

10935-

Completed
BUSINESS

BUREAU POWELL STREET

FILE No. 10935

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: ~~SAKIMA~~ ~~XXXXXXXXXXXX~~ SAKIMA Ta ju.

HOME ADDRESS: 234 Powell St., Vancouver, B.C.

REGISTRATION NUMBER 00511 SEX: (M) AGE: 66.

OCCUPATION: Rooming House. At above address. "Star Rooms"

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

EMPLOYER: Self.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Mino. ¹¹²²⁵

ADDRESS OF WIFE OR HUSBAND: 234 Powell St., Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN: 1. Taka j1 (M). 2. Tsun2 (F). 3. Tase (M).

ADDRESS OF CHILDREN: 1 at Lempriere. 2 ^{234 Powell St.} in Japan. 3 in Japan.

AGE OF CHILDREN: 37. 34. 36.

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

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

3. INSURANCE (Give particulars; state where policies are): None

4. TAXES (Amount and where payable): None

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

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None

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: 234 Powell St., Vancouver, B.C.

30 room, 2 storey rooming house, ~~and 2 rooms~~. "Star Rooms"

2. LANDLORD'S NAME AND ADDRESS: Mr. K. Okura, 230, Powell St., Vancouver.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \$35 a month.

Paid to end of June.

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:

234 Powell St., Vancouver, B.C.

16 double beds, 6 single beds, 14 mattresses, 6 single mattresses, 52 sheets, 23 pillows, 27 pillow cases, 30 blankets, 4 single blankets, 36 comforters, 16 bedspreads, 17 bureaus, 30 chairs, 8 carpeted rooms, 16 blinds, 8 tables, 15 wash stands, 2 book cases, 1 coat case, 1 sewing machine (Singer), 1 heater stove with pipes, 1 coal bucket, and shovel, 1 clock, 30 light bulbs, 1 carpenter tools, 2 kitchen tables, 2 long benches, 1 china cupboard, 2 pails, 1 washing board, 3 brooms, 10 spittoons, 10 curtains, 1 oil stove, 1 stool, 1 ironing board, 2 basins, 1 wash tub, 2 small coal stoves, 11 cushions. Declarant hopes to sell some, and leave the rest at above address, and give house room key to the Custodian, when he evacuates.

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

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: NONE5. 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)

NONE8. BANK ACCOUNTS: \$100.00 Bank of Montreal (Main & Hastings Branch).# 1745.9. LIFE INSURANCE: (1) \$3,000.00 Provident Mutual Benefit Ass. #2180-A(2) \$2500.00 British Columbia Mutual Benefit Ass. #4722.(1) Beneficiary wife (Mino). (2) Beneficiary son (Takaji).Policies in own possession.10. INTEREST IN ANY ESTATES OR TRUSTS: NONE11. SAFETY DEPOSIT BOX: NONE**LIABILITIES:**1. PERSONAL DEBTS: NONE2. TRADE DEBTS: NONE

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

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

Dated this 22nd. day of June. 1942.

(Signature)

L. SakumaD. M. Chope.

Witness

FOR DEPARTMENTAL USE

10935

✓
INFORMATION FROM R.C.M.P.

Date 15-4-43

Our File No. 10935

Full Name

SAKUMA - Tajiri

(Surname in Block Letters)

Registration No. 00511

Male - Female
(check)

Age July 10 - 1876

Former Address

234 Powell St. Vancouver B.C.

Date Evacuated

Aug. 25 - 42

Naturalized - Canadian-Born - National
(check)

Present Address

74 Melo Ranch, Tachnai, B.C.
Winnipeg, Ont. Dec. 11/46

✓
Married - Single
(check)

Name of Wife Mino - 00510

Name of Husband

Name of Mother

Shige - (Japan)

Name of Father

Tadenji - died

Names of Children under 16

Requested by

Amf.

Registered with Custodian

(Yes or No)

Additional Information

LIABILITY SUMMARY

File No. 10935

Dec. 11/46

Re: Taro SAKUMA, Reg. No. 00511

A claim was filed against Taro SAKUMA by Hackichi SATO in the sum of \$200.00. This debt was admitted by SAKUMA in his letter of Jan. 28/43 and in accordance with his request the sum of \$200.00 was transferred from his account to the account of Hackichi SATO, File 2261, in full payment of this debt.

There are no other claims on file.

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

Dec. 11/46
LHM:

L. McKinnon
L. McKinnon

PERSONAL PROPERTY SUMMARY

File No. 10935

Dec. 11/46

RE: Taiu SAKUMA, Reg. No. 00511

This file reveals that SAKUMA owned no real property in any protected area of B.C. and did not carry any Fire Insurance.

CHATELS: SAKUMA declared chattels as shown on Chattel Schedule on file at 234 Powell St. These were inventoried by H.D. Campbell on Sept. 23/42. All these chattels with the exception of a few personal ones (listed on Schedule) were sold to the tenant of 234 Powell St. for the sum of \$300.00.

Other chattels were sold at auction for the net sum of \$3.05, and a sewing machine was sold for \$11.00 and a trunk for \$.75. All these sums were credited to the account of SAKUMA.

From these credits the sum of \$7.04 was paid to the B.C.E.R and \$10.20 to the City of Vancouver, Water Department. The tenant, Mr. Bugel sent the sum of \$1.30 into this office as his share of this account. We also paid Norris and MacLennan the sum of \$3.75 for drawing up the Bill of Sale, etc. from the funds standing to the credit of SAKUMA.

The sum of \$75.00 was sent to SAKUMA on Jan. 13/43 and \$200.00 was transferred from the account of SAKUMA to the account of Nakokichi SATO File 2261, in payment of a debt owing by SAKUMA.

Full details are given on Chattel Summary and Chattel Schedule on file.

BANK ACCOUNT: He declared an account in the Bank of Montreal, Main and Hastings St. Branch in the sum of \$100.00. This was not brought under the control of the Custodian.

LIFE INSURANCE: He declared a policy with the Provident Mutual Benefit Assn. in the sum of \$3000.00, the beneficiary being his wife Mino. He also declared a policy with the B.C. Mutual Benefit Assn. in the sum of \$2500.00, the beneficiary being his son, Takaji. These policies were not brought under the control of the Custodian. However in a letter of Sept. 8/43 he asked to have his balance paid to the B.C. Mutual Benefit Assn. but this letter never appears to have been answered.

No property interests other than those mentioned above are found on this file.

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

Dec. 11/46
LEM:

L. McKinnon
L. McKinnon

CHattel SUMMARY

File No. 10935

Dec. 11/46

RE: Tatsu SAKUMA, Reg. No. 00511

SAKUMA made his declaration to the Custodian on June 22/42 and was evacuated on Aug. 25/42. He declared chattels as listed on Chattel Schedule on file. SAKUMA had been operating a rooming house known as the "Star Rooms" at 234 Powell St. This property was owned by Mr. K. OKURA.

A tenant was finally found who wished to take over this business in the person of a Mr. Bugel. Arrangements were made by which Mr. Bugel agreed to instal bathroom and hot water facilities in the premises and to advance the sum of \$150.00 for this purpose, same to be deducted from rents. He agreed to pay the same rent as SAKUMA had been paying, namely \$35.00 per month. He did not wish to rent the furnishings of the rooms but wanted to buy them outright. He purchased these for the sum of \$300.00. However previous to this purchase our agent, Mr. H. D. Campbell, removed certain articles as shown on the Schedule as being purely personal goods belonging to Mr. SAKUMA. The sewing machine was sold privately for the sum of \$11.00, and the trunk for the sum of 75¢. Dishes, suit-cases and clothing were sold at auction for the net sum of \$2.83 and all these sums credited to the account of Mr. SAKUMA. The filing cabinet, wicker baskets and carpenter tools are missing. In this connection it is noted that Kamekichi SHIMIZU also had goods stored at 232 Powell St. and as these were moved at the same time and were put on the same inventory it is possible the goods became mixed. However on checking through the file of SHIMIZU, 12603, the only article which appears to belong to SAKUMA is a cabinet which sold for the sum of 35¢. This is being transferred to his account.

The following is a statement of the account:

Proceeds from sale of chattels to Mr. Bugel	\$300.00	
Proceeds from sale of trunk	.75	
Payment of H.C.B.R. account		\$7.04
Cheque to SAKUMA Jan. 13/43		75.00
Rec'd. from H.D. Campbell (paid by Bugel as his share of water bill)	1.30	
Cheque to City for water bill		10.20
Payment of bill of Morris & MacLennan re drawing up Bill of Sale etc.		3.75
Payment of account owing by SAKUMA to Nakokichi SATO		200.00
Proceeds from sale of machine	11.00	
Proceeds from sale of chattels sold at auction	2.83	
Proceeds transferred from account of SHIMIZU	.22	
	\$316.10	\$295.99
<u>BALANCE ON HAND</u>		20.11
	\$316.10	\$316.10

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

Dec. 11/46

LMH:

L. McKinnon
L. McKinnon

CHattel Schedule

File No. 1C335

Dec. 11/46

RE: Tatsu SAKUMA, Reg. No. 00511

DECLARED by SAKUMA
on June 22/42 at 234
Powell St.

INVENTORY taken by H.D.
Campbell on Sept. 23/42.

16 double beds
6 single beds
14 mattresses
6 single mattresses
32 sheets
23 pillows
27 pillow cases
30 blankets
4 single blankets
36 comforters
16 bedspreads
17 bureaus
30 chairs

8 carpeted rooms
16 blinds
8 tables
2 kitchen tables
15 washstands
2 bookcases

1 coat case
1 heater stove with pipes
1 coal bucket and shovel
1 clock
2 long benches
1 china cupboard
2 pails
1 washing board
3 brooms
1 ironing board
2 basins
10 spittoons
10 curtains
1 oil stove
1 stool
1 wash tub
2 small coal stoves
11 cushions

16 - 1/2 beds and 16 springs
7 single beds and springs
15 mattresses
6 mattresses
55 bed sheets
33 pillows
30 pillow cases
27 double blankets
15 single blankets
45 comforters
18 bedspreads
17 bureaus
29 chairs
4 rocking chairs
1 baby chair
7 linoleums
16 blinds
9 square tables
4 kitchen tables
15 washstands
1 bookcase
1 cupboard
1 wardrobe with mirror
1 wood heater
1 coal bucket and shovel
1 eight day clock
2 benches
2 china cabinets (1-2 glass doors broken))

kitchen utensils

14 cuspidors
10 curtains
1 small heater
1 stool
1 wash tub
2 small heaters
18 cushions
bridge lamp
kitchen range

) All of these
) goods and add-
) itional ones
) listed on next
) page were all
) sold to the
) new tenant, Mr.
) Bugel for the
) sum of \$300.00.

DECLARED

1 sewing machine
carpenter's tools
30 light bulbs

INVENTORIED

1 waste paper basket
2 file baskets
1 broken gramophone
1 electric heater
1 couch
1 step ladder
1 letter rack
2 mirrors
8 floor mats

} This is the balance of
} chattels included in sale
} to tenant for \$300.00.

THE FOLLOWING goods were removed by our agent H.D.
Campbell as he considered them as being purely
personal goods of Mr. SAKUMA.

1 sewing machine
carpenter's tools
-

sold to S. Barrett for \$11.00
missing

Not inventoried but likely sold
along with other rooming house
equipment.

1 small double filing
cabinet

Being transferred from File 12603

3 empty wicker baskets missing
chinaware

dishes sold auction Jan. 31/45

6 empty suitcases

4 grips and 1 bag sold Jan. 31/45

1 children's
blackboard

child's slate sold Jan. 31/45

1 empty trunk

sold to K. KITAMURA for 75¢

1 box clothing sold Nov. 28/45
(not inventoried)

The above schedule is certified to be in accordance with the information

on file.

Dec. 11/46

LHM:

L. McInnon
L. McInnon

10935

December 11, 1946.

REGISTERED

Mr. Taju SAKUMA,
Reg. No. 00511,
WINONA, Ont.

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$20.11, being your entire credit balance with the Custodian.

The following is a complete statement of your account showing how this credit balance is arrived at:

Proceeds from sale of chattels by Bill of Sale to Mr. Bugel	\$300.00	
Proceeds from sale of trunk	.75	
Proceeds from sale of sewing machine	11.00	
Proceeds from sale of a few personal chattels sold at auction	3.05	
Share of Water bill paid by Mr. Bugel	1.30	
Paid to B.C. Electric Railway		\$7.04
Paid to Morris and MacLennan for drawing up the Bill of Sale		3.75
Paid to City of Vancouver, Water Rates Dept.		10.20
Cheque remitted to you on Jan. 13/43		75.00
Amount transferred from your account to the account of Mr. Naokichi SATO in payment of a debt. This transfer made at your request.		200.00
	<u>\$316.10</u>	<u>\$295.99</u>
<u>Cheque enclosed herewith</u>		<u>20.11</u>
		<u>\$316.10</u>

As no property of any kind belonging to you now remains under the control of the Custodian, we are closing your account and your file.

Yours truly,

F. Matheson
Office of the Custodian

LEH:
Encl.

MEMORANDUM

File No: 12603
10935

Dec. 11/46

To: Miss C. Girard

From: L. McInnes

Kamekichi SHIMIZU, Reg. No. 02507
aka Taka SAKUMA, Reg. No. 02511

Will you please transfer from the account of Kamekichi SHIMIZU, File 12603 to the account of Taka SAKUMA, File 10935, the followings

One cabinet sold in Vancouver auction #39, Jan. 31/45 for the sum of \$.35.

Mr. SHIMIZU did not declare this, but one filing cabinet was inventoried by A. B. Campbell in the name of Taka SAKUMA.

L. McInnes

LMM

Accounting Department

Charge to File 12603 and credit to File 10935: as follows:

Vancouver 39 -

Credit 10935 - Realized:	\$0.35	- Less Expenses:	\$0.13	- Credited:	\$0.22
Credit 12603	\$99.30		\$34.90		<u>\$64.40</u>
					<u>\$64.62</u>

Transferred, December 11, 1946.

C. Girard

NAME SAKURA, Taju

REGISTRATION NO. 00511

FILE NO. 10933

The following chattels were sold by public
auction at Vancouver, B. C. on November 26th, 1943.

Box of clothing ✓

\$ 2.00

Total

\$2.00

Less Expenses:

(Auctioneer's Fee \$.20
(Advertising .18
(Moving .22

\$.60

Net Proceeds Credited:

\$1.40

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 33

Remarks.

NAME SAKUMA, TatsuREGISTRATION NO. 00311FILE NO. 10935

The following chattels were sold by public
 auction at 792 Powell St., Vancouver, B. C. on January 31, 1945.

Child's plate (blackboard)	\$ 0.50
2 Grips ✓	0.25
2 Grips and bag ✓	0.25
Box dishes ✓	1.20
Cabinet - transferred from file 12603 - 11/12/44	0.35

Total

(Auctioneer's Fee: \$ ~~0.00~~ 0.26
 Less Expenses: (Advertising: ~~0.00~~ 0.08
 (Moving: ~~0.00~~ 0.36

Net Proceeds Credited:

\$ 2.55
\$ 0.90
\$ 1.65

Members of Custodian Staff Present.

Mr. Willis

Extracted from Auctioneering List No.

Vancouver 39.

Remarks. *see inventory.*

Tashme, B. C.
Sept. 8, 1943.

VACATION SECTION	
SEP 13 1943	
Rec'd	
File No.	10935
Ans.	Spain
Referred	Spain

Mr. G. B. Spain,
Protection Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: File No. 10935

In reply to your letter of Sept. 2,
I accept the offer of \$11.00 for my
sewing machine.

With regard to the money, I wish to
have it paid towards my insurance with the
British Columbia Mutual Benefit Association.
I was told that I still have a balance of
around \$18.00 remaining in my credit with
the Custodian. I wish to have the combined
amount paid to the Insurance Co.

I would appreciate your kindness in
this matter.

Yours truly,

Taju Sakuma

Taju Sakuma
(#00511)

Paid

EVACUATION SECTION

Rec'd FEB 1 1943

File No. 10935

Ans. *for*

Referr. *McArthur*

McArthur

715 Seventh Avenue,
Tashme, Hope, B. C.
January 28, 1943.

Mr. G. H. Peers,
Administration Dept.,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Re: File No. 10935.

Dear Sir:

I am in receipt of your letter dated
January 13 and also the enclosed cheque
for \$75.00.

I wish to state that the claim you
mentioned in your letter made by Mr.
Naekichi Sato against me is true and would
like to have the balance of \$200.00 paid
to him.

Thank you for your kind attention
given this matter.

Yours truly,

Fuji Sakuma

FUJI SAKUMA
(Reg. #00511)

*Payment made
for*

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
DEC 10 1942

Tashme, Hope, B. C.
December 3, 1942.

The Custodian's Office,
Department of the Secretary of State
of Canada,
Vancouver, B. C.

RE: File No. 10935

Gentlemen:

Enclosed are three copies of a Bill of
Sale document signed by me as requested in
your letter of November 27th.

Since I am physically unfit for work I
am living on the maintenance allowances re-
ceived from the Welfare Department, therefore,
the sum of \$300.00 from the above mentioned
sale will be much appreciated at the earliest
possible moment.

Yours very truly,

Taju Sakuma

Taju SAKUMA,
Reg. #00511.

ack

W. C. Campbell

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

505-512 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

NOV 24 1942

TELEPHONE
PACIFIC 1357

November 21, 1942.

Your File No. 10935.

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

Attention Mr. G. H. Peers:

Dear Sirs:

Re- SAKUMA, Taju

I am enclosing herewith Bill of Sale Absolute, in triplicate, for the sale of the chattels of the Star Rooms to Mr. Bugel. Will you be good enough to mail these to Mr. Sakuma for signature, retain one copy for your files when signed and return the other two copies to myself.

My Trust Account for this Japanese is as follows:-

		<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Oct. 1,	By Cheque Mr. Bugel Sale of chattels		\$ 300.00	
" "	By cash, sale of broken trunk		.75	
" 7,	To Cheque B.C.E.R., final account	\$ 7.04		CR. \$293.71.

My cheque for this amount is enclosed herewith for you to credit to the account of Sakuma on receipt of the signed Bill of Sale.

Yours very truly,

H. C. CAMPBELL.

Per. *[Signature]*

RCM:JM
Encl.

SAKUMA, Taju

File # 10935
Reg # 00511

*Memo to Mr. Peers
rept.*

CLASS OF SERVICE	SYMBOL
Full-Rate Message	
Day Letter	D.L.
Night Message	N.M.
Night Letter	N.L.

If none of these three symbols appears after the check, (number of words) this is a full-rate message. Otherwise its character is indicated by the symbol appearing after the check.

CANADIAN NATIONAL TELEGRAM

D. E. GALLOWAY, ASSISTANT VICE-PRESIDENT, TORONTO, ONT.

Exclusive Connection
with
WESTERN UNION
TELEGRAPH CO.
Cable Service
to all the World
Money Transferred
by Telegraph

N X 8 CS VIA HOPE

TASHME BC OCT 1 1230PM

SH

OFFICE OF CUSTODIAN

555

10935

ROYAL BANK BLDG VANBC

RECEIVED WIRE STOP PRICE SATISFACTORY SELL/POSSIBLE IF

TAJU SAKUMA

1248P

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 1 1942

COPY for the information of Mr. G. H. Peers, File No. 10935. *Peers.*

OFFICE OF THE
JAPANESE EVACUATION
RECEIVED
OCT 1 1942

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

500-512 STANDARD BANK BUILDING

VANCOUVER, B. C.

LICENSED TRUSTEE
IN BANKRUPTCY

TELEPHONE
PACIFIC 1357

out to Mr. Arthur
Please file
September 30, 1942.

Your File No. 675.

Office of the Custodian,
Department of the Secretary of State,
Enemy Alien Section,
912 Royal Bank Building,
Vancouver, B. C.

Attention Mr. K. W. Wright:

Dear Sirs:

Re- OKURA, Kiechi
"Star Rooms"
234 Powell Street.

Further to my letter to you of the 23rd inst., in connection with the proposed rental arrangements of the above rooming house premises in conjunction with the sale of the chattels belonging to Mr. Sakuma, Japanese Evacuation File No. 10935, I wish to advise you that Mr. Peers has today telephoned me that he has received a written acceptance from Mr. Sakuma of the offer for these chattels for \$300.00 from Mr. Bugel.

Although the rental arrangements of the premises themselves seem quite clear, in view of our recent conversation I am again detailing same and asking for your definite instructions to proceed with the arrangements.

The proposed rent of these premises is \$25.00 a month. This is the same rental that the previous tenant, Sakuma, was paying and is that at which the rent is pegged by the Rental Control Board. There is obviously no argument in this connection.

As there is no bathroom on the premises, it was proposed that the Landlord should install same, which matter was thoroughly discussed with Mr. Okura and I received on your behalf his instructions in writing, under date of July 17, to do so. This letter is on your files. It was arranged that this cost should be charged against accruing rentals.

The details of the tentative agreement entered into with Mr. Bugel are that the cost of installation shall not exceed \$150.00. Anything over that amount incurred will be his responsibility. In order to

Your File No. 675.

September 30, 1942.

Office of the Custodian, (Continued)

protect Okura and/or the Office of the Custodian against any lien or claim for unpaid work in this connection, Mr. Bugel will deposit with the Office of the Custodian an amount of \$150.00 cash. This amount will not be applied against rent until such time as the work is completed and evidence that it is fully paid for has been produced by Mr. Bugel. On his providing your Office with satisfactory evidence of this, the \$150.00 will then be applied against accruing rent.

As you know the previous offer from Mr. Beauchamp, while very advantageous to Mr. Okura, involved certain changes in the interior arrangement of the rooms which could not be effected practically due to the City Building Inspector's requirements.

There is no doubt whatsoever that this offer is a satisfactory one and apparently all contingencies with regard to claims or criticism of any kind have been fully covered. I therefore recommend that you immediately authorize me to enter into definite negotiations with Mr. Bugel in this matter.

I might add that Mr. Bugel has made one request which seems very reasonable to me. The premises are in an extremely filthy condition and there is considerable work in the way of painting, kalsomining and papering to be done before the rooming house, which is now closed, can be opened up for business and on top of that the bathroom has to be installed. He has therefore requested that the rent should not commence for a month from the date of the Agreement. He will, of course, deposit the \$150.00 when taking over the premises. I unhesitatingly recommend that his request be acceded to.

Yours very truly,

H. D. CAMPBELL.

Per.

RCM:JM

OFFICE OF THE CUSTODIAN
Vancouver

RECEIVED
SEP 30 1942

with Kelly
Tashme, Hope, B. C.
September 28, 1942.

Mr. G. M. Peers,
Administration Department,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: File No. 10935

With reference to your letter of Sept. 23,
I have made the decision to accept the offer you
have stated, that is, to sell the rooming house
equipment which I own at 234 Powell St. for the
amount of \$300.00.

If it is at all possible I would like to
receive the \$300.00 right away so if you could
arrange to send me a money order for the amount
I will be greatly appreciated.

Thank you for your kindness in helping me
with this matter.

Yours truly,

Taru Sakuma
T. Sakuma

HAROLD D. CAMPBELL

CHARTERED ACCOUNTANT

308-312 STANDARD BANK BUILDING

LICENSED TRUSTEE
IN BANKRUPTCY

VANCOUVER, B. C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

TELEPHONE
PACIFIC 1357

Your File No. 675.

RECEIVED
SEP 17 1942

September 15, 1942.

Office of the Custodian,
Department of the Secretary of State,
Enemy Alien Section,
912 Royal Bank Building,
Vancouver, B. C.

Attention Mr. K. W. Wright:

Dear Sirs:

Re- Chattels of T. SAKUMA
Property 230-2-4 Powell Street,
Japanese Evacuation Section
File No. 10935.

Further to my letter to you of the 27th of August, advising you that Mrs. Peterson had withdrawn her offer to rent the rooming house chattels owned by the above, I have shown seven different parties over the premises with a view to their leasing the chattels in conjunction therewith. Up to the 14th inst. I found no one who has been interested.

The reason for this is the condition and layout of the property itself. The lower floor of the rooming house has an extremely narrow corridor which runs down the middle of the building with rooms on each side. The rooms on one side are entirely dark. The only plumbing outside of the toilet facilities is a sink on each floor in the hallway, with only cold water. There is no hot water or baths in the building.

As I mentioned before the Custodian of Enemy Alien property on behalf of the Landlord, Mr. Okura, internee, agreed to install one bath. However the City Building Inspector's requirements are a minimum of one on each floor.

I have now contacted a Mr. Beauchamp and gone into the matter very thoroughly with him and have come to a more or less tentative arrangement. He plans to take out the partitions on the lower floor, move the corridor to the dark side of the property making it considerably wider, and making newer and larger suites on the light side of the building. This will naturally cut down the number of rooms but these will bring a considerably higher rent. The dark rooms as at present are almost unrentable, as a matter of fact the present appearance somewhat resembles a rabbit warren. He also plans to install, in addition to the bathroom which is being put in at the expense of the owner, two shower-baths on the top floor and a boiler for hot water.

Your File No. 675.

September 16, 1942.

Office of the Custodian, (Continued)

In order to advance these plans we yesterday spent about two hours with the City Building Inspector, Mr. Read, on the premises. He very strongly approves of the idea and offered considerable instructive advice as to how the alterations and the plumbing could be installed to meet the City requirements with the minimum of outlay. He requested that a draft be made of the proposed alterations for his O.K., which we worked on yesterday.

Mr. Beauchamp is prepared to rent the chattels owned by Sakuma, evacuee, for \$10.00 a month, which is certainly all they are worth considering the shortages therein and their condition, and is prepared to pay the previous rental for the premises, namely \$35.00 a month.

Mr. Beauchamp, while at present working in the Shipyards, is a Master Plumber by trade and intends to do most of this work himself, with the assistance of his two nephews. This matter was discussed with Mr. Read who is apparently satisfied that Beauchamp is capable of doing the work and will raise no objection whatsoever to this, and if, as and when this deal goes through has offered to supervise, from time to time, the alterations.

As this work obviously entails an outlay of from \$500.00 up, I enquired of Beauchamp as to his financial position and ability to carry out these alterations, also pointing out to him that as there are no available funds, the bathroom installation which the Landlord is prepared to effect will have to be financed by him, to be repaid to him from future rent. I told him that the Custodian would wish to be absolutely satisfied on this point, as they would not be willing to expose the property to possible liens that might eventuate as a result of improvements effected by him, and for which he might not be able to settle. He advised me that he had the money to handle the deal on a cash basis and added the information that he presently owns a rooming house in Regina, which his wife is still operating and which she will sell immediately on his advice to her that he has found a definite rooming house business in Vancouver.

This deal, if it goes through, is a real piece of luck for Okura, as the present situation is almost impossible and to have modern plumbing installed and the whole interior remodeled at the expense of the tenant is, in my opinion, most fortunate.

Your File No. 675.

September 16, 1942.

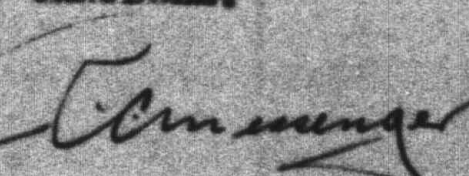
Office of the Custodian, (Continued)

I would appreciate hearing from both Mr. Peers and Mr. Wright as to their approval of these tentative arrangements, on receipt of which, subject to the Building Inspector's final approval, I will proceed with the final arrangements and if deemed advisable be prepared to bring Mr. Beauchamp to your Office for a conference with Mr. Wright and Mr. Peers.

I have today been in touch with the Vancouver Mortgage Corporation Ltd., and am arranging to attend Mr. McAllister of that Company on the Powell Street premises for inspection and discussion of the proposed alterations. This is in view of the fact that Title to the property is still vested in their client J. H. Todd & Sons, from whom Okura was purchasing the property under Agreement of Sale. From my telephone conversation this morning outlining what was proposed, I gather that they will be extremely pleased if this deal can go through, as it will definitely enhance the value of the property and insure the rental of this portion of the building.

Yours very truly,

H. D. CAMPBELL.

Per. 

RCM:JM

"A"

This Indenture

made in triplicate the 31st day of October in the year of our Lord one thousand nine hundred and forty-two.

BETWEEN

State Full Name
Address and
Occupation.

**TAJU SAKUMA, of 234 Powell Street,
in the City of Vancouver, in the
Province of British Columbia, Rooming-
House Proprietor,**

hereinafter called the "Grantor," of the

First part, and

State Full Name
Address and
Occupation.

**MIKE BUGEL, of 767 East Georgia
Street, in the City of Vancouver,
in the Province of British Columbia,
Rooming-House Proprietor,**

hereinafter called the "Grantee," of

the Second Part.

WHEREAS, the said Grantor is possessed of the goods, chattels and personal effects hereinafter set forth, described and enumerated, and hath contracted and agreed with the said Grantee for the absolute sale to him of the same, for the sum of **Three Hundred (\$300.00) Dollars.**

NOW THIS INDENTURE WITNESSETH, that in pursuance of the said Agreement, and in consideration of the sum of

. Three Hundred Dollars (\$300.00) of lawful money of Canada, now paid by the said Grantee to the said Grantor, at or before the sealing and delivery of these presents (the receipt whereof is hereby acknowledged), the said Grantor HATH BARGAINED, sold, assigned, transferred and set over and by these presents DOTH BARGAIN, sell, assign, transfer and set over unto the said Grantee, ALL THOSE the said goods, chattels and personal effects hereinafter described that is to say:

All the goods and chattels, rooming-house furniture and fixtures situate in or about the premises known as the "Star Rooms" at 234 Powell Street, in the City of Vancouver, and the Goodwill thereof and the right to use the said name.

all of which said goods, chattels and effects are now in the possession of the Grantor and are situate, lying and being in or upon and about the premises at

in the City of Vancouver, 234 Powell Street, Vancouver, in the Province of British Columbia, in the County of

AND all the right, title, interest, property, claim and demand whatsoever both at law and in equity, or otherwise howsoever, of him the said Grantor, of, in, to and out of the same, and every part thereof:

TO HAVE AND TO HOLD the said hereinbefore assigned goods chattels and effects and all of them and every part thereof, with the appurtenances thereto, and all the right, title and interest of the said Grantor thereto and therein, as aforesaid, unto and to the use of the said Grantee to and for his sole and only use For Ever:

AND the said Grantor DOth hereby Covenant, Promise and Agree with the said Grantee in manner following, that is to say: THAT the said Grantor is now rightfully and absolutely possessed of and entitled to the said hereby assigned goods, chattels and effects and all of them, and every part thereof: AND that the said Grantor now hath in him good right to assign the same unto the said Grantee in manner aforesaid, and according to the true intent and meaning of these presents: AND that the said Grantee shall and may from time to time, and at all times hereafter, peaceably and quietly have, hold, possess and enjoy the said hereby assigned goods, chattels and effects and every of them, and every part thereof, to and for his own use and benefit without any manner of hindrance interruption, molestation, claim or demand whatsoever of from or by the said Grantor or any person or persons whomsoever: AND that free and clear, and freely and absolutely released and discharged or otherwise at the cost of the said Grantor, effectually indemnified from and against all former and other bargains, sales, gifts, grants, titles, charges and incumbrances whatsoever:

AND moreover, that the said Grantor and all persons rightfully claiming, or to claim any estate, right, title, or interest of, in, or to the said hereby assigned goods, chattels, and effects, and every of them, and every part thereof, shall and will from time to time, and at all times hereafter upon every reasonable request of the said Grantee, but at the cost and charges of the said Grantee, make, do and execute, or cause or procure to be made, done and executed, all such further acts, deeds, and assurances for the more effectually assigning and assuring the said hereby assigned goods, chattels and effects unto the said Grantee in manner aforesaid, and according to the true intent and meaning of these presents, as by the said Grantee, or his counsel, shall be reasonably advised or required.

AND it is expressly agreed between the parties hereto that all grants, covenants, rights, powers, privileges and liabilities, contained in this Bill of Sale shall be read and held to be made by and with, and granted to and imposed upon the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places.

WHEREVER the singular and the masculine are used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals the day and year first written above.

Signed, Sealed and Delivered
IN THE PRESENCE OF
James Alexander
Rose
State Full Name
Address and
Occupation
West Supervisor
Dashme
B.C.

Joni Sakuma

This is the paper-writing marked with the letter "A" referred to in the Affidavit of the witness
sworn before me this *24th*
day of *October* A.D. 194 *2*.

[Signature]
A Commissioner for taking Affidavits within British Columbia.

A Commissioner for taking Affidavits
within the Province of British Columbia

AFFIDAVIT OF BONA FIDES

3. **Mike Buehl** of the City of **Vancouver**, in the Province of **British Columbia**, do hereby make oath and say:

That the assignment therein made is bona fide for valuable consideration, namely **Three Hundred** Dollars, and that the consideration is duly set forth in the said Bill of Sale; and that it is not for the purpose of protecting the Goods and Charters mentioned in the said Bill of Sale against the creditors of the Grantor named or of preventing the creditors of such Grantor from obtaining payment of any claim against the said Grantor.

SWORN before me at the City of **Vancouver**, in the Province of **British Columbia**, this **15th** day of **October**, A.D. 1942.

A Commissioner for taking affidavits within British Columbia.

Murphy & Chapman Ltd., Law Printers and Stationers
Vancouver, B.C.
MORRIS & MACLENNAN,
Barristers, etc.
Vancouver, B. C.

Bill of Sale
(ABSOLUTE)
FORM NO. 14

TO
MIKE BUEHL

TAJU SAKUMA

DATED **October** 1942.

AFFIDAVIT OF WITNESS

3. **James Maclellan** of **British Columbia**, do hereby make oath and say as follows:

1.—That the paper-writing hereunto annexed, and marked "A," is a true copy of the Bill of Sale and every Schedule or Inventory thereto annexed, or therein referred to, and every attestation of the execution thereof, as made and given and executed by **TAJU SAKUMA**.

2.—That the said Bill of Sale was made and given by the said **TAJU SAKUMA** on the **15th** day of **October** in the year of our Lord one thousand nine hundred and forty-two.

3.—That I was present and did see the said **TAJU SAKUMA** in the year of our Lord one thousand nine hundred and forty-two, and did see the said **TAJU SAKUMA** execute the same on the said day of **October** in the year of our Lord one thousand nine hundred and forty-two.

4.—That the said **TAJU SAKUMA** at the time of making and giving the said Bill of Sale, resided and still resides at **234 Powell Street, Vancouver, B. C.**

5.—That the name **James Maclellan** is of the proper handwriting of me, this deponent, and that I reside at **234 Powell Street, Vancouver, B. C.** and am a

Subscribed to and sworn before me, this **15th** day of **October**, A.D. 1942, in the Province of **British Columbia**.

at the City of **Vancouver**.

James Maclellan

A Commissioner for taking affidavits within British Columbia.