251678 - \$2,000.00, covering the Dwelling, was transferred to Frank Holubchik, 19th November 1943, and the \$1,000.00, covering the household effects, was cancelled April 15th, 1944.

OLD CERTIFICATE OF TITLE

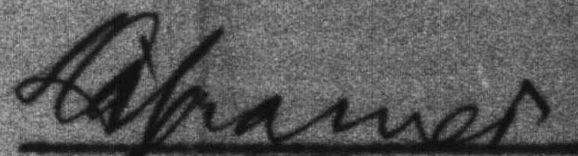
No. 90943-1

Both Totsumu SAKAKI and Hisayo SAKAKI declared on their JP Forms that the Title Documents were in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 90943-1 in the name of Frank Holubchik.

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

June 19th, 1946.


E. A. CHAMBER.

DAC:JS

October 6th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 10106 and 10105
NAME: Tetsuo SAKAKI and Hisayo SAKAKI
CATALOGUE NO: 151
RE: 6 Mainland Street, Vancouver, B.C., Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver,
Subdivision 8, of Lot
18, Town of Hastings,
Suburban Lands, Plan 510.

Encumbrances: None

Taxes: \$104.01 net for 1943 paid.
No arrears or consolidated.

Vested: 35170

VALUATION BY APPRAISER: \$2800.00

AMOUNT OF BID: \$2800.00

APPROVED BY ADVISORY COMMITTEE: September 15, 1943.

AMOUNT RECEIVED BY CUSTODIAN: \$2800.00

KWR/DC
Attach

K.B. WRIGHT

IDENTITY SUMMARY

File #
100-100000

August 3, 1944

Mr. Elmer ELLIOT (Mrs. Tolson)
Reg. No. 100-100000

No clues are revealed on this file against the above
Japanese person.

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

E. Robertson
E. Robertson

PERSONAL PROPERTY SUMMARY

File No. 10106

August 8, 1946

Re: Hisayo SAKAKI (Mrs. Tetsuma)
Registration No. 03528.

CHATELS: See Chatels Summary and Schedule attached.

*Schedule
attached to
File 10106
(husband)*

BONDS:

This Evacuee declared a \$50.00 Victory Bond, 1942 and \$1150.00 War Stamps "in own possession. Joint owner with husband". The husband also declared the above two items in his JP form. No action has been taken by the Custodian regarding the Bond, but on the husband's file it is revealed that we forwarded to Mr. Sakaki under date of March 29, 1943, a War Savings Redemption cheque in the amount of \$205.50, but it is not indicated if this Redemption Cheque relates in any way to the War Savings of \$1150.00 declared by these Evacuees.

SPECIFIED ARTICLES:

No Specified Articles are revealed on this file.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING
TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

E. Robertson
E. Robertson.

CHATELS SUMMARY

File No. 10105
File No. 10106

Tetsuma SAKAKI (Mr.)
Hisayo SAKAKI (Mrs. Tetsuma)

Reg. No. 03525
Reg. No. 03526

Both Mr. and Mrs. Tetsuma SAKAKI declared chattels as having been left at 6 North Main Street, Vancouver, B. C., and both declared that a detailed list of the goods was in the hands of J. A. Russell, (Solicitor & Solicitor), who held Power of Attorney for them. Chattels have been dealt with on the husband's file only and proceeds derived from their sale at auction have been credited to his account.

Several shipments of goods were made to Sakaki at Lillooet, B. C. but lists of all goods covered by the shipments do not appear on file. After the shipment made through the Lillooet Cartage Company in November 1942 Mr. Green decided to send a fieldman out to take an Inventory of the goods stored at this address, which list appears on file under date of January 12, 1943 and it is from this list that the Chattels Schedule is prepared. (Mr. Russell sent to us under date of October 29, 1942 a list of the goods stored at the above address). Under date of January 13, 1943 there appears a list of goods said to be shipped to Sakaki. According to letters dated June 17 and June 18, 1943 on file it would appear that other goods were shipped to Sakaki via Country Freight Truck, no list of which is found on file.

As the record of all shipments made is not complete it is impossible to determine which of the "Not found" items on the schedule may have been shipped to Sakaki. Mr. Green's footnote at the bottom of the memo on file dated November 23, 1943 stated that all goods were removed from the above address to storage and auction, and copies of the auction sheets were sent to Sakaki under date of March 23, 1946, to which Sakaki replied on June 7, 1946 expressing thanks to the Custodian for all the assistance given to him in the handling of his affairs. It is therefore presumed that all his chattels have been accounted for through shipments and auctions, together with a few items sold by the tenant, Mr. Bealy, on Mr. Sakaki's instructions, the proceeds of which were credited to Sakaki's account with the Custodian.

However, under date of December 14, 1943 it is revealed that a Westinghouse Washing Machine was removed from 6 North Main Street to 792 Powell Street by Merchant's Cartage and there is nothing on file to indicate how this item was disposed of. It is shown on the schedule under "Missing" but no claim has as yet been made by Sakaki for this machine.

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

E. Robertson
E. Robertson
Nov. 28/46

10105 - 10106

REGISTERED MAIL

November 28th, 1946

Mr. and Mrs. Tetsuna SAKAKI,
Reg. Nos. 03525 and 03526,
Chase, N. C.

Dear Sir and Madam:

We have for acknowledgement your letter of June 7th, 1946 and regret that your request for funds has not received a more prompt reply. We enclose, however, Custodian cheque in the sum of \$1523.91 which represents the total funds standing to the credit of the three accounts mentioned in our letter to you of March 27th, 1946.

In our letter to you of April 12th, 1946 we advised that the total funds standing to the credit of the three accounts was \$1290.32. Since then an amount of \$232.96, representing payment in full of an account owing to Asahi Garage from Genzo NODA, was credited to the single account in Tetsuna SAKAKI's name, as was also an amount of .63¢, representing net proceeds derived from sale of a few small items at auction on March 27th, 1946, thus bringing the total credit balance up to \$1523.91, the amount of the cheque enclosed.

As previously advised you in our letter of April 12th, so far as the two cars and Mr. Russell's account are concerned, nothing further will be done by this office and it is left to you to make a satisfactory settlement with Mr. Russell direct.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/s/
Enc. - Custodian cheque \$1523.91
- Return envelope

10105 - 10106

April 12, 1946.

Mr. Tetsuo SAKAKI,
Registration No. 03525,
Chase, B. C.

Dear Sir:

We wrote you and Mrs. Sakaki on March 22nd and gave you full details of funds standing to your credit in each of your accounts and in the joint account, and we thank you for returning the statement dated March 24, 1946 confirming that it will be in order to forward one cheque made out to both of you for the total credit balances in these accounts.

Respecting the matter of the two cars and Mr. J. A. Russell's account against you for \$935.88 for professional services, about which there has been so much correspondence, we would advise that some time back this whole matter was discussed and reviewed and the conclusion arrived at was that since these cars were not declared by you to the Custodian, we are not responsible for the position which has arisen regarding same.

On checking up we find that according to the Motor Vehicle Branch, Victoria, the two cars, namely one Pontiac Touring Coach and one Plymouth Touring Sedan, were transferred by you unconditionally to Morris John Evans (son-in-law of Mr. J. A. Russell, your solicitor) on March 3, 1942. We would here mention that the Police issued a Notice on March 6, 1942 that all cars were to be surrendered on March 9, 1943.

We would remind you that time and again you denied all knowledge of the proposed deal in connection with Alberta land but that eventually in your letter of August 9, 1944 you admitted that you had some knowledge of this matter. We have written you on a number of occasions regarding the statement by Captain Yamada that you were aware of the proposed deal and also of Mr. Russell's and Mr. Evans' statements to the effect that you agreed to transfer your Plymouth and Pontiac cars to Mr. Evans in connection with the proposed Alberta land deal. In a signed letter by both Messrs. Russell and Evans dated May 5th, 1945, they write as follows:

(over)

Done this back when Mr. Russell was demanding the full payment of his account as advised Mr. Russell that there were no funds of yours available for this purpose and he has not advised him of the amount of funds standing to your credit. In order to close out this matter, what we are now prepared to do is to forward to you all the funds standing to the credit of the three accounts mentioned in our letter of March 22, 1946, namely a total

with him and make some satisfactory settlement between you and Mr. Russell's account. He, therefore, leaves it to you to deal direct with him, or as prepared to do in connection with the matter of the two cases, view of your transferring the case to him. There is nothing further that we this money was credited to Mr. Russell to a Trust account for Mr. Burns in above amount there is \$300.00 representing the sale of the Pacific war, but the towards his account rendered to you of \$535.88. In addition to the that he has on hand in your account the sum of \$105.01, which he is retaining statement being attached to our letter of August 6, 1945 with above statements we have received from Mr. Russell relating to your efforts, the this matter direct with Mr. Russell. He has already sent you copies of all Board of Attorney we have decided in this instance also that you must settle all these charges were incurred while he was still acting for you under to Mr. Russell. As advised you, he refuses to reduce his charges, and since of this account was forwarded to you and your comments on same were submitted. Doing now with the question of Mr. Russell's account, a copy

who is acting for Mr. Burns. Leave the matter of these cases for you to deal direct with Mr. J. A. Russell, The fact remains that you, without consulting this Office, apparently voluntarily transferred your two cases to Mr. Burns and no more

when still remains on his hands invariable because of his conditions. The bulk of Mr. Burns property later sold for \$200.00 excepting 1 parcel as this and for which charges will be made if an amended bill is required. In correspondence with the Alberta Government and as well as assistance operation on Mr. Burns part. His file as above showed efforts on his part as the purchases were concerned, this through no fault or want of the the four-fifths of the purchase price the best seemingly collapsed so far. When it was found that Graduate could not complete payment of the results

valued at \$1500.00 balance in 10 annual installments. Next agreement, for which he pays \$3000.00, two cars down in advance of one one hundred and twenty acres defined and described in above that would like to have his holdings secured by a definite ownership conveyed Japanese in this Graduate of whom Burns is one who in his 800 acres to the Graduate for \$15,000.00. There are apparently 5 A summary of this deal would read as follows - Mr. Burns sells his

Mr. Tetsuo SAKAKI

- 3 -

April 12th, 1946

\$1,70.32 and close these accounts, together with your file.

Respecting your Accounts Receivable which you placed in the hands of Mr. Russell for collection, you are aware that despite the fact that he sent out nearly two hundred letters he was only able to collect a small portion of the large number of outstanding accounts, and details of these collections are shown in Mr. Russell's statements already forwarded to you. This office, of course, is not a collection agency and since we understand you have a record of outstanding accounts, if you consider it worth while we must leave it to you to endeavor to make what collections you can direct.

Respecting the suggestions you have made on one or two occasions for the settlement of Mr. Russell's account, we would advise that Mr. Russell some time back advised us that he would not entertain any offers unless his account was agreed to first, so any further suggestion you may have you will have to make direct to Mr. Russell.

We wish to make it quite clear to you that so far as the two cars are concerned and Mr. Russell's account, we shall do nothing further with regard to same but leave it to you to make a satisfactory settlement.

We await your news respecting forwarding to you the total amount standing in the three accounts previously mentioned.

Yours truly,

P. Doust,
Administration Department

PD/TR

10105 - 10106

March 22nd, 1946.

Mr. and Mrs. Tetsuna SAKAKI,
Reg. Nos. 03525 and 03528,
Chase, B. C.

Dear Sir and Madam:

With reference to our letter of February 28th, in going through your files we find that you have not been forwarded one of our revised statement showing the net proceeds relating to the sale of the real property at 6 Banaimo Street, Vancouver, which you owned jointly. You have been fully advised respecting the sale of this property based on an independent valuation, the gross selling price being \$2800.00. From the attached statement it will be seen that after all adjustments were made the net proceeds from the sale amounted to \$2682.91.

We also enclose a statement of your joint account which includes the amount referred to above and shows a credit balance of \$667.97. In this account under date of November 9, 1943 there is a debit of \$53.40, being the amount we paid from this joint account for life insurance premium at Mr. Sakaki's request. The other item for a similar amount, namely \$53.40, represents a debit in the joint account as this amount was placed in an account to the credit of Mrs. Sakaki to offset the above life insurance payment. This separate account was kept under file number 10106, Mrs. Sakaki's file number. The credit balance in this particular account at the moment is \$42.15 as inadvertently a debit of \$11.25 relating to chattel expenses was charged in this account, which should have been charged to Mr. Sakaki's own account 10105, in which has been placed the proceeds of sale by auction, etc.

Respecting this third account, namely 10105, we enclose a statement from which it will be seen that there is a credit balance of \$580.20. In explanation of the credit balance brought forward in this statement, namely \$524.20, we would refer you to the statement on the back of our letter statement, JL 103, of May 10, 1944, which showed that as at April 22, 1944 there was a credit balance in this account of \$524.20, which is the figure brought forward in the enclosed statement.

We would here mention that chattels sold by auction were credited to this account number 10105 but it would appear that we should have credited same to Mrs. Sakaki's account 10106 since in her JP form she declared the goods left at 6 Banaimo Street, and we notice that in Mr. Sakaki's JP form although he declared chattels also, these were later marked through. At this late stage it

seems unnecessary to transfer the auction proceeds from Mr. Gurnell's account to Mrs. Gurnell's account. If you are agreeable, we will leave the three accounts as they stand. We take it that if funds are forwarded to you it will be in order to issue one cheque made out to you both rather than issue three separate cheques. If you agree to the above, kindly both sign the attached note which will be our authority to make payment on the lines indicated.

We are writing you separately respecting other matters relating to your files.

Yours truly,

P. Donohy,
Administration Department

PD/12
Enc. 1

STATEMENT RE SALE OF:

Catalogue No:

191

Street Address: 6 Dunsmuir Street,

Vancouver, B.C.

Legal Description: 6/16 T.N.S.L.

Name: SAKANI, Totana

File No: SAKANI, Hange
10105 - 10106

Reg. No: 03525 - 03526.

Date of Sale and Adjustments September 27th, 1943.

	Debit	Credit
Sale Price		\$ 2800.00
Real Estate Agents Commission	\$ 140.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	3.90	
Encumbrances:		
Unpaid Vendor		
Mortgage		
Arrears of Taxes		
Other Charges		
Adjustments:		
Fire Insurance		4.74
Taxes		27.04
Water		3.63
	<u>152.90</u>	<u>\$ 2835.41</u>
Net Proceeds credited to your account		2682.51

Date: February 6, 1944.

Compiled by: ... George Peters.

Catalogue No. 151

ADJUSTMENTS - FILES NO. 10105 & 10106

As of September 27, 1943.
95 days to go

Debit purchaser

95/365 x \$104.01	taxes for 1943.	\$ 27.04
95/184 x \$ 7.00	water July to Dec.	3.63
17/36 x \$ 10.00	insurance premium	4.74
	Ex. 4/3/45	
Registration fees on deed. \$2800.00		10.10

Total Debits

\$ 45.51

Credit purchaser

Due Oct. 1st.	Proportion rents for month of Sept. 3/30	\$.99
	Rents collected for month of Oct.	10.00

Total Credits

\$ 10.99

Total Debits

45.51

Debit due from purchaser

\$ 34.52

File No. 10105 & 10106
Reg. No. 03525 & 03526

Statement of Hisayo SASAKI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 April 22	Rents collected		\$ 100.00	
	Insurance	19.31		
	Personal disbursements by J. A. Russell	19.68		
	Land Registry Office - Certificate of Encumbrance	1.00		
June 29	Sale of millbox		2.00	
July 5	Rents collected	1.50		
	Shipping charges	7.00		
	Water rates	10.06		
	J. A. Russell - balance owing			
September 27	Balance rents to date		9.01	
	Credit re Sale of Property		2,682.91	
November 9	Life Insurance premium	53.40		
	Transfer to Hisayo SASAKI to offset	53.40		
1944 July 29	Cheque to you			
		2,000.00		
		<u>\$2,165.95</u>	<u>\$2,833.92</u>	

Cash \$ 667.97

was to be collected etc., he was handling matters amounting to \$15,000.00.

(7) Regarding Russell's account, we would briefly point out the following.

(a) He states that Sakaki agreed on a \$100.00 retainer fee. There is nothing in writing to this effect and Sakaki denies this charge altogether.

(b) \$200.00 is charged by him in connection with collections of money owed to Sakaki. 50 first demand letters at \$1.00 each, 50 second demand letters at a similar figure. Incidentally, I would mention that a few of the accounts receivable in question are for only 50¢ and 75¢. He also charged \$1.00 each for 24 letters to us and 24 letters from him all relating to these debts.

(c) Other charges making up a total of \$400.00, are shown in Russell's account which is attached for ready reference.

(d) We now come to the crux of the situation. Sakaki had two cars which he did not declare to us. These cars, as have ascertained, were transferred on March 3rd, 1942, from Sakaki Sakaki to Maurice John Evans. One car was a Plymouth Touring Sedan and the other a Pontiac Touring Coach. It is here pointed out for ready reference that the Minister of Justice published a notice on February 27th, 1942, respecting the surrendering of cars by Japanese and the Police issued a notice on March 6th that cars were to be surrendered on March 6th, 1942. It certainly appears, therefore, that these cars were transferred by Sakaki to Evans (who is the co-ordinator of Mr. Russell) in order to avoid registration.

The Pontiac car was sold by Russell with the agreement of Sakaki but the funds were credited by Russell in a trust account for Evans. The Plymouth car has not been sold and I understand is still being used by the wife of Mr. Evans.

Russell and Evans maintain that these two cars were transferred to Evans and represented part payment on behalf of Sakaki as his share in a deal for 500 acres of land in Alberta. This deal was to be a syndicate of several Japanese, the whole scheme being handled by Captain Yamada mentioned

- 3 -

of May 1945. Copy of this letter is also attached for easy reference. Would mention in a letter dated April 12th, 1945 (attached) Sakaki stated, "If this matter gets too deep, I would like to take this to the court and tell all the true facts but I am trusting you in settling this matter without taking this matter up to the court."

As from time to time both Messrs. Shears and Wright have knowledge of this matter and as there have been other cases relating to Japanese in which Mr. Russell has been involved, copies of this memorandum have been passed to the above for their information. It may be considered that it would be advisable for this matter to be settled direct between Russell and Sakaki on the one hand and Sakaki on the other hand -- this in view of the fact that it was Sakaki who gave Russell power of attorney and that Sakaki did not declare the two sons to us.

Would mention in conclusion that on two or three occasions in our letters to Sakaki, we have made it clear to him that in placing his affairs in the hands of a lawyer, he has only himself to blame and that lawyers' charges for professional services, letters, etc., are invariably on the high side. We have also told him that had he in the first place co-operated with us and placed his affairs in our hands, and done the right thing in the beginning, none of this trouble would have arisen.

FD:EM

c/c to Messrs. Shears and Wright

10105
10106

December 10, 1943.

Mr. Tetsuma SAKAKI,
Registration No. 03235,
House No. 107,
East Lillooet, B. C.

Dear Sir:

Re: Sun Life Policy No. 2206506

We wish to acknowledge receipt of your letter of November 16th regarding the above policy. We have been in touch with the Sun Life Assurance Company who confirmed the amounts that we paid to them on your above policy on November 8th last, as follows:

April & October /43 premiums (\$17.00 each) with interest to date	\$36.40
Current premium	<u>17.00</u>
Total amount paid	<u>\$53.40</u>

The insurance company advise, however, that there is an accumulation dividend on deposit of \$41.03. This amount can either be left on deposit with the insurance company or be withdrawn by you.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS