

10358

REAL ESTATE

BUREAU POWELL STREET-
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 10358

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: TAKAHASHI Kuni (Mrs. Kinji).

HOME ADDRESS: 476. E. Cordova Street, Vancouver, B.C.

Former Address: 615. E. Hastings St., Vancouver, B.C. (husband's office)

REGISTRATION NUMBER 02748.

SEX: Female.

AGE: 59.

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? Widow (husband died March 1942).

NAME OF WIFE OR HUSBAND: Kinji.

EXHIBIT No. 319-5

DATE 7 June 1948

FILLED BY Crown

ADDRESS OF WIFE OR HUSBAND: None.

NAMES OF ANY LIVING CHILDREN: George (M)

ADDRESS OF CHILDREN: as above.

AGE OF CHILDREN: 17 years.

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

1. LOCATION AND DESCRIPTION: 476. E. Cordova Street, Vancouver, B.C.

1 Lot (legal description not known).

2. BUILDINGS AND OTHER IMPROVEMENTS:

2 storey wood frame house containing 7 rooms.

1 Garage.

(Value of house and lot, \$2,500.00).

3. INSURANCE (Give particulars; state where policies are) \$2,000.00 Fire Insurance,

Policy in hands of Agent, Pemberton & Son, Granville St., Vancouver.

4. TAXES (Amount and where payable) \$76.00 approx. paid at City Hall, Vancouver.

1942 Taxes paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

In the hands of Agent, Pemberton & Son, Granville St., Vancouver, B.C.

Tenant (name unknown) to move into house on June 4th.

Rent agreed upon, \$28.00 per month. No lease.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Court House, Vancouver, B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None.
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 476, E. Cordova Street, Vancouver, B.C.

1 Vacuum Cleaner, 2 Double Beds, 3 Chests of Drawers, 10 Chairs,
1 Electric Stove, 6 Tables, 5 Rugs, 3 Cardboard Boxes of China,
5 Cardboard Boxes of Kitchen Utensils.
The above listed property will be looked up in one room at the above address and the owner will take the key away with her.
The following will be used by the tenant at the above address.
Diningroom Suite, Refrigerator, Carpet, Gas Stove, Piano.
2 HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.

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: \$1,000.00 Fire Insurance.
Policy (number unknown) at Agent's, Pemberton & Son, Granville St.,
Company unknown. 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)

Victory Bonds (issue not known) \$15,000.00. in owner's possession.

8. BANK ACCOUNTS: \$15,000.00 in Royal Bank of Canada, Cordova St., Vancouver, B.C.

9. LIFE INSURANCE: \$1,000.00 Sun Life Assurance Co., Vancouver.

Beneficiary, son George Takahashi. Policy (number 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 3rd day of June, 1942.

(Signature) Mr. K. Takahashi

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Nov 30/42

Our File No. 10358

Full Name TAKAHASHI, Kuni (Mrs. Kuni)
(Surname in Block Letters)

Registration No. 02748

Male - Female
(Check)

Age Dec. 29, 1883

Former Address 615 E. Hastings St., City

to Evacuated 3/6/42 Naturalized - Canadian-Born - National
(Check)

nt Address Alpine Lodge,
Christina Lake, B.C.

ried - Single
(Check)

Name of Wife

Name of Husband Kuni #02746

Name of Father

Name of Mother

Names of Children under 16 George May 1925

Requested by E. Burraston

Registered with Custodian (Yes or No)

Information Housewife Owns Westinghouse radio and Kodak Camera

130/9

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name TAKAHASHI, Mrs. Kuni

File No. N/R

10 358

Alpine Lodge

Reg. No.

0 2748

6 Crestview Lake BC

Company Sun Life

Agency Vancouver

Policy No. 2118055

Premium - \$ 90.10

Payable: ^x Annually, Semi-annually or monthly

Month July Day 1st

REMARKS:

William

LIABILITY SUMMARY

Kuni (Mrs. Kuni) TAKAHASHI Reg. No. 02748 File No. 10358

The above-named Japanese declared on her JP Form signed 3rd June 1942 that she had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against her.

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

April 16th, 1947.

D. A. GILBERT
D. A. GILBERT

ENCLOSURE

REAL PROPERTY SUMMARY

JAPANESE NAME: Kuni (Mrs. Kinji) TAKAHASHI Reg. No. 02748 File No. 10358

CATALOGUE NO: 56

PROPERTY ADDRESS: 476 East Cordova Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 16, Block 57, District Lot 196, Group 1, New Westminster District, Plan 196.

TITLE: Registered in the name of Kuni Takahashi (Widow).

ENCUMBRANCES: Registered: Filing 34456, The Custodian, Vesting Order filed.
Unregistered: No indication.

Vesting Order filed No. 34456 - dated July 15th, 1942.

ASSESSED VALUES: Land \$ 925.00
Improvements 1200.00 - \$2125.00 Taxes - \$79.42

CLASSIFICATION: This is a seven room two-storey and basement frame house 21'6" x 30' plus two storey addition without basement 21'6" x 12', built on a 25' x 122' Lot, South West Corner Jackson Avenue and Cordova Street. We quote from the valuator's report of 19th July, 1943:
"The house is old but has been reconditioned and the kitchen modernized. Lack of bathroom upstairs is a drawback."

"We are of the opinion that the value of this property is not less than \$2,700.00."

"D.W. Reeve"

HISTORY OF ADMINISTRATION: Messrs. Pemberton Realty Corporation Limited who were appointed rental agents by Mrs. Kuni Takahashi (confirmed by the Custodian) rented the above property to Mrs. R.L. Codd, a Japanese lady married to a white man, as from June 1st, 1942 at a rental of \$38.00 per month which amount was made up as follows:
\$25.00 for unfurnished house
\$3.00 for use of furniture
\$10.00 by way of allowance for use of one room and garage for storage purposes.

Total rents collected \$674.00 against which were the following charges:

Rent for storage room and garage	\$170.00
Rent for furniture	48.00
Water Rates	29.60
Insurance	11.00
Light	1.08
Commission	<u>33.30</u>
	<u>\$292.98</u>

SOLD: To Doo Wing Lee for \$3300.00 as at August 12th, 1943.
Approval Advisory Committee 29th July 1943.

Funds released to the credit of Kuni Takahashi as at November 20th,

November 20th,

- Page 2 -

File No. 10358

1943, against which were the following charges: Real Estate Commission \$165.00, Valuation \$5.00, Advertising \$4.00, Registration Fees \$3.50 = \$177.50, leaving a net credit of \$3122.50 from said transaction.

Adjustments as at August 12th, 1943, to the amount of \$7.18 Unexpired Fire Insurance Premium, \$29.33 Purchaser's share of 1943 Taxes, \$6.02 Purchaser's share of Water Rates = \$42.53 were placed to the credit of Kuni Takahashi's account.

The following Fire Insurance Policy:

Legal and General Assurance Society Limited Policy No. 11786 - \$2,000.00 - covering on 2½ storey dwelling was transferred to Doo Wing Lee on the 22nd October 1943.

OLD CERTIFICATE OF TITLE:

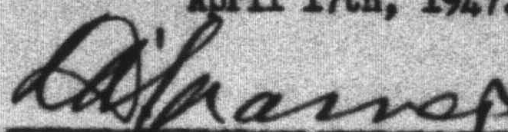
No. 73007-L

Kuni Takahashi declared on her JP Form signed 3rd June 1942 that her Title Documents were on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 91846-L in the name of Doo Wing Lee was delivered to him 10th November 1943 and his receipt acknowledging same dated 22nd November 1943 is on file.

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

April 17th, 1947.



D. A. CRAMER.

DAC:ic

NAME TATAMART, Fred (Mrs. Fina)

REGISTRATION NO. 02742

FILE NO. 10352

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on August 10th, 1944.

3 Bells old Line Hammer

\$ 7.15

Total

\$ 7.15

Less Expenses: { Auctioneer's Fee: 0.72
 { Advertising: 0.24
 { Savings: 0.82

\$ 1.77

Net Proceeds Credited:

\$ 5.38

Members of Custodian Staff Present. Mr. Smith.

Extracted from Auctioneering List No. Vancouver 504.

Remarks.

*Original sent
Apr. 30/45*

NAME TAKAHASHI, Kuni

REGISTRATION NO. 02748

FILE NO. 10358

The following chattels were sold by public
auction at 992 Powell, Vancouver, B. C. on August 9th, 1944.

4 Pictures

\$ 0.50

Total

Less Expenses:

(Auctioneer's Fee: \$ 0.05
(Advertising: 0.01
(Moving: 0.03

Net Proceeds Credited:

Members of Custodian Staff Present.

Extracted from Auctioneering List No.

Remarks.

Mr. Wills

Vancouver 29.

*Original sent
Apr 30/45*

\$	0.50
\$	0.09
\$	0.41

NAME TAKAHASHI, Etsi (Mrs. Etsi)

REGISTRATION NO. 02748

FILE NO. 10378

The following chattels were sold by public
auction at 992 Powell, Vancouver, B. C. on May 31, 1944.

Water pail, trays & miscellaneous	\$ 1.10
2 Pairs of roller skates	3.00
Large pulley	1.75
Press	1.00
Sideboard	12.00
Cross cut saw	1.75
Cross cut saw	2.00
L-Burner gas plate	1.25

Total	(Auctioneer's Fee: \$2.39	\$ 23.85
Less Expenses:	(Advertising: 0.48	\$ 6.32
	(Moving: 3.45	
Net Proceeds Credited:		\$ 17.53

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 21

Remarks. Not listed as inventory

*Original sent
Apr. 30 1945*

NAME TAKAHASHI, Kumi (Mrs. Kinji)

REGISTRATION NO. 02748

FILE NO. 10338

The following chattels were sold by public
auction at 222 Penall, Vancouver, B.C. on February 24, 1944.

6 Dining chairs
1 Table
1 Table
1 Arm chair & table
1 Adding machine stand

\$ 18.50
2.50
2.75
0.50
3.00

Total:

(Auctioneer's Fees 2.73
Less Expenses: Advertisings 0.57
(Movings 4.25)

\$ 27.25
\$ 7.55
\$ 19.70

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Williams

Extracted from Auctioneering list No. Vancouver 11.

Remarks.

*Original sent
Apr 80 per*

MEMORANDUM

File No. 10358

April 15th, 1946.

TO: The File

FROM: Mr. G. B. Spain

RE: Kuni (Mrs. Kinji) TAKAHASHI
Reg. No. 02748

During the course of an investigation to determine what goods belonging to Japanese are held in public warehouses in Vancouver, Bowman Storage Ltd. revealed that the following goods belonging to the above are stored in their warehouse:

Piano and bench
Frigidaire
Electric range
carpets
Fireplace
3 Sewing machines
Filing cabinet
Electric heater
30 pieces furniture

Storage charges on these goods are paid up to July, 1946.

GBS:LM

Copy for Agnes

W. G. Spain

File 10358

July 31, 1944.

Return

MEMORANDUM

To: The File

From: Mr. Spain

Re: Mrs. Kuni TAKAHASHI
476 Cordova Street

Mrs. Takahashi's friend Mrs. Codd, 430 Cordova Street, with Mrs. Takahashi's permission is retaining the use of the Gas Cooking Stove.

cc. Mr. Spain

GBS/MAC

NAME TAKAHASHI, Kuni (Mrs. Kinji)

REGISTRATION NO. 02748

FILE NO. 10358

The following chattels were sold by public
auction at 992 Powell St., Vanc., B.C. on March 2, 1944.

Westinghouse Mantel Radio

\$ 35.00

Total:	(Auctioneer's Fees	\$ 3.50
	(Advertising	0.53
Less Expenses:	(Moving	0.17
	(Storage	<u>1.00</u>

\$	35.00
\$	<u>5.20</u>
\$	<u>29.80</u>

Net Proceeds Credited:

Members of Custodian Staff Present:

Mr. Wills

Extracted from Auctioneering list No.

Vancouver 12.

Remarks.

*Original sent
Apr 30/45*

No. 10318

F. 112

Royal Canadian Mounted Police

\$ Seishi Abe

March 10th

1942

62-615 W-Hastings Van. B.C. on Behalf of

Received from

Mrs. K. TAKAHASHI

476 Cordova E.

Vancouver B.C.

1- Radio "Westing House" Serial No =

175192

Dollars,

1- Camera - Kodak - folding - Serial No =

390030

Signature

J. F. Miller Capt
Reg. No. 13648

File 10358

August 10, 1944.

MEMORANDUM

To: The File
From: Mr. Spain

Re: Mrs. Kuni TAKAHASHI
476 Cordova Street

Three rolls of Linoleum mis-appropriated by Mr. Lee and removed to 545 East Cordova Street were recovered and moved to Willard's Auction Room where the linoleum was sold in Vancouver Auction No. 504.

no. 4. Spain

CBS/MAC

MEMORANDUM TO FILE

File No: 10358.

June 24th, 1943.

From: Mr. Green.

Re: TAKAHASHI, Kuni.

Chattels at 476 East Cordova St. consist of the following:

- (1) Items locked upstairs in a bedroom, key held by Mrs. Kuni Takahashi, less some items shipped. These have not been checked, but are probably somewhat on the lines of her declaration of June 3rd.
- (2) Items included in lease and signed for by Mrs. Codd on June 29th as per enclosure to Pemberton's Report of that date.
- (3) 21 Packages stored with Bowman Storage as per memo of January 18th, 1943.

Mrs. Kuni Takahashi's wishes as to the future disposition of her chattels are set out in Mr. Spain's memo of May 22nd, 1943.

HFG:NAI.

MEMORANDUM

August 9, 1943.

TO: File 10358

FROM: Specified Articles Department

Re: Kuni TAKAHASHI, Reg. #02748

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO 1 S	Westinghouse Serial #175192 Battery Set	\$12.00
CAMERA 2	Kodak, Folding Serial #390030 #1 Pocket	\$6.50

HS

1 S. sold by auction Mar 2/44 to owner 12.

2 missing from warehouse ^{Found and} Mailed to owner July 4, 1945
J. M. Wilson

17.

File No. 10358

February 7th, 1944

MEMORANDUM

Re: Kuni TAKAHASHI - Reg. #02748

There are no claims on file against the
above party as at this date.

GDM/GH

ROYAL CANADIAN MOUNTED POLICE

No. 387 (2)

EXHIBIT REPORT

HEADQUARTERS File No.

SUB-DIV'N and File No. Vancouver

DIVISION and File No. (Jap Reg. 02748)

DETACHMENT and File No. C.I.B.

DATE Feb. 15th, 1944

Re: Mrs. K. TAKAHASHI, 476 E. Cordova St., Vancouver, B.C.

On Mar. 10th, 1942 I D.S. McLaren, Cst.

Came into possession of the following described goods by Handed over by Seishi ABE, 62-625 W. Hastings St., Vancouver, B.C.

(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	1		Radio - Westinghouse, Serial No. 175192 (1)
	1		Camera - Kodak, Folding, Serial No. 390030 (2)

10358

REMARKS: Handed over to the Custodian of Alien Property.

DATE FEB 17 1944

L. S. Fair for Custodian
(Signature of Recipient or Witness)

(State briefly disposition)

CERTIFIED CORRECT

R.H. Jefferson, Reg. #10559, Cst.

(Signature of Member)

Warehouse...992 Powell St.

Date. May 31-44

FILE NO.10358.....
NAME.....TAKAHASHI K.....
ADDRESS.....ex - Bowman's Storage.....

I have examined the undermentioned articles and
consider that they have no value.

2 H.M. Stools (N.V.)

Auctioneer.....N. E. Thompson

The above mentioned articles have been abandoned

Wm Wills

COPY



ASSESSMENT No.

FILE No. 1093/42

DATE GRANT ISSUED March 27th 1942

DATE OF DEATH March 2nd 1942.

Probate Duty and Succession Duty Acts.

IN THE MATTER OF THE ESTATE OF KINJI TAKAHASHI, DECEASED.

Statement of Probate and Succession Duties as determined pursuant to the provisions of the said Acts.

Net value of estate, \$ 29,902.74

Net value of Estate as previously assessed.....	\$16,921.90
Add as per supplementary affidavit.....	12,980.84
	<u>\$29,902.74</u>

PROBATE DUTY.....NIL

SUCCESSION DUTY:-

Widow, 1 and 29/100% on (\$29,902.74	
less exemption \$20,000.00)	
\$9,902.74.....	\$127.25
SURTAX, 25%.....	<u>31.81</u> ... <u>\$159.06</u>

(REVISED ASSESSMENT)

A FEE OF ONE DOLLAR SHALL BE PAYABLE IN RESPECT OF EVERY CERTIFICATE AUTHORIZED TO BE GRANTED BY THE MINISTER UNDER EITHER OF THE SAID ACTS PROVIDED, HOWEVER, THAT THERE SHALL BE PAYABLE IN ADDITION A FEE OF FIFTY CENTS FOR EACH FOLIO OR PART OF A FOLIO OF WHICH THE CERTIFICATE EXCEEDS TWO FOLIOS.

W. P. Wyness, Esq.,
Barrister,
207 W. Hastings St.,
VANCOUVER B.C.

/ED

Authorized Representative of the Minister of Finance.

Victoria, B.C., July 20th, 1942.

(All payments to be made in Victoria, B.C., funds to the Minister of Finance.)

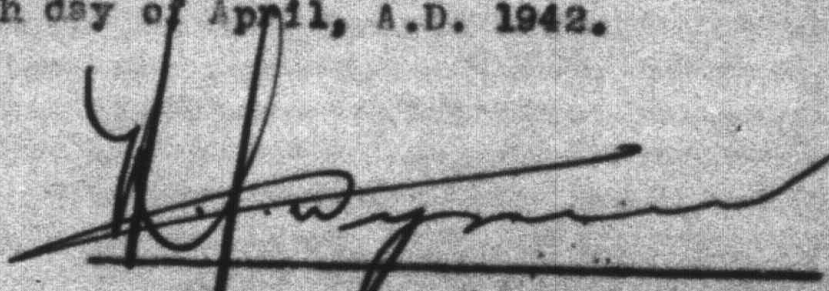
N.B.—By section 5 of the "Probate Duty Act," probate duty is due and payable at the date of the grant or resealing of the probate or letters of administration, and if not so paid interest thereon shall be charged at the rate of six per centum per annum from the date of the grant or resealing up to June 1st, 1936, and thereafter at the rate of four and a half per centum per annum to date of payment.

By sections 11 and 19 of the "Succession Duty Act," succession duty is due and payable at the death of the deceased (except in the case of future or contingent estates, incomes, or interests, in which case it is payable when such estate, income, or interest come into possession, but may be paid sooner), and if not paid within six months from the death of the deceased, interest thereon shall be charged at the rate of six per centum per annum from the date of death up to June 1st, 1936, and thereafter at the rate of four and a half per centum per annum to date of payment.

PROVINCE OF BRITISH COLUMBIA
TO WIT: }

I, HARVEY PHIN WYNESS, a Notary Public
in and for the Province of British Columbia, by
Royal Authority duly appointed, residing at the
City of Vancouver, in the Province of British
Columbia, DO CERTIFY that the paper writing here-
unto annexed is a true copy of a document produced
and shown to me out of the custody of Mrs. Kuni
Takahashi and be Letters Probate to the Estate of
Kinji Takahashi deceased, the said copy having been
compared by me with the said original document, an
act whereof being requested I have granted under my
notarial form and seal of office to serve and avail
as occasion shall or may require.

DATED this 30th day of April, A.D. 1942.



A Notary Public in and for the
Province of British Columbia.

IN THE SUPREME COURT OF BRITISH COLUMBIA

IN PROBATE

Vancouver, Registry

B.C.
\$2.20
L.S.

BE IT KNOWN that on the twenty-seventh day of March, in the year of our Lord one thousand nine hundred and forty-two, the last Will and Testament (a copy whereof is hereunto annexed) of Kinji Takahashi, late of the City of Vancouver, in the Province of British Columbia, deceased, who died at the said City of Vancouver, on or about the 2nd day of March, 1942 was exhibited, read, and proved before a Judge of the Supreme Court of British Columbia, and administration of all the estate which by law devolves to and vests in the personal representative of the said deceased was granted to Kuni Takahashi, (referred to in the said Will as "My wife Kuni") of the City of Vancouver, in the Province of British Columbia, the sole Executrix in the said Will named.

GIVEN under the Seal of the said Court, this
twenty-seventh day of March, A.D. 1942.

"H. BROWN"

Deputy District Registrar

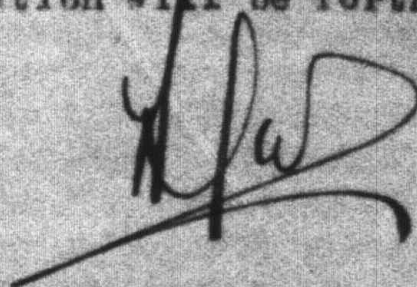
Extracted by H.P. Wyness, Esq.
Solicitor

Estate sworn under \$---
Probate Duty \$---
Succession Duty \$---

Vancouver
Mar 27 1942
Registry

Seal S.C.B.C.
Vancouver Registry

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, 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.



THIS IS THE LAST WILL AND TESTAMENT of me Kinji
Takahashi of the city of Vancouver in the Province
of British Columbia, made this fourteenth day of July
in the year of our Lord one thousand nine hundred and
twenty-six

I REVOKE all former Wills and other Testamentary
Dispositions by me at any time heretofore made, and
declare this only to be and contain my last Will and
Testament.

I DIRECT all my just debts, Funeral and Testamentary
expenses to be paid and satisfied by my Executrix herein-
after named as soon as conveniently may be after my demise.

I GIVE, DEVISE AND BEQUEATH all my Real and Personal
Estate of which I may die possessed in the manner follow-
ing, that is to say: I GIVE, DEVISE AND BEQUEATH to my
wife, KUNI, all my real and personal estate which I may
now or hereafter be possessed of or interested in.

ALL the residue of my Estate, both real and personal,
not hereinbefore disposed of I give, devise and bequesth
unto my wife, KUNI.

AND I nominate and appoint my wife, KUNI to be
Executrix of this my last Will and Testament.

IN WITNESS whereof I have hereunto set my hand the
day and year first above written.

SIGNED, published and declared by
the said Kinji Takahashi the
Testator as and for his last Will
and Testament in the presence of
us who both present together at
the same time in his presence at
his request and in the presence
of each other have hereunto sub-
scribed our names as witnesses.

"KINJI TAKAHASHI"

Name Jutaro Tokunaga
Address 620 Semlin Drive, Vancouver, B.C.
Occupation Timber-man

Name Katsuji Ushijima
Address 324 Powell St., Vancouver, B.C.
Occupation Merchant



ADDRESS ALL COMMUNICATIONS TO
THE ASSESSOR OF PROBATE
AND SUCCESSION DUTIES
PARLIAMENT BUILDINGS, VICTORIA, B.C.



DEPARTMENT OF FINANCE

PROBATE AND SUCCESSION DUTY OFFICE

VICTORIA July 27th 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 28 1942

IN YOUR REPLY KINDLY REFER TO

FILE NO. 1093/42

ESTATE OF KINJI TAKAHASHI

Custodian,
Enemy Alien Property,
Royal Bank Bldg.,
VANCOUVER B.C.

Dear Sir: Attention Mr. Alexander

You will no doubt recall my introductions to
you on the telephone by Mr. G. W. Ramsay of the Dominion
Succession Duty Office in Vancouver.

As advised you then this Province has a claim
outstanding for Succession Duty in the sum of \$159.06,
as per statement attached against the widow of the above
deceased who I understand, has moved to Alpine Lodge,
Cascade, B. C.

The Department is experiencing some difficulty
in recovering this amount and if you can be of any assistance
to us in obtaining payment, we would appreciate your co-operation.

Yours very truly,

ASSESSOR & COLLECTOR OF PROBATE & SUCCESSION DUTIES.

ACC/ED

out -> Shears

10352

Alexander

Paid on
Aug 18
H. H. 1 Wigney

ESTABLISHED 1887

Pemberton Realty Corporation Limited

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 25 1942

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

August 25, 1942.

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

Re - Mrs. K. Takahashi
Reg. # 02748
File # 10358

Gentlemen:-

The following is a copy of letter we have received from Mrs. K. Takahashi. Would you kindly let us have your instructions so that we may reply.

"I am the owner of the house at 476 E. Cordova St., and because of the evacuation, I am now residing at Alpine Lodge, Christina Lake, B. C.

Just for the duration of the war, I have rented my house to a man who is now living at this place, and I have notified you before saying that I would like all my house rent cheques to be forwarded to you. You have taken responsibility and have taken them to the Royal Bank on Cordova Street, savings account number T835. But now, I would like to have all cheques mailed to the Royal Bank in Grand Forks. My savings account number in Grand Forks is T 178.

I hope that I have made it quite clear to you, and you will start doing so from September on."

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

Rental Department.

10358

23rd September, 1942.

Mrs. Kuni TAKAHASHI,
Registration No. 02748,
Alpine Lodge,
Christina Lake, B. C.

Dear Madam:

Mr. Wyness has just forwarded to us a cheque for \$492.50 covering sale of the motor vessel "Loma" and a cheque for \$245.00 covering the sale of the motor vessel "Loma II", received by him from the Japanese Fishing Vessels Disposal Committee. These two items have been credited to your account with us.

We are arranging to make payment today of the claim for \$8.20 made by the British Columbia Telephone Company and regarding which you wrote Mr. Wyness on September 8th.

We understand also that you desire us to effect settlement of the claim made by the Workmen's Compensation Board which as of April 23rd, 1942 amounted to \$123.00. We are effecting settlement of this amount also on your behalf and will advise you later as to the exact amount involved as we understand some interest penalties have accrued.

We are also sending to you attached to this letter copy of a statement for professional services submitted by Messrs. Wyness & Grant and amounting to \$150.60. We would appreciate your examining the statement in question and thereafter advising us as soon as possible whether or not you desire us to effect settlement of this obligation from funds belonging to you and under our control. ☛

Yours truly,

R. P. Alexander
Manager

RPA:LF

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT
RECEIVED
SEP 27 1942

Alvin Leago,
Christine Leago,
Chatside, N. J.,
Sept. 27, 1942.

Department of the Secretary of State,
Division of the Canadian,
Immigration and Naturalization,
505 Canal Street Bldg.,
Washington, D. C.

Dear Sirs:

I wish to acknowledge and thank your letter of the 13th
inst., in which you informed us regarding the claims for
\$400.00 and \$245.00 which were the proceeds from the sale of
my motor vehicle, "Ford" and "Ford" line.

I have examined the copy of statement submitted by Leago,
showing amount of \$400.00 and have found it to
be correct.

Therefore, will you kindly effect settlement of this obligation
from funds available to us and under your control, and also
advise payment of the claim for \$245.00 made by M. G. Leago,
and also if the claim for \$400.00 was by Leago's wife,
Christine Leago, or not.

I understand from Leago's wife, that the rental money received
from the motor on 174 N. 10th St., was also in your
hands. As I am informed by Leago's wife before your time,
that the rental money was used to pay for the motor,
I will continue to pay claims, if you will please to remit
the money to the above address at your earliest
convenience. Thank you.

Very truly yours,

Mrs. K. Leago
(Mrs.) E. Leago

c/o Alpine Lodge,
Cambridge, B. C.,
Nov. 18th, 1942.

The Custodian's Office,
Vancouver, B. C.

Sir:

Re: File 610355, Reg. No. 52748

I beg to acknowledge with thanks, consolidated
statement of my affairs up to October 3, 1942.

As you are aware, being in the Self-Supporting
Project, I have to request you to forward me some
money so as to enable me to meet my expenses here.

My idea in this connection is that I wish to keep
my Real Estate Account separated from the Vessels
Account, and therefore, I beg to request you to
credit me \$757.00 (seventy-five and no/100) less
such amounts as are due to Mr. James's Compen-
sation Board, Succession Duty to Her Majesty General
of Canada, and also payment to Mr. Harvey Symes
for his services rendered in connection with
vessels' disposal.

As I wish to have this matter settled while Mr.
Richard Kiara is in Vancouver, please consult him
if further detailed arrangements are necessary.
Thanking you, I am,

Yours faithfully,

Mr. K. Takahashi
(Enc.) K. Takahashi

22-11

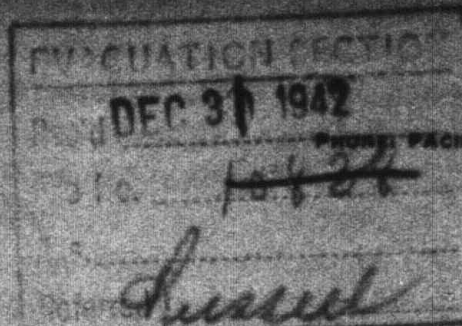
22-11

WYNESS & GRANT

BARRISTERS AND SOLICITORS

NOTARIES

HARVEY P. WYNESS, LL.B. ELIZABETH W. GRANT, B.A.



1114 DOMINION BANK BUILDING
207 HASTINGS STREET WEST
VANCOUVER, B. C.

December 30th, 1942

Gustodian's Office,
506 Royal Bank Bldg.,
Vancouver, B. C.

Attention P.H. Russell

Dear Sirs:

Re: Your file No. ¹⁰³⁵⁸ ~~10050~~ *wrong file number.*
Takahashi, Kuni (Mrs. Kinji) #02748

Please accept our thanks for your letter of the 29th instant relative to the above Estate.

As set out in your letter this file has been closed and we are pleased to give you a summary so that you will have a record in your file.

Letters Probate of the Will of Kinji Takahashi issued out of the Supreme Court of British Columbia, Vancouver Registry under No. 28491 on the 27th day of March, A.D. 1942. In his Will the deceased left all his property, real and personal, to his wife, Kuni and appointed her sole executrix. Inventory 'X' to the Affidavit of Value and Relationship set out an estate of \$10372.51, made up as follows: Real Estate \$2175.00; Cash in the Royal Bank of Canada, Cordova Street Branch \$501.88, interest \$11.25, total \$513.13; money in the Japan & Canada Trust Savings Company 398 Powell Street \$735.49; shares in K. Takahashi & Co. Ltd. a body incorporated valued at \$6948.39. Indebtedness \$399.50 covering funeral expenses.

Subsequently the value of the assets of the Estate were increased by various supplementary affidavits and the shares in K. Takahashi & Co. Ltd. increased in value from \$6948.39 to \$13,897.78.

In addition certain bonds purchased by the deceased in his lifetime and given to his wife as a gift amounted to \$10,597.95.

The Probate and Succession Duties payable to the Province of British Columbia have been paid as demanded, and Succession Duty payable to the Dominion Government has been paid as demanded.

In addition there has been paid to the Dominion Government for income tax with respect to K. Takahashi & Co. Ltd. and its shares the sum of \$2121.29.

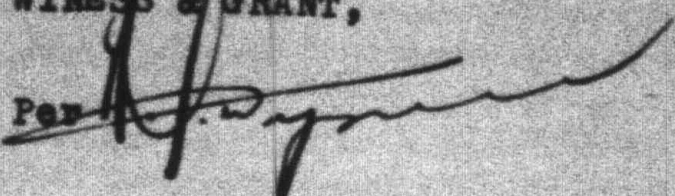
The assets of K. Takahashi & Co. Ltd. have been sold and any further information desired in this connection can be obtained from the purchaser Mr. John Peden.

We enclose a notarially certified copy of the Will and Letters Probate.

We trust that this will sufficiently comply with the request contained in your letter and would respectfully point out to you that since our file has been closed we cannot expect payment for any further work done by us in this Estate without specific instructions from Mrs. Takahashi. If at any time you wish to peruse our file please advise us and we shall be pleased to produce it.

Yours truly,

WYNESS & GRANT,

Per 

Enc.
W:G

Alpine Lodge Community

CHRISTINA LAKE, B.C.

Cascade, B.C.,

February 15th, 1943.

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

EVACUATION SECTION	
Rec'd	FEB 18 1943
File No.	
Ans.	
Referred	<i>[Signature]</i>

Sirs:-

Re: Your File No. 10358,

476 East Cordova St., Vancouver.

Referring to your favor of 6th inst., regarding the above property, I beg to state that:

- (1) The property referred to was acquired by my late husband at the price as registered with you, but we have spent quite an amount of money for extensive repairs and reconditioning which were not reported you.
- (2) The property was bequeathed to me by the late husband with the intention of having our family intact in Canada as we have no properties nor relatives in Japan. And, my only son, George, was born in Canada, and has never accustomed to Japan.
- (3) Besides the furnitures, I have some goods left me as keepsakes by the late husband stored in the house. These may have no sales value, but to me, they are priceless, and, must find a place of storage if the house is sold.
- (4) The property is already rented giving an accommodations to the present tennant when such is hard to find, and would be a source of steady income to me as well.

In view of these reasons, I have no intention of disposing the property, and therefore, I shall appreciate you so advising the agent.

Thanking you, I am,

Yours faithfully,

Mrs. Kuni Takahashi
Mrs. Kuni Takahashi
Reg. No. 02748.

EVACUATION SECTION	
Rec'd	MAR 1 1943
File No.	
Ans.	
Referred	

Alpine Lodge,
Bananae, B.C.

January 22, 1943.

Pemberton Realty Corp. Ltd.,
Bananae, B.C.



Dear Sir:

I have read in our local paper that the government will be selling all the houses owned by the Japanese.

As you know, I have a house on 476 E. Columbia St., and since we have been evacuated off from the Pacific Coast area, I rented my house to Mr. & Mrs. A. Cobb. Besides the house, I have also rented some of my furniture such as piano, refrigerator, electric range, etc. I have already given you the list.

If I have to sell my house, what will happen to all my furniture that I rented to Mr. & Mrs. Cobb? Would you be able to store all of them at Bowman's Storage?

I shall let me know at your earliest convenience. Thanking you, I am,

Yours truly,
(Mrs) J. Takalashii

Alpine Inn,
Christina Lake, B.C.,
April 19, 1943.

The Custodian's Office,
Vancouver, B.C.

Re: K. Takahashi & Co. Ltd.

Dear Sir:

I beg to acknowledge receipt of your letter of
April 2nd which you notified me of the sum of
money still owed to the Inspector of Income Tax.

I see that you have mailed your letter to our
former secretary in Sloan and he has sent it back
to me. So that is why my payment has been
delayed. I thank you for any inconvenience I
have caused you.

Enclosed you will find a cheque for \$2.25,
(Two dollars and twenty-five cents.)

Sincerely,

(Rev.) Kiyomi Takahashi

Reg. No. 92748

Tax No. 2375

Enc.

9661

9447

10358

EVACUATION SECTION
Rec'd. MAY 22 1943
File No. _____
Ans. _____
Referred Spain

PA 4652

1012 Royal Bank Bldg.,
Vancouver, B.C.,
May 21st, 1943.

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

Sirs:-

Re: Your File No. 10358

Mrs. Kuni Takahashi.

It was requested by the above party to ship the chattels kept in her house at 476 Cordova Street East, as per attached list.

She states that the chattels mentioned may have not been reported to you fully because she did not have time to do so in details prior to her departure, and also in view of them stored in a room on the second floor, which room is locked.

I may say that the key for the particular storage room has been vested with me, and am willing to turn it over into your hands provided that you will be kind to undertake such shipment as requested.

I am,

Thanking you for your considerations,

Yours faithfully,

K. Kimura

Kishizo Kimura
Reg. No. 00232

Re: Mrs. Kuni Takahashi.

Items to be shipped to Alpine Inn, Cascade, B.C.

1 Only Graduation Picture (Wrapped in paper box)
1 " Samisen Bako
1 " Mandolin (Rakkyo Gata)
1 Bundle Brooms
1 Only Garden Hose
1 " Linolium (Red design)
1 " Kitchen Table (Cream Colour)
All of Chairs to match above table
" " Old Shoes
" " Suitcases
" " Rugs (Small sizes)
" " Goods in paper boxes (Except 1 large square heavy box)
" " Door Mats
" " Kitchen Utencils(Including bowls with covers)
1 Only Movie Projector
1 " Willow Basket

Alpine Inn,
Christians Lake, B.C.,
May 24, 1943.

Mr. L. D. Wilson,
Administration Dept.,
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAY 26 1943
File No.	10358
Ans.	<i>Ans.</i>
Referred	<i>Wilson</i>

Dear Sir:

Re: File No. 10358

I beg to acknowledge receipt of the cheque
for \$100.00 representing a portion of the rentals
from my property at 476 E. Cordova St. which
was enclosed with your letter.

I would like to know the rest of the balance
which you still hold for me. A statement would
be appreciated.

Yours respectfully,
(Mr.) Kunio Takahashi
Agy. No. 02748

10358

November 23, 1943.

Mrs. Kuni TAKAHASHI,
Registration No. C2748,
Christina Lake, B. C.

Dear Madam:

Re: Catalogue No. 56
476 East Cordova Street
16/77/196

Please be informed that 476 East Cordova Street has been sold as of August 12th for the sum of \$3,300.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less, expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$3,300.00
Less commission @ 5%	<u>165.00</u>
Net credit to your account	<u>\$3,135.00</u>

These funds are available to you in the usual way.

Yours truly,

FHB:MA
cc B. C. Security Commission

F. H. Russell,
Administration Department.

*P.S. our protection department will
be writing you in regard to your
chattels.*

(P.S. typed in original copy to be see comments)

STATEMENT RE SALE OF:

Name: **TAKAHASHI, Kumi**Catalogue No: **96**File No: **10358**Street Address: **476 E. Cordova St.**Reg. No. **02748**Legal Description: **Vancouver, B.C.****16/57/196**Date of Sale and Adjustments **Aug. 12/43**

Sale Price

3 3300.00

Real Estate Agents Commission

3 165.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

Encumbrances:

Unpaid VendorMortgageArrears of TaxesOther Charges

Adjustments:

Fire Insurance

7.18

Taxes

29.33

Water

6.02

177.93

3 3242.95

Net Proceeds credited to your account

3165.03

Date:..... **December 7th, 1945**Compiled by:..... **Mr. George Peters**

Note: This sales statement was made subsequent to the inclusion of gross sale price (3300.00) in a general statement forwarded to Mrs. J. — Hence the net amount does not show in G.B.A.

10358

July 31, 1943.

Mr. James Lee,
545 E. Cordova Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 56.

Your letter enclosing cheque for \$330.00 and offer to purchase 476 E. Cordova Street for the sum of \$3,300.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us certified cheque for the balance of the purchase price, namely, \$2,970.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not you are a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

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

Yours truly,

P. G. Shears
Director.

FGS:AS

476 E. Cordova St.
16/57/196 Swelling

10328

August 12th, 1943

The Pemberton Realty
Corporation Limited,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 56.
476 E. Cordova St.

We are in receipt of your letter of the 11th
instant enclosing Mr. J. Lilianum's certified cheque
for \$2,970.00. We have now received \$3,300.00, the full
amount of the purchase price for the above property.

We note that you wish this property to be
registered in the name of Doo Ping Lee, whose occupation
is a Chef, 545 East Cordova Street, Vancouver, B. C., and
that he is a Chinese subject.

As previously advised, conveyance will be pre-
pared and forwarded to Ottawa with our recommendation for
acceptance.

Yours truly,

F. G. Shears
Director

FGB/CH

27

(56) 476 E. Cordova St.

Lot 16 Blk 57 S.L. 196

(56)

\$3300 for dwelling & land

Certified cheque for \$330

enclosed.

~~Please make sure it is the correct house~~

James Lee

545 E. Cordova.

10358

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

August 11, 1943.

EVACUATION SECTION	
Rec'd	AUG 12 1943
File No.	
Ans.	
Referred	

45

Department of the Secretary of State,
Office of the Custodian,
506, Royal Bank Building,
VANCOUVER, B.C.

Dear Sirs: re 16/57/196 - 476 East Cordova Street
Catalogue No.56, Your File No.10358

Referring to your letter of July thirty-first, addressed to Mr. James Lee at 545 East Cordova Street, we now have pleasure in enclosing certified cheque for \$2,970.00, being in payment of balance of purchase price of this property.

Papers are to be made out in the name of Doo Wing Lee, which is Mr. James Lee's Chinese name. Mr. Lee is a chef, and his address is 545 East Cordova Street. He is a Chinese subject. Adjustments of sale to be made as of date of completion of this transaction.

We confirm the sale price at \$3,300.00, the purchaser paying all cash. Commission of five (5) per cent of the gross purchase price to be paid to us when the transaction is completed.

We shall be pleased to receive the necessary papers and statement of adjustments at your early convenience.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

W. G. Moore
W. G. Moore

WGM-D
Enc.

chk 7770
33
53

329 East Pender Street,
VANCOUVER, B. C.
July 19, 1943.

Department of Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

I hereby make tender on 476 Cordova Street at \$3000.

Enclosed find certified cheque for 10%.

Yours truly,

Ada Con.

A. Con

10358

July 27th, 1943

Miss Ada Con,
329 East Pender St.,
Vancouver, B. C.

Dear Madam:-

Re: Catalogue No. 56

Your letter of the 19th instant, enclosing cheque for \$300.00 and offer to purchase 176 Cordova Street for the sum of \$3000.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears
Director

27
Enc.
FOS:IF

*All enclosed letters
July 27/43*

TELEPHONE: PACIFIC 7488

CABLE ADDRESS: "HONTAY"
CODES: A.B.C. 8TH EDITION
WESTERN UNION

HORNE, TAYLOR & CO., LTD.

INSURANCE AND GENERAL AGENTS

MORTGAGES
REAL ESTATE
RENTS COLLECTED

INSURANCE
FIRE, PLATE GLASS
AUTOMOBILE, ACCIDENT

817 WEST PENDER ST.
VANCOUVER, B.C.

July 19th. 1943.

TENDER FOR PURCHASE.

Catalogue No. 56. (Your file No. 10358)

Lot 16, Block 57, D.L. 196

by JIM WING YUEN, 761 East Hastings Street, Vancouver. B.C.

Cartified cheque herewith for \$ 150.00

Tender; \$1,500.00

Jim Wing Yuen

10358

July 27th, 1943

Messrs. Horne, Taylor & Co. Ltd.,
817 West Pender Street,
Vancouver, B. C.

Dear Sirs:-

Re: Catalogue No. 56

Your letter of the 19th instant, written on behalf of Jim Wing Yuen, enclosing cheque for \$150.00 and offer to purchase 476 E. Cordova Street for the sum of \$1500.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears
Director

Enc.
FGS:IF

21
All enclosed letter
July 19/43

10358

July 27th, 1943

Mr. E. Wong,
42 E. Cordova St.,
Vancouver, B. C.

Dear Sir:-

Re: Catalogue No. 56

Your letter of the 17th instant enclosing cheque for \$215.00 and offer to purchase 476 East Cordova Street for the sum of \$2150.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears
Director

27
Enc.
FGS:IF

*All enclosed letter
July 17/43*

42 E. Cordova St.,
Vancouver, B. C.,
July 17, 1943.

The Custodian,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

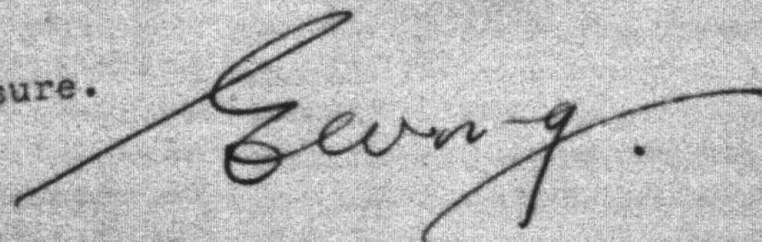
Dear Sir or Madam:

My bid for Catalogue Parcel No. 56 is
two thousand one hundred fifty dollars,
(\$2150.00).

Enclosed within is a certified cheque
for ten per cent, (10%) of the amount
offered, namely, two hundred fifteen
dollars, (\$215.00).

Yours truly,

Enclosure.

A handwritten signature in cursive script, appearing to read "George", written over a horizontal line.

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
July 13, 1945.

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

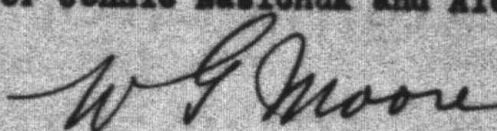
Dear Sir:

We hereby make tender in the name of Jennie Nasichuk and
Alex. Nasichuk on 476 East Cordova Street at the price of \$2800.

Enclosed find certified cheque for 10%.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.
Agents for Jennie Nasichuk and Alex. Nasichuk.



W. G. Moore.

WGM/JM
Enc.

10358

July 27th, 1943

Messrs. Pemberton Realty Corporation Ltd.,
418 Howe Street,
Vancouver, B. C.

Dear Sirs:-

Re: Catalogue No. 56

Your letter of the 13th instant, written on behalf of Jennie Kasichuk and Alex. Kasichuk, enclosing cheque for \$280.00 and offer to purchase 476 East Cordova Street for the sum of \$2800.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears
Director

Enc.
FGS:IP

*See enclosed letter
July 31/43*

REAL ESTATE · RENTALS



LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

476 HOWE STREET
VANCOUVER, B. C.

June 25th 1943.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

"Tender for Real Estate",
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sirs:-

Re: 476 E. Cordova Street - Cat. No. 56
Lot 16/76/196 - File No. 10368
TAKAHASHI, Kuma

Enclosed herewith you will please find our certified cheque made payable to "The Custodian" in the amount of \$210.00 which is 10% of the amount which we wish you to offer to the Custodian for the above property, namely, \$2100 cash, on behalf of our client Mrs. Ah Yow Quan. The adjustment date of the transaction to be, say, July 15th or not later than August 1st 1943. The property is being purchased by Mrs. Ah Yow Quan subject to the existing tenancies.

Femberton Realty Corporation, 418 Howe Street, are Agents for this property and we will look to them for our portion of the Commission.

Commending the above matter to your kind attention, we remain,

Yours very truly,

KER & KER LTD.

Per.

ANK:DR
Encl.

REAL ESTATE • RENTALS



Milson
LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.
VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER

LIMITED EVACUATION SECTION

475 HOWE STREET
VANCOUVER, B. C.

Feb. 19th 1943

Rec'd	FEB 20 1943
File No.	10358
Ans.	<i>LM</i>
Referred	<i>Milson</i>

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

ROYAL INSURANCE
COMPANY, LIMITED

THE NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

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

Attention Mr. F.G. Shears

Dear Sirs:-

Re: File #10358 - Takahashi, Kuni
475 E. Cordova Street -
Lot 16/76/196

We enclose herewith our cheque in the sum of
\$100.00 in support of an offer which we have received from Mrs.
Ah Yow Quan to purchase the above property. Mrs. Quan makes the
following offer on the property:-

Price \$2100.00
All cash of which deposit shall form a part.
Date of adjustments March 15th 1943.

Mrs. Quan takes the property over subject to
existing tenancies, that is to say, if necessary she is prepared
to wait one year for possession in accordance with the present
Government Rental Regulations.

We trust that your Department will give favorable
consideration to the above offer and that we may expect a reply in
the near future.

Yours very truly,

KER & KER LTD.

Per.

Alan N. Ker

ANK.DR
Encl.

10358

July 27th, 1943

Messrs. Ker & Ker Ltd.,
475 Howe Street,
Vancouver, B. C.

Dear Sirs:-

Re: Catalogue No. 56 *ult*

Your letter of the 25th instant, written on behalf of your client Mrs. Ah Yow Cuan, enclosing cheque for \$210.00 and offer to purchase 476 East Cordova Street for the sum of \$2100.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F. G. Shears
Director

28
Enc.
FGS:IF

*All enclosed
index July 25/43.*

JOHNSON, REEVE and WATSON
Estate Agents

Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B. C.

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 1035

Dear Sirs

Catalogue No. 96
Lot 16 Block 97 D. L. 196
476 East Cordova Street.

We have inspected this property and beg to report as follows:-

Location Central district of industries and dwellings.
Land 25' x 122' South west corner of Jackson Avenue. Front
Yard enclosed with stone wall, wire fence and iron gate. Back
yard with board fence.
Building 2 story and basement frame house 23' 6" x 30' plus 2 story
addition without basement 23' 6" x 12. Foundation-stone walls.
Exterior walls, siding. Roof shingled. 1st floor, 3 large rooms.
Electric fireplace, french doors, enamelled iron sink unit with
cabinets and modern kitchen cabinets (no chimney in kitchen-
electric range used). 2nd floor, 4 rooms and wash room (basin
and v.o.). Basement concrete floor, wood bathtub and heater.
hot air furnace, hot water tank, laundry tubs.
Condition The house is old but has been reconditioned and the kitchen
modernized. Lack of bathroom upstairs is a drawback.
Land \$30.
City
Assessment \$2,125 (Land \$925 Building \$1,200)
Land \$79.42
Appraisal We are of the opinion that the value of this property is
not less than \$2,700.

Yours faithfully,

JOHNSON, REEVE & WATSON

per "D. W. Reeve"

DOUGLAS W. REEVE, P. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

EXHIBIT No. 319-4
DATE 7 June 1948
FILLED BY Crown

File No. 10358

Dear Sir:

Catalogue No. 56
Lot 16 Block 57 D. L. 196
476 East Cordova Street

We have inspected this property and beg to report as follows:-

Location Central district of industries and dwellings.
Land 25' x 122' South west corner of Jackson Avenue. Front yard enclosed with stone wall, wire fence and iron gate. Back yard with board fence.
Building 2 storey and basement frame house 21'6" x 30' plus 2 storey addition without basement 21'6" x 12'. Foundation-stone walls. Exterior walls, siding. Roof shingled. 1st floor, 3 large rooms. Electric fireplace, french doors, enamelled iron sink unit with cabinets and modern kitchen cabinets (no chimney in kitchen-electric range used). 2nd floor, 4 rooms and wash room (basin and w.c.). Basement concrete floor, wood bathtub and heater, hot air furnace, hot water tank, laundry tubs.
Condition The house is old but has been reconditioned and the kitchen modernized. Lack of bathroom upstairs is a drawback.
Rent \$38.
CITY
Assessment \$2,125 (Land \$925 Building \$1,200)
Taxes \$79.42
Appraisal We are of the opinion that the value of this property is not less than \$2,700.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Watson

10358
Removed from
10353
Jan 13/47
D

June 10th, 1934.

Dear Mr. Spain:

Re: MRS. KUNI TAKAHASHI.

476 East Cordova Street.

Your File No 10358.

With reference to certain chattels that the above party wish to get, as I have arranged with Mr. Wills of your office, I have them sorted out and are placed as follows:-

- (1) Miscellaneous goods (^{Painted white} Kitchen chairs, china wares, KORI musical instruments, brooms, rugs, mats etc.) (Loose)
(One KORI contains old rags to pack china wares)
(Placed in a N.E. room in Second Floor)
- (2) Linolium (Placed in Hallway - 2nd Floor)
- (3) Garden Hose (Now in use by the Linnant)
- (4) 1 Kitchen Table (Painted WHITE) and personal belongings and Kitchen Utencils (Placed on this particular TABLE)
(Stored in the Garage - Key for the said garage is enclosed herewith.)

I may say that all of above require re-packing and have assured Mr. Wills that the party is willing to pay for such charges. Also, this party wish to have them shipped to Cascade, (Not to Grand Forks) and that she is quite willing to risk the chance of short delivery, if any, resulting from such routing. Thank you.

Yours very truly, K. Kimura

REAL ESTATE • RENTALS



LOANS • INSURANCE

MEMBERS
VANCOUVER REAL ESTATE
EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS
ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE
BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

June 15th 1943.

AGENTS
LONDON GUARANTEE &
ACCIDENT CO., LTD.

INSURANCE
COMPANY, LIMITED

NORTHERN ASSURANCE
COMPANY, LIMITED

SCOTTISH METROPOLITAN
ASSURANCE CO., LTD.

THE CASUALTY COMPANY
OF CANADA

RECEIVED JUN 16 1943
File No. _____
Ans. _____
Referred _____

Office of the Custodian,
606 Royal Bank Building,
Vancouver, B. C.

Attention Mr. G.D. Wilson,
Administration Department

Dear Sir:-

Re: File #10358 - TAKAHASHI, Kumi
476 E. Cordova Street -
Lot 16/76/196

This is to advise you that we are still holding a deposit of \$100.00 belonging to Mrs. Quan on the above property. Mrs. Quan you will recall, on May 19th 1943, made an offer of \$2100 all cash for the dwelling subject to the existing tenancies.

Would you be kind enough to advise us if there are any further developments in connection with the sale of this property. Mrs. Quan is particularly anxious to obtain a decision in the near future. We believe that the price of \$2100 is very fair.

Commending the above matter to your kind attention, we remain,

Yours very truly,

KER & KER LTD.

Per.

Alan N. Ker

ANK.DR

ORDER" or "C.O.D." HERE

DUPLICATE PREPAID FREIGHT BILL

SHEET NO.

Origin & Destination

STATION TO

~~504 CASCAD~~ ~~86 MIP~~

PRO.

KUJI TAKANASHI

DATE

CANADIAN PACIFIC RAILWAY COMPANY

FOR CHARGES ON ARTICLES WAYBILLED

From, Number, Station

W/B Date

W/B No.

Shipper's Name

Car Init. & Number

99 VANCOUVER JUNE 16/43 P

97321

CUSTODIAN EMERY PROP 5981

No. of Packages	Description of Articles and Marks	Weight	Rate	Freight	Rebates	Discount
13	CTN EFF 1 TIN CONT					
3	KORIS BASKS					
1	STEASE 1 POL EFF					
1	ROLL LIND					
1	CS EFF 1 TABLE CRT					
3	CHAIRS BOLS					
1	LAMPSTAND 1 BUL BROOMS	790	180	14 22		14 22
	L ORR					
TOTAL						

Received Payment for the Company

Date

19

\$

Agent

All freight transported by this Company is subject to its published terms and regulations. All claims for overcharge must be sent to the Auditor of Freight Receipts, Montreal, accompanied by freight bill.

Make Cheques Payable to Order of

CANADIAN PACIFIC RAILWAY CO.

Mail to Local Freight Agent

Alpine Inn,
Christina Lake, B.C.,
June 26, 1943.

The Custodian's Office
Dept. of the Secretary of State
of Canada,
Ottawa, B.C.

EVACUATION SECTION	
Rec'd	JUN 29 1943
File No.	
Ans.	
Referred	

Dear Sir:

Re: File No. 10358

I beg to state with many thanks all your kindnesses for the troubles of shipping me my personal belongings.

I have received your letter of June 22 and also the C.P.A. Bill of Lading. I have checked it with your list and found there was no mistake.

Again, let me thank you for any inconveniences I have caused you.

Yours respectfully,
(Mrs.) Mrs. Kei mi Takahashi
Reg. No. 02748

sent to Nelson

Christina Lake,
Cascade, B.C.,
June 28th, 1943.

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

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

Sirs: -

Re: Your File No. 10358.
476 Cordova St. E., Vancouver.

As per expressed you on February 15th, 1943, regarding the above property, I wish to retain same as it was bequeathed to me by my late husband.

The property was acquired by him when he knew that he is not going to live much longer due to cancer. And, he has spent an almost unbelievable amount of money to comfort me and the family, the details of such expenditures are attached herewith. The property plus the repairing cost ran well over \$5,100.00.

Aside from above reason, when the present tenant, Mr. Roy Codd, a shipyard worker, complained me that the agent, Pemberton Realty Company, only gave him the rental agreement from month to month contrary to our understanding, I have agreed him to alter the said agreement from year to year. Consequently, there would be a danger of legal matter involved if he is let out of the house when sold. And, if the property is to be sold regardless of this, it will not realize what we have spent on it.

Kindly give aforesaid reasons your fullest considerations enabling me to retain the property.

Yours faithfully,

Mrs Kuni Takahashi
Mrs. Kuni Takahashi.
Reg. No. 02748.

*Wright comes
do not answer, but
please letter on file
JMT*

476 E. Cordova St.,
Vancouver, B. C.
December, 1941.

House

Purchased price		\$2,500.00	
Adjustment	\$ 49.40		
Rent from Kasho	<u>82.00</u>	<u>131.40</u>	\$2,368.60

Repairing & Decorating (Total \$2,787.52)

Yamashita

Outside Repairings, Contract.....	\$300.00	
Kitchen Contract.....	450.00	
Dining Room & French Doors.....	80.00	
Moulding.....	33.50	
Chimney & Roof Repairs.....	15.00	
Steps.....	128.50	
Toilet & Hall.....	165.00	
Basement.....	26.50	1,198.50

Kobayashi

Roof Painting, Contract.....	\$ 53.00	
Outside Painting, Contract.....	185.00	
Gutter & Window Glasses, Contract...	85.00	
Inside Decorating, Labor @ \$35. wk...	192.50	
" " Materials		
Papers.....	\$41.17	
Paste.....	4.00	
Plaster, Sand, Fibre...	9.92	
Paint, Vanish, etc.....	15.16	
Hakamoto & Matsubara...	<u>3.00</u>	
	<u>73.25</u>	586.75

Somiya

Labor, Somiya.....	\$116.00	
" Uyeda.....	27.50	
" Ishibashi.....	17.50	
Material, Misc.....	171.47	
Kitchen Sink.....	192.50	
Toilet.....	27.50	
Laundry Tubs.....	9.50	
Hot Water Tank.....	31.40	
	<u>\$593.37</u>	
Less: Old Bath & Sink sold....	28.37	570.00

Reston Electric Co.

House Wiring, Contract.....	\$267.20	
Water Heater Wiring.....	20.00	
Lamp Fixtures & Lamps.....	<u>46.80</u>	<u>334.00</u>
Forward.....		\$5,059.85

Forward..... \$5,059.85
Repairing & Decorating, Continued

Paint & Brushes, McMc.....	\$ 14.42	
18 prs. Brass Stair Plates, McMc....	1.67	
5 only Handrail Brackets, McMc.....	1.18	
Door Butts Knobs, McMc.....	6.26	
Door Lock Set & Butt, McMc.....	1.41	
12' Chrome Moulding, James Weir.....	4.10	
2 Door Bolts, Woodward's.....	.43	
Linoleum for Kitchen, David Spencer..	40.00	
Linoleum, Hall, Bath, Stairs..."....	<u>26.80</u>	96.27

Moving Expense

Aug. 28, Freight to Vancouver.....	\$ 26.40	
Sept. 16, Maruchu Transfer.....	6.50	
Oct. 7, Freight to Vancouver.....	2.70	
" 14, " ".....	1.55	
Nov. 18, " ".....	15.40	
" 19, Cartage, Burke & Wood.....	5.50	
Dec. 5, Freight to Vancouver.....	1.35	
" " Cartage to Maruchu.....	.75	
" 9, Maruchu Transfer, Oct. & Nov.	12.50	
" 9, Inamoto Transfer, Nov. a/c.	<u>1.25</u>	73.90

Furnitures

Electric Range, Clarkson's Ltd.....	\$224.50	
Cooker Attachment ".....	13.00	
Refrigerator ".....	254.00	
1 set Chesterfield, David Spencer...	159.00	
1 Wal. Coffee Table "...	18.00	
1 Wal. Tea Wagon "...	22.50	
1 Bronze Smoker "...	4.50	
1 Wal. Night Table "...	9.85	
6 Unpainted Chairs, Blue "...	21.00	
1 Indian Rug "...	108.00	
1 Administer Rug "...	59.75	
1 set Bed Room Suite, McMc.....	107.50	
1 Bed 4'6" ".....	7.45	
2 Bed Springs @ \$7.25 McMc....	14.50	
1 Mattress "....	10.00	
1 Kitchen Table "....	6.65	
6 Kitchen Chairs @ \$1.45 "....	8.70	
Delivery Charge.....	<u>1.00</u>	

\$1,049.90

Forward.....

\$5,230.02

Furnitures. Continued

Forward.....

\$5,230.02

Electric Toaster.....	McMo.....	\$1,049.90	
Alarm Clock.....	"	16.32	
Electric Heater.....	"	2.77	
Hot Plate.....	"	3.76	
Garden Hose & Nozzle....	"	2.62	
Electric Iron.....	"	6.74	
Vacuum Cleaner.....	"	9.60	
1 Mattress.....	"	49.20	
1 pair Lawn Gates.....	"	7.80	
21 Shades.....	Spencer...	14.25	
Curtain & Rods for Bed Rooms "	"	33.82	
Drapes & Curtains, Living & Dining Rooms "	"	24.17	
Curtains & Rods for Hall & Transmoil "	"	70.99	
1 Shade.....	Spencer...	11.12	
Curtains for Kitchen.....	"	1.27	
Curtains, Dining Room Additional "	"	6.81	
2 Shades.....	Spencer...	11.94	
Curtains, Doors & Rods....	"	1.72	
1 9 x 10 $\frac{1}{2}$ Lino. Rug...	"	9.10	
Water Heater Element.....	B.C.E.Ry..	9.65	
Electric Heater.....	T. Eaton Co.	9.50	
3 Table Lamps.....	"	29.95	
1 Medicine Cabinet.....	Woodward..	7.45	
1 Gas Hose.....	B.C.E.Ry..	2.50	
1 Gas Stove.....	"	.90	
1 Alarm Clock.....	Woodward..	9.95	
1 Kitchen Step.....	"	2.50	
1 Mantel.....	T. Eaton Co.	1.25	
Lamp Shade.....	"	22.50	
Lamp Shade.....	Spencer...	9.15	
End Table.....	"	3.95	
Blanket.....	Shibuya & Co.	1.49	
Rug.....	Spencer...	20.75	
Lamp Shade.....	T. Eaton Co.	2.00	
Rug.....	Spencer...	2.49	
China Wares.....	T. Eaton Co.	3.75	
Picture Frame.....	Spencer...	3.75	
		5.50	1,482.88

Misc.

City Water Rate, July to December...	\$ 7.00
Telephone.....	3.90
2 Towel Hangers.....	.58
B.C.E.R. Light Bill to Oct. 30.....	2.65
2 Brooms.....	1.70
2 Wash Basins....	.86
	\$ 16.69

Forward.....

\$6,712.90

Forward.....			\$6,712.90
<u>Misc. Continued</u>			
Silver Polish.....	\$ 16.69		
2 Waste Baskets.....	.21		
1 Protection Rubber Pad.....	.90		
1 Dish Drainer Rack.....	.29		
Oil Cloth.....	.55		
Clock Repairs, Kenno.....	.70		
Akiyama Hardwares, Nov. a/c.....	1.75		
	9.57	30.66	
<u>Deposit Acct.</u>			
Sept. 25, B.C.E.R. Light Deposit..	\$ 8.00		
Nov. 10, " Gas Deposit....	5.00	13.00	
Total.....			\$6,756.56
T. Yamashita - Back yard fence, etc.		\$ 16.80	
G. Naruse - " " fence lumber		14.55	
- Express.....		1.50	
- Back Yard Cleaning...		6.25	
T. Akiyama - December Acct.....		6.65	
McMc. - 1/2 gal. Green Paint...		1.06	46.81
			<u>\$6,803.37</u>

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

September 9, 1943.

Department of the Secretary of State,
Office of the Custodian,
506, Royal Bank Building,
VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	SEP 10 1943
File No.	10358
Ans.	<i>H. J. Russell</i>
Referred	<i>out to Wilson</i>

Dear Sirs: Your File No. 10358, Catalogue No. 56

Further to your letter of September seventh, we enclose statement showing a balance of \$16.17 due the purchaser. Our Rental Department will be forwarding to you today cheque for rent proceeds to September 30, 1943.

Do you wish us to advise the tenant to pay future rents to the purchaser, or will this advice be forwarded to the tenant direct by you? We presume you will wish us to continue collecting rents until advised to the contrary by you.

In this case the tenant is allowed \$10 monthly rebate in his rent for storing certain effects in the premises. You might advise us or the tenant whether you will be removing these effects or whether you will continue to pay the tenant \$10 monthly to store them.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

per *H. J. Russell*

WJ-D
Enc.

-X- GBS. Suggest check with Pemberton.

- (a) items leased to Mrs. Gould - what are her wishes?
- (b) your memo 22/5/42 - furniture have Pemberton move stored items to their warehouse

Vancouver, B.C.

September 9, 1943.

Mr. Doo Wing Lee,

----- IN ACCOUNT WITH -----

THE CUSTODIAN

Re: 16/57/196

Adjustments to August 12, 1943

To Purchase Price	3,300.00	
By Deposit		3,300.00
To proportion 1943 taxes at \$76.24 net - paid -	29.65	
" " water at \$7.95 per $\frac{1}{2}$ yr. Paid to Dec. 31/43	6.10	
By " rent at \$38.00 per mo. Paid to Sept. 30/43		62.52
To " insurance:		
Legal & General \$11786, \$2,000 - \$11.00 - July 21/45	7.10	
" fee payable to Land Registry Office to register Deed	3.50	
To Balance	16.17	
	<u>3,362.52</u>	<u>3,362.52</u>

By Balance due to you

\$16.17

E. & O.E.

10358

October 6, 1943.

Mrs. Rumi TAKAHASHI,
Registration No. 02748,
Alpine Lodge,
Cascade, B. C.

Dear Madam:

Re: 476 East Cordova Street

Your letter of October 1st has been referred to the writer. Please be informed that your property was sold under direction received by this office from Ottawa. Similar conditions exist with a great many other properties.

You should know, however, that sale was made at or in excess of the valuation of a fully qualified appraiser. When the final result of each sale is known, the person concerned will be given a statement of returns and disbursements and the funds resulting will be placed at credit of the owner and will be available as may be necessary.

All chattels in your house are being cared for by the Protection Department of this office.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA

Alpine Inn,
Cascade, B. C.,
October 13, 1943.

Office of the Custodian,
Royal Bank Building,
Hastings and Granville Sts.,
Vancouver, B. C.

Dear Sir:

Re: Your File No. 10358
476 E. Cordova St., Vancouver

EVACUATION SECTION	
Rec'd	OCT 19 1943
File No.	<i>20/10</i>
Ans.	<i>See letter</i>
Referred	<i>20/10</i>

I beg to acknowledge receipt of your favour of the 8th instant in reference to the disposal of the above property. I shall withhold any comment at present, however, I again wish to point out to you that the circumstances surrounding the purchase by my late husband was rather peculiar, and was quite different from ordinary transaction.

As to the chattels in the house which are said to be cared for by your Protection Department, I wish to have most of them stored at Boman's Storage but as many of the furnitures were included in the rental agreement with Mrs. Codd, I must depend on you to have this arrangement of storage done at the opportune time. At any rate, I shall contact you again in this matter furnishing you with detailed list of the chattels and personal belongings stored or under use by the tenant of the house.

Yours faithfully,

Mrs Kuni Takahashi
Mrs. Kuni Takahashi
Reg. No. 02748

KT:DU

10358

October 15th, 1943

Mr. Kishizo KIMURA,
Registration No. 00232,
Cascade, B. C.

Dear Sir:-

Re: Kuni (Mrs. Kuni) TAKAHASHI

Confirming exchange of telegrams between you and our Mr. Russell, we wish to advise that we can make any reasonable arrangements that Mrs. Takahashi wishes. We should like to draw your attention to the following points.

(1) Mrs. Takahashi's belongings in Bowman Storage. So long as she is willing to pay expenses, we shall not interfere with these.

(2) Chattels left in the locked room at 476 E. Cordova. We can move these to Bowman Storage also at Mrs. Takahashi's expense, ship them to her, or sell them as she wishes.

(3) That leaves the effects rented with the house to Mrs. Codd. We understand that Mrs. Codd is a Japanese lady and intimate friend of Mrs. Takahashi's and she would probably be perfectly willing to release this furniture for any purpose Mrs. Takahashi wishes. We should draw your attention, however, to the fact that under the Rental Control regulations, chattels included in a lease cannot be withdrawn except with the lessee's consent until the termination of the lease. We do not yet know what arrangements the new owner of the property will make with Mrs. Codd or when the latter will be leaving the premises but as we imagine this is unlikely to be for a little time to come, Mrs. Takahashi will have ample time to make whatever arrangements she wishes.

Yours truly,

H. F. Green
Protection Department

HFG:IF

ALPINE LODGE COMMUNITY
CHRISTINA LAKE · B · C

Cascade, B.C.,

October 21st, 1943.

File 10358

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

EVACUATION SECTION	
Rec'd	OCT 26 1943
File No.	V7 SPAIN
Ans.	<i>Green</i>
Referred	<i>Green</i>

Sirs:- Attention Mr. H. F. Green.

Re: Your File No. 10358,
Kuni (Mrs. Kinji) Takahashi.

sent to Kishimoto

With reference to above, I beg to acknowledge
with thanks your telegram of 13th and letter of 15th instance.

I have expressly informed Mrs. Takahashi on the
three classifications of the furniture and chattles pointed out
in your letter, and have impressed her that there is no reason
of anxiety in connection with the matter. Mrs. Takahashi told me
that she has no intention of withdrawing any effects covered in
the lease agreement with Mrs. Codd for the duration of the lease,
and also have assured me that she is willing to bear all expenses
for the goods already in the Bowman's Storage and for those to
be stored there in the future.

Now, I am enclosing you herewith lists made by
Mrs. Takahashi with specific headings, viz: "Bowmans Storage"
"Alpine Inn" "To Sell" and "Bowmans Storage - Mr. Sakuzo
Jikemura".

Mrs. Takahashi wishes to have those shown as
"Bowmans Storage" stored at the Bowman Storage, "Alpine Inn"
to be shipped here, "To Sell" to be sold at your discretion,
and "Bowmans Storage - Mr. Sakuzo Jikemura" to be stored at
that Storage. She is willing to stand the expenses for Mr.
Jikemura's and would like to know the account incurred parti-
cularly in this connection. Also she wishes to have all of these
works done at your earliest convenience, save the effects covered
by the lease agreement which are to be handled at the termination
of the lease.

Thanking you, I am,

Yours faithfully,

G.B.S. This seems very
clear. Would you act accordingly
please and advise the good lady & LK when
all is fixed up? When all is finished, suggest
confirm remaining items with Mrs. Codd. - see list 29-6-42

K. Kimura
Kishizo Kimura.
Reg. No. 00232.

10358

November 12th, 1943.

Mr. K. KIMURA,
Registration No. 00232,
Alpine Lodge Community,
Christina Lake,
Cascade, B. C.

Dear Sir:

Re: Mrs. (Kinii) Kuni TAKAHASHI

We have your letter of the 21st.
instant giving us all the necessary details regarding
the disposition of Mrs. TAKAHASHI's chattels.

Everything is quite clear to us and
we will be pleased to be guided accordingly.

We called on the tenant, Mrs. Codd,
who informed us that the new owner has not expressed
his intentions regarding the lease, but it would
appear that she is entitled to some grace before
having to leave, and while she is still in possession,
we presume that Mrs. TAKAHASHI will prefer to have
everything left in the house as it is at present.
In other words her instructions conveyed in your letter
are intended to provide for the care of her chattels
as soon as Mrs. Codd is obliged to leave the premises.

If we are not correct in this assumption,
please advise us in due course.

Mrs. Codd agreed to phone us as soon
as she receives further advice from the new owner.

Yours truly,

Geo. B. Spain,
Protection Department.

GBS/HMS

c. c. to Mr. TAKEHASHI

TO BOWMAN'S STORAGEIn Closet

x 2 only	Kashiki (Nurimono) in Furoshiki
1 boxes	Chaki (Japanese Tea Sets)
"	Religious Articles
1 only	Large Metal Vase
"	Large Earthen Vase
"	Decorative Article in Glass Case
x 1 "	Midare bako (Nurimono)
"	Violin in case
"	Knitting Instrument <i>box</i>
"	Brass Jardinere
"	Electric Table Lamp
"	Hand Sealer
"	Mandolin in case <i>in cloth</i>
1 parcel	Office Records
"	Metal Money Box
1 only	Electric Heater
"	Umbrella
"	Canes
2 only	Fancy Bamboo Screens (Misu)
1 parcel	Drapes (4)
2 only	Lamp Chimneys (Aladdin)
2 quantity	Books
"	Small Decorative Articles

*shallow bag (paper)*In Room

1 only	Doll in Glass Case
"	Electric Heater
"	Electric Table Lamp
1 case	Phonograph Records
1 only	Oak Filing Cabinet (Double Size)
"	Mantle Clock (Ancient)
"	Centre Table (Square)
2 pkgs.	Wool
x 1 only	Jubako (Nurimono)
"	Dresser (Japanese Tansu)
x 1 "	Brass Hibachi
"	Night Table
2 quantity	Pictures in Frames
1 only	Round Mirror with Stand
"	Trunks with Personal Belongings
2 "	Baskets

given to Mrs. De Land.

Translation x Kashiki (Nurimono) in Furoshiki: Lacquered food dish wrapped in cloth.

x Midare bako: Large shallow box for holding garments.

x Jubako: A nest of boxes. Lacquered ware. (Nurimono)

x Hibachi: A fire box for boiling water or for warmth.

A. Abe / suit case left in room

TO BOWMAN'S STORAGE

In Room (Continued)

1 box	Japanese China Wares
a quantity	Souvenir Decorative Articles
only	Coffee Table
"	Gramophone
"	Table (Round)
"	Stool (2 steps)
"	Tea Wagon
"	Hassock
parcel	Curtains
"	Bed Spread
only	Singer Sewing Machines
"	Electric Sewing Machine
"	Burrough's Adding Machine
"	Biwa on Stand (Musical Instrument)
"	Biwa in Case (Musical Instrument)
"	Vacuum Cleaner (Hoover) with various attachments
"	End Tables
"	Settee
"	Fancy Hand Carved Flower Stand (made in China) with contents
"	Bamboo Kori containing Sewing Machine attachments etc. <i>button sewing machine</i>
"	Ash Tray Stand
parcel	Souvenirs (Wrapped in Black Furoshiki)
only	Hair Dressing Cabinet (Kamiyui-bako) <i>small cabinet</i>
"	Massage Machine <i>12" square</i>
"	Ping Pong Set
parcel	Gramophone Records (Cartons, wrapped in paper)
stack	Gramophone Records
tin can	Glasswares etc.
only	Typewriter (Underwood 14")
"	Small Office Desk
"	Coffee Table (Rectangular)
"	Metal Box
"	Foot Stools
carton	Toys etc.
"	Personal Belongings (In large carton box)
a quantity	Beds, Springs and Mattresses
a quantity	Dining Room Chairs <i>7-1 office / office arm / occasional</i>
1 only	Rocking Chair <i>NR</i>

In Bed Room

1 only	Bamboo Book Stand
1 "	Oak Office Chair
1 "	Dresser

*is in B.R. but Lady
said she arranged to
keep them, (NO)*

In Garage

a quantity	Books. <i>OK IDS.</i>
------------	-----------------------

TO BOWMAN'S STORAGE

File No. 8948

Mr. Sakuzo JIKEMURA

Stored in Room of Mrs. Kuni TAKAHASHI'S House.

(Room being locked)

Only
Roll
Only
Pr.

Guitar
Blinds
Home-made Centre Table
Wooden Bed Pieces.

} OK IOL

To be charged to
Mrs Takahashi's ac

File No. 10358

To Mrs. Kuni TAKAHASHI

To Be Shipped to Alpine Lodge,
Christina Lake,
Cascade, B. C.

station in file BC

ALPINE INN

In Room

1 only
quantity

Electric "Mix Master"
Toilet Papers

*not there (shipped)
OK FOS*

In Garage

1 box

Kitchen Utensils
Any old shoes

*OK FOS
no shoes FOS*

10358

December 21st, 1943

Mrs. Kuni Takahashi,
Registration No. 02748,
Christina Lake, B.C.

Dear Madam:

Following your wishes conveyed to us through the medium of Mr. K. Kimura, with the exception of articles to remain in use by the tenant, all other articles have been dealt with.

Bowman Storage Limited who handled the chattels report as follows:

There is one suitcase left in the room marked S. Abe. If Mr. Abe has not declared this suitcase, we suggest that you advise him to do so at once, or you could furnish us with his registration number so that a record could be made in his file.

Electric Mix Master. This article was not found in the locked room. Perhaps you can explain, possibly it is in the kitchen which seems to be the logical place for such an article.

Old Shoes. Bowman Storage Limited report being unable to find any of these in the garage.

Yours truly,

Geo. B. Spain,
Protection Department.

GBS/AN

Russell

File 10107

Rec'd by
Mr. Takahashi

Alpine Inn,
Christina Lake B.C.,
December 25, 1943.

The Custodian's Office,
Vancouver, B.C.

Re: File No. 10358

Attention: Mr. Geo. D. Spence

Dear Sir:

I beg to acknowledge with thanks your letter of the 21st instant.

You have informed me that there is one suitcase left in the room marked S. Ahe.

Unfortunately, he is residing at Blue River B.C.,
the Department of Mines and Technical Surveys Hospital
and I would think Mr. Ahe would rather have the
suitcase sent to him.

You have also informed me that the Electric
Kiss Master could not be located. Evidently, I
received this with the other kitchen utensils
which were shipped to me via Brown and Storage.

Thanking you for any inconvenience I
have caused yours,

Yours respectfully,
Mrs. Kunio Takahashi
Reg. No. 02748.

EVACUATION SECTION	
Rec'd	DEC 30 1943
File No.	10358
Ans.	Spence
Referred	Spence

EVACUATION SECTION	
Rec'd	FEB 14 1944
File No.	10358
Ans.	<i>Am</i>
Referred	<i>Spain</i>

Alpine Lodge,
Christina Lake,
Cascade, B. C.,
February 8, 1944.

Department of the Secretary of State,
Office of the Custodian,
Hastings and Granville,
Vancouver, B. C.

Re: File No. 10358
Re: Goods in Bowman Storage Ltd.

Dear Sir:

With your usual cordial considerations I wish to make re-disposition of the goods now in storage and in this connection I have attached herewith lists showing thus:

1. Goods to be shipped to me by C. P. R. to Cascade, B. C.
2. Goods to be sold at your discretion.
3. Goods to be stored continuously at Bowman Storage Ltd.

As to the goods to be shipped here will you kindly advise Bowman Storage Ltd. to check carefully on Fragiles to avoid breakage--special attention is required in repacking goods in trunk and if the said trunk is locked it is their liberty to break or unlock same in the process of repacking.

As soon as your invoice covering expenses is sent to me, remittance will be forwarded to you cordially.

Thanking you for your considerations, I am,

Yours sincerely,

Mrs Kuni Takahashi

(Mrs.) Kuni Takahashi
Reg. No. 02748

BT:DU

cc Bowman Storage Ltd.

MRS. KUNI TAKAHASHI

Shipped Feb 21/44

BY C. P. R. TO CASCADE B C

Musical Instrument

- 3 End Tables (m & s) ✓
- 1 Bedroom table (m & s) ✓
- 1 Stand ✓
- 1 Bal Boxes ✓
- 1 Parcel ✓
- 1 Box Records ✓
- 5 Cartons ✓
- 1 Hand Stamper ✓
- 1 Haddock ✓
- 1 Foot Stool (m & s) *abandoned*
- 1 Trunk Tray ✓
- 1 Foot Stool *abandoned*
- 2 Tin Boxes ✓
- 1 Bal Baskets ✓
- 1 Bal Baskets ✓

- 1 Chest Drawers (2 sections) ✓
- 1 Basket ✓
- 7 Boxes ✓
- 2 Trunks ✓
- 1 Sack Bags (stuff them in between glasswares, etc. to avoid breakage)
- 1 Parcel ✓
- 1 Step Stool ✓
- 1 Parcel ✓
- 1 Typewriter ✓
- 1 Foot Stool ✓
- 1 Carton ✓
- 1 Stand ✓
- 1 Ebony Stand ✓
- All papers etc. containing inside of filing cabinet

1 Ball in glass case shipped to Mrs. De Land. Powell River Co Ltd. Van ✓

o Sold Feb 24/44

SOLD BY CUSTODIAN

- 1 Table o
- 6 Dining Chairs (m & s) o
- 1 Cabinet Top
- Adding Machine stand only o
- 1 Broken Table abandoned*

- 1 Table o
- 2 Chairs o (*1 abandoned*)
- 1 Round Table (m & s) o
- All bed end, rails, and springs which are ? not hospital bed

BOWMAN STORAGE LIMITED

- 1 Fire Grate
- 1 Arm Chair
- 1 Sewing Machine
- 1 Box Musical Instrument
- 1 Set Hospital Bed (wheels, spring, rails, ends, etc.)
- 1 Musical Instrument on stand
- 1 Electric Heater
- 1 Sewing Machine
- 1 Metal Stand
- 1 Gramophone
- 1 Glass Top Stand
- 1 Wooden Base
- 1 Bal Pictures
- 3 Pictures
- ~~1 Bal Pictures~~
- 1 Settee (m & s)

- 1 Smoker Stand
- 1 Filing Cabinet (m & s)
- 1 Vase
- 1 Case Musical Instrument
- 4 Castors
- 1 Tea Wagon
- 1 Clock
- 1 Desk (m & s)
- 1 Crate Sewing Machine
- 1 Glass Cabinet
- 1 Adding Machine
- 1 Brass Pot
- 1 Wooden Base
- 1 Mirror
- 1 Bal Pictures
- 3 Mattresses
- 1 Arm Chair

*Office Chair
Rocking Chair*

EVACUATION SECTION	
Rec'd	FEB 14 1944
File No.	10358
Ans.	<i>Spain</i>
Referred	<i>Spain</i>

Alpine Lodge,
Christina Lake,
Cascade, B. C.,
February 8, 1944.

Department of the Secretary of State,
Office of the Custodian,
Hastings and Granville,
Vancouver, B. C.

Re: File No. 10358

Re: One only doll in Glass Case

Dear Sir:

Referring to the above, as I have decided to present same as gift, would you kindly have Messrs. Böhms Storage Limited pack securely and ship to Mrs. A. W. DeLand, c/o Powell River Co., Limited, Standard Bank Building, Vancouver, B. C.

All expenses incurred in this connection will be forwarded to you upon receipt of expense bills.

Thanking you, I am,

Yours very truly,

KT:DU

Mrs Kuni Takahashi
(Mrs.) Kuni Takahashi
Reg. No. 02748

cc Messrs. Böhms Storage Ltd.
Mrs. A. W. DeLand, Vancouver

EVACUATION SECTION

Rec'd FEB 25 1944

File No. 10358

Ans.

Referred *Spain*

Alpine Lodge,
Cascade, B. C.,
February 19, 1944.

Office of the Custodian,
Hastings and Granville,
Vancouver, B. C.

ATTENTION: Mr. Geo. B. Spain
Re: File No. 10358

Dear Sir:

I beg to acknowledge receipt of your letter of the 15th. In response to your letter, I do not know Mr. Sakuzo Jikemura's registration number. He was formerly a resident on Cordova St. in Vancouver and is now residing at Minto City, B. C.

You have inquired me that you will disburse Bowman's expense from my account. But I would rather have you send me the expense bills and I will forward it to you. Also forward me Mr. Sakuzo Jikemura's expense bills separately so I may be able to pay them too.

With reference to the Office chair and Rocking chair etc., it was my mistake in mentioning them. Mrs. Codd is using these furnitures at present and I will let you know when I decide to store them.

Thanking you for any inconvenience I have caused you.

Sincerely yours,

Mrs. Kuni Takahashi
(Mrs.) Kuni Takahashi
Registration No. 02748

KT:DU

File 8948

*25/2/44
Arrived notified
Harris*

Warehouse...992 Powell St.

Date.

Feb 31 / 44

FILE NO.

10358

NAME

Takahashi K.

ADDRESS

(Baumans Storage)

I have examined the undermentioned articles and consider that they have no value.

1 Small Table (Broken)
1 Chair.

Auctioneer

[Signature]

The above mentioned articles have been abandoned

.....

ALPINE LODGE COMMUNITY
CHRISTINA LAKE · B · C

June 27th, 1944

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

EVACUATION SECTION	
Rec'd	JUN 29 1944
File No.	10358
Ans.	3/6
Referred	

Sirs:-

Re: Mrs. (Kinji) Kuni Takahashi

Your File No. 10358.

With further references to your favors of October 15th and November 12th, and my letter to you of October 21st, 1943 in connection with the matter of personal effects and chattels of Mrs. Takahashi:

Mrs. Takahashi is now very much concerned over the dispositions of the goods hearing that the tenant of the house, 476 East Cordova Street, Vancouver, B.C., will vacate it at the end of this month. And, although she has written you to-day in the matter, she again requested me to contact your good Office so that the dispositions be made prior to the incoming of the new tenant.

She also seemed greatly concerned over an incident where a Japanese evacuee, who is said to have requested your Office to have some personal effects shipped, was referred to Circular G-534 and was advised to consult with supervisor of the B. C. Security Commission in the area for his permission to such shipment.

If the present tenant will be vacating the house at June 30th as Mrs. Takahashi is informed, kindly *make* ~~have~~ necessary dispositions of her goods as requested by her.

Thanking you, I am,

Yours faithfully,

K. Kimura

Kishizo Kimura
Registration No. 00232.

EVACUATION SECTION	
Rec'd	JUN 29 1944
File No.	10358
Ans.	36/6
Referred	

Alpine Lodge,
Christina Lake, B. C.,
June 27, 1944.

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

Your File No. 10358

Dear Sir:

I have heard indirectly that Mr. & Mrs. Codd, now residing at 476 E. Cordova are intending to move out at the end of this month. Since this has been so sudden to me, I wired them to make sure but as yet, I have had no reply from them. Would you kindly make sure if they are moving? If so, I must arrange to make storage for furnitures as I do not wish to loan any of them to whoever moves in next. I would like to have all of them stored before any new person moves in. ✓

I have already given a list of my things to the Pemberton Realty before I left Vancouver. But I am enclosing herewith a new list headed goods to be shipped to Alpine Lodge, goods to be sold and goods to be stored in the warehouse at Bowman Storage. I am sure Mr. Kishizo Kimura has already informed you before that I wished all my belongings put into storage when Mr. & Mrs. Codd decided to move.

Kindly have the Bowman Storage forward me the bill for all the expenses and a remittance will be forwarded to them as soon as possible.

Thanking you for your services.

Yours faithfully,

Mrs. Kuni Takahashi
Mrs. Kuni Takahashi
Reg. No. 02748

BOWMAN STORAGE LIMITED

1 Electric Range ✓
1 Kitchen Sink ✓ *connect to pipes*
1 Large Red Rug ✓
All blinds and curtain rods ?
1 Mantel Piece ✓
1 Piano ✓
1 Flat Top Office Desk ✓
Linoleums for kitchen, hall, stairs and bath room
1 Electric Refrigerator ✓
1 Gas Stove in kitchen (for cooking) ✓
1 Medicine Cabinet ✓
2 Large Rocking Chairs ✓ *taken out*
1 Oak Office Chair ✓
All electric light shades *fixtures*
Plug attached to hot water tank in basement

ALPINE LODGE

1 Dining Room Glass Case ✓ (China Cabinet)
1 Bamboo Book Shelf ✓
1 Dresser ✓
~~1 Bath Room Cabinet~~ *this is still there.*
2 Ironing Boards in Kitchen ✓

TO SELL

1 Dining Room Table ✓
1 *Bell* room cabinet ✓

July 6, 1944.

MEMORANDUM

To: Mr. Wilson

From: Mr. Spain

Re: 476 East Cordova Street.
 Mrs. Kuni TAKAHASHI
Purchaser: Mr. Lee.

Mr. Lee called and asked me to investigate and determine ownership of several articles still remaining at the above address. He had heard indirectly that it was the intention of Mrs. Gadd (Japanese tenant, wife of a white man in army service and a close friend of Mrs. TAKAHASHI) to remove many articles which he considered had been purchased by him and included in the price of the house.

There is a very expensive porcelain sink, presently connected to the water system, and said to have cost \$200.00 and 2 elaborate and expensive ornamental lamps (electric) in the Sitting Room and the Dining Room.

I hesitate to suggest whether these articles should be considered part of the real property, or part of the personal property. When deciding the value of the real property, the appraiser should mention such articles specifically in his appraisal. Lack of sufficient attention to such details on the part of the appraisers has left our field staff in a state of continual indecision and embarrassment when removing chattels, and it is to be regretted that greater care has not been given to these details.

In this particular property, the improvements put into the house were exceptional and practically reached a state where the improvements equalled the original value of the house, so that if the house was sold or appraised at its pre-war level, Mrs. TAKAHASHI would find herself ^{out} of her improvements.

The linoleum in the Kitchen is cemented to the floor and automatically becomes part of the house.

The linoleum in other parts of the house is moveable and may be removed.

Mrs. Gadd's term of lease with 6 months notice expired June 30th. She refuses to move and is waiting eviction, she contends that:-

- 1st. Her husband is in the army and she is entitled to some consideration on this score.
- 2nd. That she is a Japanese and nobody will give her a home elsewhere.
- 3rd. She has several children and many landlords do not rent property to tenants with children.
- 4th. She has a relative in the hospital claiming much of her time and attention and she is unable to search for a new abode.

Decision regarding the Porcelain Sink and the Electric Lamp Shades will be appreciated.

Rec. Mr. Spain
 All fixtures go with the house unless specifically excluded. In this case they were included in the Rees's appraisal - A.M.



Bowman Storage *Limited*

FURNITURE AND PIANO
STORAGE A SPECIALTY
MOTOR VAN SERVICE
WAREHOUSE SPACE TO RENT
PRIVATE ROOMS HEATED
RAILWAY TRACKAGE
ALL WAREHOUSES

MOVING · PACKING · STORING · SHIPPING

TELEPHONES
HASTINGS 0920

827-831 POWELL STREET

CAPACITY
112,000 SQUARE FEET

VANCOUVER, B.C.

July 24, 1944

File 10358

Mr. G. B. Spain,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Re File # 10358
TAKAHASHI, Kuni #02748

On Saturday, July 15th., we brought the following
goods in for above Japanese from 476 Cordova St.
East.

1 Piano, Lesage #13766	1 piano bench
1 Frigidaire (GE)	1 fireplace
1 desk top	1 pc. fibre tile,
2 pcs. desk	1 cabinet
1 desk drawer	1 Electric Range
1 pc. cabinet	(Hotpoint)
1 bamboo bookcase	1 cabinet
1 arm chair	1 dresser
1 carton 5 frig. dishes	1 carpet 9 x 9 approx.

We understand that there will be a small gas stove
brought in later.

At the time we send out warehouse receipt we will
forward copy for your files.

Yours very truly,
Bowman Storage Limited

D. J. Munstone

Manager.

FRA/MCA

10358

August 4, 1944.

Mr. Doo Wing Lee,
545 East Cordova Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 56
476 East Cordova Street
16/57/196

Attached you will find our cheque for \$39.15 and also a
corrected adjustment sheet as of August 12th, 1943. We hope you will find
everything in order.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

Catalogue No. 56
File No. 10358
476 East Cordova Street,
16/57/196

August 4, 1944.

CONVERTED ADJUSTMENTS

As of August 12, 1943 - 141 days.

Debit purchaser

141/365 x \$76.24 taxes for 1943	\$29.39
141/184 x \$ 7.85 water July to Dec.	6.02
47/72 x \$11.00 insurance premium (ex. 21/7/45)	7.18
Registration fees on deed - \$2,300.00	11.10

Total debits

\$53.63

Credit purchaser (Rental date - 1st of each month)

Proportion rents for month of August - $18/30 \times \$33.25$

\$19.95

Mantle collected for month of September

33.25

October

33.25

November

33.25

Storage of furniture December 1st to December 15th

5.00

Total credits

\$124.70

Less total debits

53.63

Due to Purchaser

3 71.07

Purchaser received

31.92

BALANCE OWING

\$ 39.15

EVACUATION SECTION	
Date	APR 16 1945
By	/s/ J. J.
For	
Received	<i>Milson</i>

Alpine Lodge,
Cascade, B. C.,
April 14, 1945.

Office of the Custodian,
Hastings and Granville Sts.,
VANCOUVER, B. C.

Re: My house on 476 E. Cordova St. which was sold
over my protest on November 20, 1943.

Dear Sir:

I understand that there is a balance of \$3249.67 credited to my account at the end of October 13th of last year. As I have been evacuated on a self-supporting project I would like you to send me that balance, above mentioned, as a lump sum as soon as convenient, in order that I may defray living expenses.

I am informed that people evacuated on a self-supporting basis may obtain any sum of money credited to his account by the custodian, therefore, I am making this request so that the whole of the balance may be sent to me.

Thanking you, I remain,

Yours truly,

Mrs. Kuni Takahashi
(Mrs.) Kuni Takahashi
Reg. No. 02748
File No. 10358

3249.67
2980
3219.87

NOTIFICATION SECTION	
MAY 3 1945	
File No.	10358
Referred	<i>Milson</i>

Alpine Lodge,
Cascade, B. C.,
April 29, 1945.

Office of the Custodian,
Hastings & Granville Sts.,
VANCOUVER, B. C.

Re: File No. 10358

Dear Sir:

I have learned that there is a balance of \$3249.67 credited to my account. As I have evacuated on a self-supporting project, I wish you to forward me the balance as soon as possible, so that I may defray my living expenses.

About two weeks ago, I have written to you regarding my balance but since I have had no reply from you, I am making this request to you again.

Thanking you, I remain,

Yours truly,

Mrs Kuni Takahashi
Mrs. Kuni Takahashi
Reg. No. 02748

Sent Apr 30
LTK

EVACUATION SECTION	
Rec'd	MAY 18 1945
File No.	10358
Ans.	
Alpine Lodge, <i>Milson</i>	

Alpine Lodge,
Cascade, B.C.,
May 15, 1945.

Office of the Custodian,
Administration Department,
Vancouver, B. C.

Attention: Mr. G. D. Milson

Dear Sir:

I beg to acknowledge receipt with thanks the cheque
for \$5,219.87.

As requested in your letter, enclosed find the
R. C. M. P. receipt for my Westinghouse Radio which
was sold without me being informed. I also wish to
inquire if I am able to have my camera forwarded to
me.

I should be glad to hear from you soon.

Yours truly,

Mrs. Kunio Takahashi
Mrs. Kunio Takahashi
Reg. No. 02748
File No. 10358

Enc.

*Camera
Noted
#387*

May 21, 1943.

To: Mr. Spain

From: G. D. Wilson

Re: Mrs. Kuni TAKAHASHI, JO2742, File No. 10352

Would you kindly arrange to have Camera,
KODAK #367 - Kodak folding, Serial No. 390030, mailed to
the owner at the following address:

Mrs. Kuni TAKAHASHI,
Reg. No. JO2742,
Alpine Lodge,
Granada, N. C.

The receipt is in our possession, and there
are funds to cover the cost of mailing.

Spain

GDS:W

MEMORANDUM

TO: Mr. G. D. Wilson

FROM: Mr. G. B. Spain

Re: Mrs. Kuni TAKAHASHI, JO2742

This camera is missing and apparently is one that was
stolen from our warehouse at 932 Powell St.

GDS:W

Geo. G. Spain

Alpine Lodge
Lacrosse Bl.

June 6 45

EVACUATION SECTION	
JUN 8 1945	
Rec'd	
File No.	10358
Ans.	File
Referred	Aptherson

Out to Nelson

Department of the Secretary of State
Mr. D. D. Wilson
Lacrosse Bl.

Dear Sir:

Re: File No. 10358

I beg to acknowledge with thanks the cheque of \$29.80. It was very disappointing to me to be informed about my camera. As it cannot be forwarded I wish to have my camera receipt. I have sent it to you on May 15 with my camera and radio receipts were together.

As I do not wish my son, George's, camera and radio to become lost, kindly forward them if it is possible. The Tiedinghouse Model is No. A 53198 and one Vest Pocket Radio No. 267594 and also one camera Braun's reflex.

Thanking you, Sincerely,

Yours truly,

Mrs. Luni Takahashi

Reg. No. 02748

EVACUATION SECTION	
Rec'd	JUN 27 1945
File No.	10358 & 10407
Referred	Mr. Nathan

Alpine Lodge

Christine Lake B.C.

June 23 - 45

Mr. J. Nathan
 Special Articles Dept.
 Vancouver B.C.

Re - File No: 10358 and 10407

Dear Sir -

I wish to thank you for your letter of June 21st.
 As advised by you, I am forwarding the receipt for
 the radio and the camera belonging to my son.

If my camera has been located kindly send it
 to me too. I have already forwarded you the receipt
 when I received the radio amount for my radio. But
 if it has not yet been found, I wish to have the
 receipt for my camera returned.

Yours truly

Mrs. Kuniy Takahashi
 Reg. No. 02748.

EVACUATION SECTION	
Rec'd	JUL 12 1945
File No.	
App.	
Printed	

Alpine Lodge
 Crested Lake B.C.
 July 8 - 48.

Officer of the Canadian
 Imperial Customs Dept.
 Mr. J. Matheson
 Vancouver B.C.

Dear Sir -

Re - File No. 10358 - 10407

I wish to acknowledge receipt of our
 three cameras which ~~we~~ were sent to me.

Thanking you again.

Yours Truly,

Mr. Kuori Takahashi

Reg. No. 02748

13095 & 10358
Evacuee Section

509 Royal Bank Building,
Vancouver, B.C.,
8th December, 1945.

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

Dear Sir:

Re: K. Takahashi & Co. Ltd.,
Logging Equipment, Call Creek

We have your letter of 5th instant.

The sale of the above equipment was made by the Japanese owners previous to evacuation and the Custodian had no interest in the transaction. We have, therefore, referred your letter, with the Assessment Notice showing \$6.25 outstanding, to:

Mrs. Kyui Takahashi,
Registration No. 02748,
Alpine Lodge,
Christina Lake,
CASCADE, B.C.

We have requested Mrs. Takahashi to make settlement to your Office at her earliest convenience.

Yours truly,

W.J. JOHNSTON
ADMINISTRATION DEPARTMENT

WJJ/DG

13095 & 10358
Evacuee Section

509 Royal Bank Bldg.,
Vancouver, B.C.,
8th December, 1945.

Mrs. Kuni Takahashi,
Reg. No. 02748,
Alpine Lodge,
Christina Lake,
Caronde, B.C.

Dear Madam:

Re: K. Takahashi & Co. Ltd.,
Logging Equipment, Call Creek

We enclose herewith copy of letter, dated 5th December, 1945, received from the Provincial Assessor, Cumberland, together with Assessment Notice showing \$6.25 owing on the above for the period January 1st to May 31st, 1942.

It is our understanding that this equipment was sold to Mr. John Peden, Victoria, B.C. prior to your evacuation.

We have advised the Provincial Assessor that the matter has been referred to you and we trust you will make the settlement directly to the Assessor's Office at your earliest convenience.

Yours truly,

W.J. JOHNSTON
ADMINISTRATION DEPARTMENT

WJJ/DG
Encls.

COPY

Cascade, B.C.
December 13, 1945.

Office of the Custodian,
Administration Department,
Vancouver, B.C.

ATTENTION: Mr. W.J. Johnston

Dear Sir:

I beg to acknowledge receipt of your letter of December 8th.

As you know my husband died in March, 1942 and at the beginning of April of the same year, our logging camp at Call Creek, B.C. had been sold prior to my evacuation.

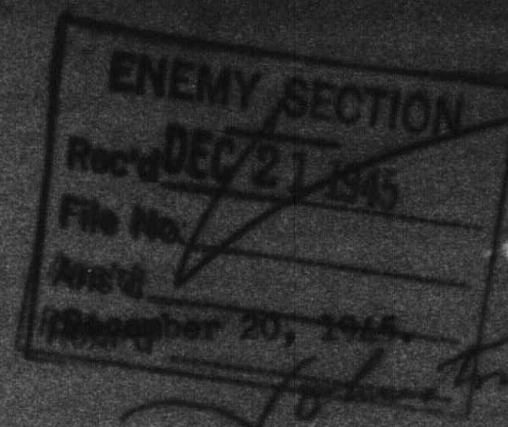
Since this is the first time I have ever received any notice regarding an assessment, I am sure it is not necessary for me to make the payment for the interest of \$.97 as said in the notice. Therefore, I am enclosing herewith a cheque for \$6.25.

Yours truly,

"Mrs. Kuni Takahashi"

(Mrs.) Kuni Takahashi
Reg. No. 02748
File No. 13095 & 10358

Enc.



Files 10358 and 13095

MEMORANDUM.

To: Mr. Johnston.

From: A. G. McArthur.

Re: Mrs. Kuni TAKAHASHI, #02748, and
requisition for \$6.25 payable to
Provincial Assessor.

I note that this requisition is for assessment on logging equipment owned by K. Takahashi and Co. Ltd. and that the above woman has advanced the necessary funds to pay same. I think the record would be clearer if these funds were transferred from Mrs. Kuni Takahashi to K. Takahashi & Co. Ltd. and from there paid out to the Provincial Assessor. I note also that a file has already been opened for K. Takahashi & Co. Ltd.

AGM:AS

4
Funds sent in by Mrs. Takahashi were credited to her a/c by the Accounting Dept. as we did not have an a/c for the Company. Company a/c ~~has~~ now being opened, funds transferred to same and paid to Prov. Assessor by Requisition dated 21-12-45.

File No. 10358

Re: Personal Property

Extract from letter dated March 29, 1949, received from Bowman Storage Limited:

"With regard to the Japanese whose goods we now have in storage, I am attaching a list of such persons, approximate idea of what is in storage, and amount due against each, with any other details I have."

"Mrs. Kuni Takahashi Serial # 12748
Box 628 Greenwood, B.C.
hospital bed, sewing machine, desk, range, these are
the balance of goods brought in from 476 E Cordova St.
on July 15/44.
Account paid in advance always."

Note: Case No. 319 - not claiming for goods in storage.

WJJ/js

W. Johnston.

STATEMENT RE SALE OF:

Name: TAKAHASHI, Kuni

Catalogue No: 56

File No: 10358

Street Address: 476 E. Cordova St.
Vancouver, B.C.

Reg. No. 02748

Legal Description:

16/57/196

Aug. 12/43

Date of Sale and Adjustments

Sale Price

\$ 3300.00

Real Estate Agents Commission

\$ 165.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

Encumbrances:

~~Mortgage~~~~Mortgage~~~~Insurance~~~~Other Charges~~

Adjustments:

Fire Insurance

7.18

Taxes

29.33

Water

6.02

177.50\$ 3342.53

Net Proceeds credited to your account

3165.03 *oak*

December 7th, 1945

Date:.....

Mr. George Peters

Compiled by:.....

File No. 10358
Reg. No. 02748

Kuni TAKAHASHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 October 13	Balance as per statement sent	\$	\$3,249.67	
1945 May 2	Cheque to you	3,219.87		
May 28	Cheque to you	29.80		
	Land Registry Office - Certificate of Encumbrance	1.00		
November 6	Remittance to cover debit balance		1.00	
		<u>\$3,250.67</u>	<u>\$3,250.67</u>	

HTL

April 16, 1948

File No.
10358

INDEX TO
CLAIM FILE

PERSONAL PROPERTY
SECTION

Kuni(Mrs. Kinji) TAKAHASHI,
Reg. No. 02746

- 1- Claim by Kuni TAKAHASHI per R.J. McMaster, Solicitor.
(See under Real Property Section)

- 2- Auction Sheets as follows:-

<u>No.</u>	<u>Gross</u>	<u>Expenses</u>
11-	27.25	7.55
21-	23.85	6.32
29-	.50	.09
504-	<u>7.15</u>	<u>1.77</u>
	58.75	15.73

(List of above attached to Analysis)

- 3- Analysis of Claim re Personal Property
(with attachments)
- 4- J.P. Form at bottom of Claim file.
-

File 10328
Reg. 02748

Kumi (Mrs. Kuni) TAKAHASHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 22	July 1 - Mrs. R. L. Codd \$38.00 Rent June 17 - Pemberton Insurance Premium June 30 - Storage Allowance Electric Light account Commission	11.00 10.00 1.08 2.90	66.00	
August 13	Mrs. R. L. Codd - rent Furniture storage - Mrs. Codd Pemberton's commission	10.00 1.90	38.00	
September 24	Ck 437 - B. C. Telephone Co. account	8.20		
September 30	Ck - Settlement of bill April 23/42	123.00		
September 28	Mrs. L. Codd - rent Water rates Mrs. Codd - storage Commission	14.75 10.00 1.90	38.00	
September 22	Wyness & Grant - sale of boat "My Loma" Wyness & Grant - sale of boat "My Loma II"		492.50 245.00	
October 8	Receiver General of Canada - succession duty payment in respect to estate of K. Takahashi	72.32		
October 23	Ck 653 - Profession Services to Eugene	150.60		
October 23	Mrs. Codd - rent Mrs. Codd - Furniture storage Commission	10.00 1.90	38.00	
November 26	Ck 996 - Mrs. Kumi TAKAHASHI - part of Revenue on rentals & boat sales	200.00		
November 28	Rents collected Commission Sundry per rental statement	1.90 10.00	38.00	
December 23	Rents collected Commission Sundry per rental statement (allow. for storage)	1.90 10.00	38.00	

- 2 -

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 8	CR 1411 - Mrs. K. TAKAHASHI	\$ 209.48		
January 26	Rents collected	1.90	38.00	
	Commission	10.00		
	Sundry per rental statement (allow. for storage)			
February 25	Rents collected	1.90	38.00	
	Pemberton's commission	17.00		
	Sundry per rental statement			
March 25	Rents collected	1.90	38.00	
	Commission	10.00		
	Sundry per rental statement			
May 3rd	Rents collected	1.90	38.00	
	Commission	10.00		
	Sundry per rental statement			
May 13	CR 3188 - Mrs. K. Takahashi	100.00		
				CR \$ 128.07

Kuni TAKAHASHI

File No. 10358
Reg. No. 02748

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 May 13	Balance brought forward	\$	\$ 128.07	
May 26	Rents collected Commission Sundry disbursements	1.90 10.00	38.00	
June 25	Ck 3911 - Canadian Pacific - Freight on 27 packages shipped to Cascade	14.20		
June 29	Ck - City of Vancouver - 1943 taxes	76.24		
June 25	Rents collected Commission Sundry	1.90 10.00	38.00	
July 13	Ck - Transfer, warehouse & shipping effects	25.50		
July 24	Rents collected Commission Sundry	1.90 10.00	38.00	
August 27	Rents collected Commission Sundry	1.90 17.85	38.00	
September 27	Ck 5397 - K. TAKAHASHI	50.00		
September 23	Rents collected Commission Sundry	1.90 10.00	38.00	
October 26	Rents collected Commission Sundry	1.90 10.00	38.00	
November 20	Purchase price of 476 E. Cordova St. Cat # 56 Registration & Transmission of deed Commission Closing adjustments Valuation fees Adjustment re sale of property Advertising Cat # 56	3.50 165.00 43.02 5.00 39.15 4.00	3,300.00	

		12 -		File 10358	
<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>	
1943 November 26	Rents collected Commission Sundry	\$ 1.90 10.00	\$ 38.00		
1944 March 27	Proceeds from Auction Sale		19.70 ✓		
March 30	Proceeds from Auction Sale		29.80 ✓		
July 12	Proceeds from Auction Sale		17.53 ✓		
July 18	B. C. Electric Railway Co. - refund of security deposit Gas \$5.00, Electricity \$ 8.00		13.00		
August 18	Ce 1619 - Mrs. K. TAKAHASHI	13.00			
September 12	Proceeds from Auction Sale		5.38 ✓		
	" " "		.41 ✓		
October 13	Telegram call re property	.46			

CR \$ 3249.67

File No. 10358
Reg. No. 02742

Sund TAKAHASHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 October 13	Balance as per statement sent		\$ 3,249.67	
1945 May 2	Cheque to you	3,219.67		
May 26	Cheque to you	29.50		
	Land Registry Office - Certificate of Encumbrance	1.00		
November 6	Remittance to cover debit balance		1.00	
		<u>\$3,250.67</u>	<u>\$3,250.67</u>	

FTL

April 16, 1948

File No.
10358

ANALYSIS OF
CLAIM

REAL PROPERTY
SECTION

Kuni (Mrs. Kinji) TAKAHASHI,
Reg. No. 02748

REAL PROPERTY,

476 East Cordova Street,
known as
Lot 16/57/196/196
Vancouver, B.C.

Catalogue #56

Kuni TAKAHASHI makes claim for (Gross) -	\$5345.85
Sales price (Gross)	3300.00

Appraisal -
Johnson, Reeve & Watson \$2700.00

Tenders -

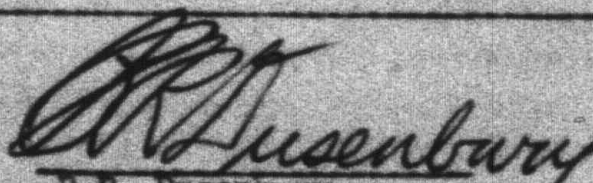
(a) - Ker & Ker, Ltd.	-2100.00
(b) Pembertons	2800.00
(c) E. Wong	2150.00
(d) Jim Wing Yuen	1500.00
(e) A. Con	3000.00
(f) Pembertons	
(Doo Wing Lee)	3300.00
Acceptance of tender (f)	- 3300.00

Assessed Value, 1943

Land -	925.00
Improvements -	<u>1200.00</u>

RECAP:

Gross amount of claim	-	\$5345.85
" " " sale		<u>3300.00</u>


B.R. Dusenbury,
Office of the Custodian.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE M.M. COLQUHOUN, SUB-COMMISSIONER)

Grand Forks, B.C.

June 7, 1948

10

IN THE MATTER OF THE CLAIM OF
(MRS) KUNI TAKAHASHI

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. McINNES, Esq.,

appearing for the
Dominion Government

A.E. COBUS, Esq.,

appearing for the
Claimant

L.A. DODD, Esq.,

Secretary to Grand
Forks Sub-Commission

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

D.W. Ushijima
In Chief

MR. COBUS: The claim, your honour, of Mrs. Kuni Takahashi. I am calling Daisy Ushijima. This is No. 92 on the Secretary's list, Mr. Secretary.

THE SECRETARY: Yes.

THE COMMISSIONER: This will be Case No. 319.

(MISS) DAISY USHIJIMA, a witness called on behalf of the Claimant here, being first duly sworn, testified as follows:

10 DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a claim form which bears the signature, Mrs. Kuni Takahashi.

A: That's right.

Q: Who is Kuni Takahashi? A: She is my grandmother.

Q: I see. How old is your grandmother?

A: She will be somewhere in the sixties.

Q: Somewhere in the sixties. And you of your own knowledge know the matters relating to this claim, don't you? A: Yes.

Q: You have lived with your grandmother, I take it, ever since -- A: Ever since I was very small. I lived with her before evacuation.

Q: You lived with her, I presume, in this home at Cordova Street? A: Yes.

MR. COBUS: Your honour, I would ask leave to amend the claim, valuing the land and buildings at \$5300.00 and showing a credit to the Custodian of \$3300.00; the claim then becomes \$2000.00. The

30

claim for personal property is being withdrawn.

THE COMMISSIONER: Amendment allowed.

MR. COBUS: Q: Witness, I produce to you a statement concerning the real estate for which claim is being submitted. Did you instruct Mr. Leckie to prepare this?

A: Yes, I did.

Q: And is that your signature?

A: Yes, it is.

10 Q: Did you discuss the matter of the claim with your grandmother before this statement was drawn up, and it has her full concurrence, I would understand?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I ask leave to file the statement, your honour.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Q: I produce to you, witness, a picture.

20 Would you tell the Commissioner what that is a picture of?

A: That is a part of my house, part of Mrs. Kuni Takahashi's house.

Q: That is a picture of the dwelling house at 476 East Cordova Street in Vancouver?

A: That is right.

Q: It just shows part of it?

A: Part of it.

MR. COBUS: I don't know whether my learned friend has a better picture.

30 MR. McINNIS: I have a better one than that.

MR. COBUS: I may not file the one we have, which is really just a partial picture.

Q: I produce to you from the Custodian's file a picture of a house with the heading "Takahashi Kuni, 476 Cordova Street, Vancouver, B.C."

Do you recognize the house? A: Yes, I do.

Q: That is a picture of your grandmother's house, is that right? A: Yes.

10 MR. COBUS: I would ask leave, your honour, to file the picture from the Custodian's file.

(PHOTOGRAPH MARKED EXHIBIT NO. 2)

MR. COBUS: With reference to the statement, your honour, which is Exhibit 1, the subject matter of the claim is a dwelling house situate at 476 East Cordova Street, Vancouver. It is a two storey dwelling with an addition of 21 feet -- your honour, I think that should be twenty feet six inches on the statement; it appears to read
20 twenty feet, six feet.

THE COMMISSIONER: Yes, 20 by 12.

MR. COBUS: Yes. The house contained seven rooms and a bath with basin and toilet in it. The building was heated by hot air and a hot water tank had been installed as well as laundry tubs. It was a frame siding building with a stone foundation and a full cement basement. The basement had cement floors. The roof was shingled and the floors were of fir. It was built on a lot
30 25 feet by 122 feet more or less. This house

was purchased by the claimant, Kuni Takahashi, in 1941 in the month of June for \$2500.00 cash, and during that year rather a substantial amount of reconditioning was done on the dwelling house.

Q: Witness, in your statement you make reference to certain re-conditioning of the house that was done in 1941, and you show that that reconditioning cost \$2859.62. A: That is right.

10 Q: Yes. Now, I produce to you a statement headed "Reconditioning of house - completed in November, 1941." These, I understand, are the complete details of what your grandmother spent in reconditioning this home on Cordova Street.

A: Yes.

Q: And to the best of your knowledge, is the information contained in the statement true?

A: Yes.

MR. COBUS: I would ask leave, your honour, to file
20 the statement of cost of reconditioning.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: In 1941, also, the claimant erected a stone wall and a wire fence with a gate across the front of the property. That cost her \$50.00. In the rear, a board fence was erected at a cost of \$35.00. She says that the appraisal at \$2700.00 is considered to be very much below a fair market value for this property.

At this point, your honour, I perhaps should
30 have the appraisal produced from the Custodian's

file.

MR. McINNES: I am producing an appraisal of Johnson, Reeve and Watson dated 19th July, 1943, \$2700.00.

MR. COBUS: I file that on behalf of the Crown, your honour.

(APPRAISAL MARKED EXHIBIT NO. 4)

10 MR. COBUS: The claimant makes the comment that she rented the property before evacuation at \$38.00 per month and that the Custodian accepted that tenancy and collected the rents for her. She believes that when it was sold by the Custodian in August of 1943 for \$3300.00 this property would be worth at least \$5300.00 at a fair market value. The present witness, whose statement this is, says that Mrs. Takahashi is her grandmother and she has always lived with her and she is familiar with the facts relating to this claim.

Your witness.

20 MR. McINNES: It is submitted, your honour, that this real estate was sold for its fair market value and above the appraisal value. It was sold for some \$800.00 above the appraisal value.

CROSS EXAMINATION BY MR. McINNES:

Q: Witness, you are quite familiar with the affairs of your grandmother? A: Yes, I am

Q: And you are able to testify here all about the improvements on this property and so on?

30 A: Yes.

Q: You are no doubt familiar, therefore, with your grandmother's signature. A: Yes, I am.

Q: Is that it? A: Yes, that is her signature.

Q: I am producing to you the J.P. form.

A: Yes.

Q: You are familiar with those J.P. forms?

A: Yes.

10 Q: Now, would you look under Item 2, buildings and other improvements. Do you see that?

A: Yes.

Q: Now, as I read that, it says: "Two storey wood frame house containing seven rooms. One garage. Value of house and lot \$2500.00."

A: Yes.

Q: Is that correct? A: Yes, that is correct.

Q: And that the insurance carried on it was \$2000.00.

A: Yes.

20 Q: And that that insurance policy is in the hands of the agents, Pemberton and Sons, Vancouver.

A: Yes.

Q: And then I call your attention to the date of that J.P. Form, which was the 3rd of June, 1942.

A: Yes, that is right.

Q: And according to you in the contents of Exhibit 3, that is the statement of re-conditioning, this reconditioning was done prior to November, 1941.

A: Yes.

30 Q: Some six or seven months before the J.P. form was completed, November to June?

At Yes.

MR. McINNES: I file that J.P. form, your honour, as Exhibit 5.

(J.P. FORM MARKED EXHIBIT NO. 5)

MR. McINNES: That is all.

10 I might say, for the information of my friend, that there were six tenders on this house -- this is not evidence, but is simply stated for the guidance of my friend -- the top one being \$3300.00 the amount for which the house was sold, and the lowest one was \$2100.00, and there were four tenders in between those two prices.

MR. COBUS: Would my learned friend advise the name of the purchaser?

MR. McINNES: Yes. Mr. James Lee, 545 East Cordova Street. His agent was the Pemberton Realty Corporation Limited of 418 Howe Street, Vancouver.

MR. COBUS: Thank you.

20 RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, do you know James Lee?

A: No, I don't.

Q: You don't know the purchaser? A: No.

Q: Who was the tenant of your grandmother's house at \$38.00 per month? Do you remember the name of the tenant? A: Mr. Roy Todd.

MR. McINNES: Yes, that is what I was going to say if she didn't know it. I have it here.

30 MR. COBUS: That value, witness, that appears on the J.P. form that was produced to you, \$2500.00; what

would you suggest was in your grandmother's mind
when she --

MR. McINNES: Well, I really think I have to object
to that.

THE COMMISSIONER: I am afraid that is going a little
bit too far.

MR. COBUS: Yes, your honour.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

10

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
G. Hambleton
Official Reporter

I hereby certify that the foregoing trans-
cript purports to be an accurate record of
the evidence adduced before me.

M.M. Colquhoun
Sub-Commissioner

20

30

Name of Claimant **TAKAHANNI, Kuni**Case **319**Custodian File **10398**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
1900	165.00 12.50									277.50
<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										277.50

DEFENCE BRIEF

Urban Land & Bldgs. Only
Grand Forks, B.C.
7/6/48

(Mrs.) Kuni TAKAHASHI

File No. 10358

Case No. 319

- Ex. 1 - Claim for Real Estate
Ex. 2 - Photo of house
Ex. 3 - Statement of reconditioning 2859.62.
Ex. 4 - Appraisal Johnson Reeve & Watson 2700.00.
Ex. 5 - J.P. Form.

REAL PROPERTY CLAIM

(Claim for personal property has been withdrawn)

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
\$5300.	\$2125.	\$2700.	\$3300.

Appraised by: D.W. Reeve (of Johnson, Reeve
& Watson)

Advertisement under Cat. #56 brought the
following tenders:

(1) Ker & Ker	\$2100.	Rejected
(2) Pembertons	\$2800.	"
(3) E. Wong	\$2150.	"
(4) Jim Wing Yuen	\$1500.	"
(5) A. Cox	\$3000.	"
(6) Pembertons	\$3300.	Accepted

(Doo Wing Lee)

Note that on J.P. Form claimant stated
that value of buildings and lot was
\$2500.00.

Claimant has obviously calculated the
value by adding the purchase price to
the cost of reconditioning, but the
reconditioning cost would not, of course,
add to the value of the premises in the
full amount paid out for repairs.

This claim is a question of value only.

Witness: D.W. Reeve.

Custodian rep. to prove advertisement, etc.

HAI/mw

10358

Mrs. Kuni TAKAHASHI,
18 Hunter St.,
Toronto, 6, Ontario.

Dear Sir: ~~xxx~~ Madam:

Re: Japanese Property Claims Commission

Case No. 319

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 ... \$ 177.50.

Cheque in your favour is enclosed for \$ 167.23 and we have paid the Co-Operative Committee .. \$ 10.27 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS: BK
Encl.