13222

File 13222 August 6, 1945.

MEMORANDUM.

Re: TAKAMOTO, Suegoro, #11807,

SPECIAL MEMORANDUM RE REAL PROPERTY.

Subject Japanese was a resident of Kelowna and was not evacuated from the Protected Area, his property therefore not vesting in the Custodian.

Two other Evacuees - Eiji TASHIRO, #13259, File 2875, and Tatsuo HAYASHI, #13205, File 5433, both separately declared themselves to be the owner of the property. This was however, cleared up later as they were only acting as caretakers.

A special vesting order was sent to Ottawa on February 25, 1944 together with a letter in detail to Mr. McPherson. This vesting order was signed by the Deputy Custodian but Mr. McPherson wrote saying that the vesting order should not be used unless absolutely necessary, that it would be better to obtain the consent for sale from the owner. On March 6th Mr. Wright wrote Takamoto for approval of sale but it was returned undelivered.

The sale was completed with the V.L.A. and since that time Takamoto has accepted a $25.00 remittance and is now requesting the balance of his funds, taking no objection and accepting sale by tacit consent.

WEA:AS

W E Anderson

Re'd and drawer

13222

INFORMATION FROM R.C.M.P.

DATE Dec. 17/42
Dec. 5/44 Army

Cur File No. 13222

Full Name TAKAMOTO, Suegoro
(Surname in Block Letters)

Registration No. 11807 — Male - Female (Check) — Age March 3, 1870

Former Address P. O. Box 228, Kelowna, B. C.

Date Evacuated _____ — Naturalized - Canadian-Born - National (Check)

Present Address c/o T. Sonoda, R.R. # 3, Kelowna, B. C.

Married - Single (Check) Widower

Name of Wife nee SAITO, Shizue (dec'd)

Name of Husband _____

Name of Mother Maki (dec'd) — Name of Father Suegoro (dec'd)

Names of Children under 16 _____

Requested by B. McKim — Registered with Custodian No (Yes or No)

Additional Information (No mention on file of Mission)

File 13222 August 6, 1945.

PERSONAL PROPERTY MEMORANDUM.

Re: Suegoro TAKAMOTO.

Subject Japanese apparently owned no personal property in the Protected Area as he was a resident of Kelowna and was not Evacuated.

Certified correct:

W S Anderson

Dated: Aug. 6/45

File 13222 August 6, 1945.

CLAIMS MEMORANDUM.

Re: Sumoro TAKAHIRO.

No claims appear on file.

Certified Correct:

Dated: Aug. 6/45

MEMORANDUM

File No. 2875
5433
13222

February 7th, 1945.

TO: The Files

FROM: Mr. Richardson

Re: Blocks 143 and 144 of Section 21,
Tp. 17, and part of Lot 4, Group 3,
Map 955, Village of Mission, D.N.W.

Subject property registered in the name of Sayegoro TAKAMOTO, File 13222.

Tatsuo HAYASHI, File 5433 and Eiji TASHIRO, File 2875, both declared ownership.

Under date of February 20th, 1944, letter from HAYASHI states that the above property was sold to S. TAKAMOTO. This disposes of HAYASHI's interest.

We have made every effort to establish TASHIRO's interest, and have written him on numerous occasions without result. See our last letter dated January 16th, 1945.

This case was discussed with Mr. K. W. Wright this morning and it was decided that taking all facts into consideration, TASHIRO's claim of interest to be ignored.

Therefore, the funds from the sale of this property are for the credit of Suegoro TAKAMOTO, File 13222, solely.

RDR:OH

2875
13222

January 16th, 1945.

Registered/A.K

Mr. Eiji TASHIRO,
Reg. Number 13259,
c/o Chisholm Sawmills,
Slave Lakes, ALBERTA.

Dear Sir:

Re: Blks. 143 & 144, Sec. 21, Twp. 17, and part of Lot 4, Gp. 3, Map 955, Village of Mission.

In your declaration to the Custodian dated 7th of April, 1942, you claim to be the owner of the above described parcel of land.

We have, on several occasions, requested you to give us further information about your ownership in this land and our letter of January 3rd remains unanswered.

We have received a letter dated January 10th, 1945, from Mr. Sayegoro TAKAMOTO in which he declares has not sold the land to you, and that you have no interest in it.

Unless we hear from you within the next ten days we shall assume that Mr. Takamoto's statement is correct and that you have no propriety interest in the land, and as the land is being sold by consent of the Custodian, will make payment of the proceeds of sale to Mr. Takamoto, thereafter we will refuse to acknowledge any interest you may claim to have.

Yours truly,

Ian Macpherson,
Title Examiner.

IM:AM

FILE 13222

Files:
13222 - Seyegoro TAKAMOTO
5433 - Tatsuo HAYASHI
2875 - Kiji TASHIRO

December 4th, 1944.

M E M O R A N D U M

TO: THE FILES

FROM: MR. MACPHERSON

RE: Lots 143 & 144, Sec. 21, Twp. 17,
part of Lot A, Gp. 3, Map 955, D.L.R.

Declared by - Tatsuo HAYASHI and by Kiji TASHIRO
Registered Owner - Seyegoro TAKAMOTO of Kelowna (not evacuated)
Vested - 25055 - 10/12/42, TAKAMOTO, TASHIRO and HAYASHI
Vacated 25055 - 27/4/43, TAKAMOTO, TASHIRO and HAYASHI
Vested - 25759 - 27/4/43, TAKAMOTO and HAYASHI
Vesting - under Sub-sec. 2 of Section 12 prepared but not filed, held in abeyance per instructions from Ottawa, February 29th, 1944.

November 26th, 1943 - HAYASHI writes that 143 & 144 were formerly owned by "us" but deeded to another person (not Tashiro) (Takimoto ?)

February 20th, 1944 - HAYASHI writes "sold to S. TAKIMOTO"

HAYASHI's declaration included 143 and 144 and also part of Section 17, the latter parcel as owned by him and T. IKEBUCHI. In his letter of November 26th, 1943, it would appear that "us" refers to IKEBUCHI and himself, as he states "we still claim ownership of the adjoining blocks" (in Sec. 17). This disposes of HAYASHI's interest.

As to the TASHIRO interest - from Mr. Taylor's letter of November 27th, 1943, it might be inferred that Kiji TASHIRO had purchased from TAKAMOTO.

It would thus seem that HAYASHI and IKEBUCHI sold and conveyed to TAKAMOTO and that TAKAMOTO sold to TASHIRO, but of the latter transaction there is no record whatever in the Land Registry Office or on our files.

If this supposition is confirmed by TASHIRO's reply to our letter of the 4th of December, 1944, (this date), Vesting 25759 should be vacated and TASHIRO's interest vested. See also V. O. of TAKAMOTO, on File 13222.

IMacM

Next I see a letter confirmed by Tashiro that he purchased from Takamoto. Vesting 25759 should be vacated & Tashiro's interest vested by the Letter

JMM

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL COMMUNICATIONS TO THE CUSTODIAN'S OFFICE

PLEASE REFER TO

FILE No. 13222

Evacuee Section

509-10 Royal Bank Bldg.,
Vancouver, B. C.,
March 6th, 1944.

Mr. Sayegoro TAKAMOTO,
Registration #11807,
Kelowna, B. C.

Dear Sir:

Re: Blocks 143 and 144 of Section 21, Township 17, and part of Lot 4, Group 3, Map 955, Village of Mission, in the District of New Westminster.

We wrote to you some time ago and advised that the above property was being sold to the Director Veterans Land Act. We have also asked you to inform us if Tatsuo Hayashi and Eiji Tashiro have any interest in the property but no reply has reached us.

We expect to receive the sale price amounting to $221.00 from the Director Veterans Land Act in the near future and would be obliged if you would write approving the sale and indicate if any part of the proceeds is to be paid to the above named or if the full amount should be placed to your credit.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W

Rec'd MAR 3 1944
File No.
Referred MR WRIGHT

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ENEMY SECTION
Rec'd MAR 3 1944
File No. 13224
Ans'd
Refer'd

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

February 29, 1944.

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

Dear Mr. Wright:

Re: Sayegoro TAKAMOTO

I have your letter of February 25th and am enclosing the vesting certificate duly signed by the Deputy Custodian.

I think that before you use this certificate you should contact the above party and suggest to him that, in view of the interests of the other two evacuees, he should agree to the sale of the property.

Yours very truly,

G. W. McPherson
Executive Assistant.

GWMcP/FC.

13222
Evacuee Section

509-10 Royal Bank Bldg.,
Vancouver, B. C.
February 25th, 1944.

G. W. McPherson,
Executive Assistant to the
Secretary of State of Canada,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Sayegoro TAKAMOTO and
Lots 143 & 144 of Section 21, Twp.
17, & part of Lot 4, Gp. 3, Map 955,
Village of Mission.

The above named Japanese was not evacuated as his Normal domicile was outside the protected area. He resides at Kelowna, B. C. He is the registered owner of property in the protected area as above described. Vesting Certificates were filed by the Custodian owing to the fact that two evacuees, Tatsuo HAYASHI and Eiji TASHIRO claim to have an interest in the property. At this time their claim has not been established.

The property has been sold to the Director, Veterans' Land Act for the price of $221.00 and I have suggested to Mr. Shears that this is a case where we should take advantage of Sub Section 2 of Section 12 of P.C. 1665, 1942, as amended by P.C. 2483, 1942. This providesas follows:

'The Custodian may, notwithstanding anything contained in this Regulation, order that all or any property whatsoever, situated in any protected area of British Columbia, belonging to any person of the Japanese race shall, for the purpose of protecting the interests of the owner or any other person, be vested in the Custodian, and the Custodian shall have full power to administer such property for the benefit of all such interested persons, and shall release such property upon being satisfied that the interests aforesaid will not be prejudiced thereby.'

Mr. Shears agrees and has asked me to write and send you the enclosed Vesting Order for signature of the Deputy Custodian. We trust you approve.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W

3875, 3433,
13222.

January 27th, 1944.

Mr. Riji TAKEUCHI,
Registration No. 13299,
c/o Rose Mahullem,
Diamond City, Alberta.

Dear Sir:

Blks. 143 and 144, Sec. 21, Tp. 17,
Rge. 22, W.4th M., Plan 385, Medicine Hat

On your PP form dated April 7th, 1942, you claimed ownership to the above property. As this property stands in the name of Sugegoro TAKEUCHI, will you please inform us, by return mail, what interest you have in this property and what documents you have to show for that interest.

Thanking you,

Yours truly,

(D.A. Cramer)
for Ian Stephenson
Title Examiner

DAC:JS

For File 13222

13222

COPY

c/o Mrs. Helen Green,
Turin, Alta.,
Nov. 26/43.

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section.

Dear Sirs:-

In answer to yours of the 19th instant I wish to inform you that the following property (Blks. 143 & 144, Sec. 21, Twp. 17, part of Lot 4, Gp. 3, Map 955, New West. Dist.)were originally owned by us, but were deeded over to another person other than the Mr. E. Tashiro who claims ownership of said property.

We still claim ownership of the adjoining blocks purchased at the same time as above mentioned property.

Thanking you,

Yours truly,

"T. Hayashi"

COPY

P. O. Box 164

PHONES: HOUSE 11203, OFFICE 43

F. S. TAYLOR

REAL ESTATE INSURANCE NOTARY PUBLIC

MISSION CITY, B. C.

INSURANCE
FIRE
AUTOMOBILE
BURGLARY
ACCIDENT
HEALTH
MARINE
AUTO ACCIDENT
LIABILITY
PLATE GLASS
WIND STORM
EARTHQUAKE

November 27th.1943.

EVACUATION SECTION
Rec'd NOV 29 1943
File No. 13222
Ans.
Referred Cramer

D.A. Cramer, Esq.,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sir,

Sayegoro Takamoto.

I thank you for your letter of 26th inst., File No.13222. acknowledging receipt of Title in the name of the above Japanese.

With regard to the second paragraph of your letter I wish to state that I believe Eiji Tashiro is the son of George Tashiro, deceased. When George Tashiro was alive I had some business dealings with him and have a faint recollection that he came into my office some years ago and told me that he would want me to make out a Deed from Sayegoro Takamoto to himself but my records show that this was not done; whether it related to this property I cannot say.

If there is any further information you require I will supply it to the best of my ability.

Yours very truly,

F. S. Taylor

P. O. Box 164

PHONES: HOUSE 11203, OFFICE 43

F. S. TAYLOR

REAL ESTATE INSURANCE NOTARY PUBLIC

MISSION CITY, B. C.

INSURANCE
FIRE
AUTOMOBILE
BURGLARY
ACCIDENT
HEALTH
MARINE
AUTO ACCIDENT
LIABILITY
PLATE GLASS
WIND STORM
EARTHQUAKE

November 23rd.1943.

EVACUATION SECTION
Rec'd NOV 25 1943
13222
Referred Cramer

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

Dear Sirs,

On looking through some old papers in my safe recently I discovered the following document which I enclose herewith :-

Certificate of Title No.69574E. in the name of Sayegoro Takamoto.

Kindly acknowledge receipt, and oblige.

Yours very truly

F. S. Taylor

Registered

13222

November 26th, 1943.

Mr. F. S. Taylor,
P. O. Box 164,
Mission City, B. C.

Dear Sir:

Saveskuro TAKAMOTO.

We wish to thank you for your letter of November 23rd, enclosing Certificate of Title No. 69574-E, in the name of the above Japanese.

I wonder if you could tell us whether, to your knowledge, Eiji TASHIRO and Tatsuo HAYASHI have an interest in the property covering the above mentioned title, viz: Lots 143 and 144, N.W. ¼ Sec. 21, Twp. 17, Village of Mission.

Again thanking you for your co-operation, we are,

Yours truly,

DAC:JS

for (D.A. Cramer)
Ian Macpherson
Title Examiner.

COPY

Farm Appraisal Report

File No. 1.1.128

Land Description Lots 145 and 146, N.W.¼ Sec.21, Tp.17, Village of Mission.

Containing 4.1 Acres

Owner's Name S. YAMAMOTO Post Office Address Mission

Nearest Rail Point Mission Distance ½ mile

Market Town " Distance "

Church (give denomination) All Denominations Distance "

Nearest School Mission Distance "

State how property was identified: By Roads and Map

Roads: State whether property has access to main road, the kind of road and its condition.

On Horne Avenue at intersection of 7th Street; gravel, good.

Is this district a good one? Only fair

Employment opportunity Seasonal

Predominating Nationality and religion: British; Protestant

Describe Fencing and its condition: No fencing Value $

Water supply: Well - about 15' deep. Value $

BUILDINGS ON FARM

BUILDINGS	DIMENSIONS	MATERIAL	HEIGHT	ROOF	AGE	Foundation	REPAIR	VALUATION
HOUSE	14 x 22	Frame	9'	Shgles. & shakes	20 yrs.	Cedar posts- poor		$150.00
	8 x 22	"	7'					
	x							
BARN	x							
	x							
BARN	x							
	x						!	
GRANARY	x							
	x							
	x							
	x							
	x							

Total present day value $ 150.00

Total Value Buildings add to farm $ 150.00

Is dwelling habitable without repairs? If not what is your approximate estimate of cost to make it habitable? Habitable

$

Describe the basement and chimneys: No basement - stovepipe, chimney.

No. rooms downstairs? 3 Upstairs? - How finished Building paper on studs.

Are buildings painted? No Condition of paint -

Distance from nearst bush 30 yards

Note: Particular care must be taken when examining and reporting on foundations, sills and roofs.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE AND QUALITY OF CROP	VALUE PER ACRE	VALUE
1	Level.	Sandy clay loam 10'-24'	Sand and gravel.	Hops - poor	$50	$50.00

Area which can be cultivated without cost other than for breaking.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL		VALUE PER ACRE	VALUE

Area which can be cultivated after a reasonable amount of clearing timber, stones, drainage, etc.

ACRES	LEVEL, UNDULATING, ROLLING OR HILLY	SOIL (State Depth)	SUB-SOIL	NATURE OF RECLAMATION NECESSARY	RECLAMATION COST PER ACRE	VALUE PER ACRE	VALUE
1	Rolling	Sandy & clay loam 8'-12'	Sand & Gravel	Clearing of bush & brush patch partly cleared	$100	$25	$25.00

Area Unsuitable for Cultivation.

ACRES	CHARACTER OF LAND E. G. HILLY, SWAMPY, ROCKY.	NATURE OF TIMBER IF ANY AND WHETHER MARKETABLE	VALUE OF LAND PER ACRE	VALUE
2.1	Steep creek bank & channel	nil	-	

Total value of Land $ 75.00

Total added by buildings to value of farm $150.00

Total fruit trees add to value of farm (for use in orchard districts only) $

Total value of farm $225.00

Describe condition of farm commenting on tillage, length of time unoccupied or partly occupied:

Only about one acre under cultivation and in hops- not in good condition. Apparently rented but tenant not seen.

State most suitable type of agriculture for farm bearing in mind the district's limitations, if any.

Insufficient arable acreage to make farm.

Noxious weeds:

Not serious

Give approximate detail and amount of all annual taxes and names of Taxing Authorities:

Taxes - $13.81
Village of Mission.

Date: May 28th, 1942.
Place: Abbotsford, B.C.

I certify that the above report is based on a personal examination of the whole farm made on the 27th day of May 1942.

Inspector's Signature

"R. W. BROWN"

Note: (Use Form 43 (Sheet 2) in connection with this form.)

Farm Appraisal Report

Remarks: Property is located in the Village of Mission at the intersection of Horne Avenue and 7th Street about one half mile from the centre of the town. Soil is a sandy clay loam on sand and gravel. Cultivated area is fairly level and, with the exception of an additional acre that can be cleared, the balance is steep banks and creek channel. The only crop is one acre of hops which are only fair. The dwelling is in poor shape and there is no fencing. Domestic water is obtained from a well on the property, and a creek also runs through the place. There is no electric light in the house, and the nearest power line for lighting is about one quarter mile away.

(FOR ORCHARD LANDS ONLY)

REMARKS: re general lie of land, fertility of soil, irrigation, drainage or dyking and reclamation.

ANNUAL COST OF IRRIGATION, DYKING AND DRAINAGE.

ORCHARDS, SMALL FRUITS, ETC. (Give number, age, variety and condition of all tree fruits, condition and area of each kind of small fruits.)

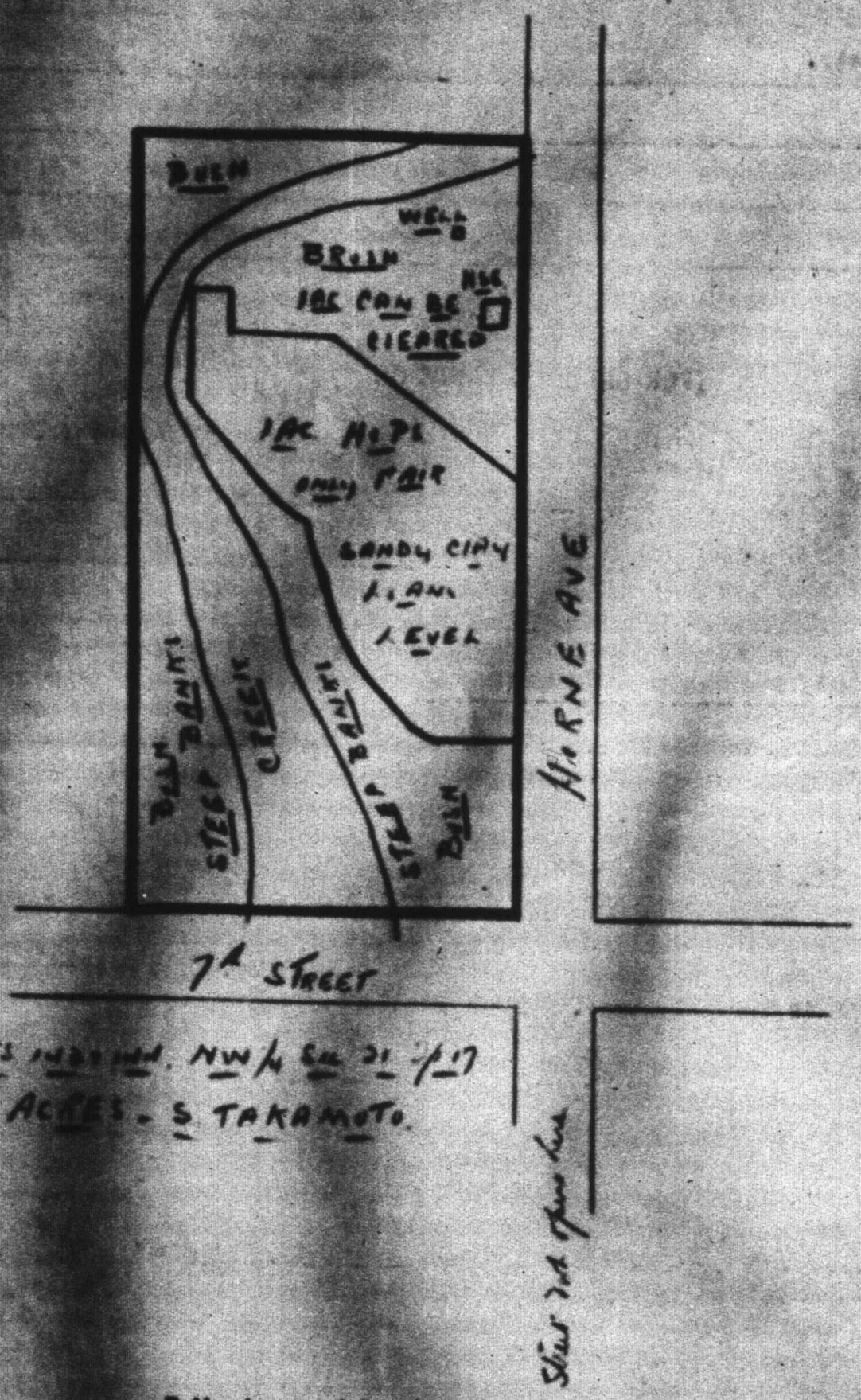
	Present Value
One acre of hops is the only crop.	$
	$
	$
	$
	$
	$
	$
	$
	$
	$
Total	$

Amount fruit trees add to value of farm $

N

Diagram of Property

SCALE 20ft = 1"



Following careful review of this appraisal report, it is my opinion that the present value is $ [redacted]

Date 1st June 1942.

"I.T.BARNET"

District Superintendent.

13222
11807

SOLDIER SETTLEMENT and VETERANS' LAND ACT.

File No. BC/328P.

Vancouver, B.C.

A. G. Duncan Crux, Esq.,
Randall Building,
535 West Georgia St.,
Vancouver, B. C.

TAKAMOTO, Sayegoro.

Dear Sir:- Re: Blocks 143 & 144 of Sec. 21, Tp. 17 and of part of Lot 4, Grp. 2, Map 955, VILLAGE OF MISSION.

I beg to acknowledge receipt of Duplicate Certificate of Title No. 175415-E of the New Westminster Land Registry Office for the above parcel of land in the name of The Director, The Veterans' Land Act.

Herewith is Veterans' Land Act cheque for $ 140.97, in favour of The Secretary of State, dated June 20th, 1944, being the amount of the purchase price in full of the above land arrived at as follows:-

Purchase Price	-	$ 221.00 ✓
Less arrears of taxes to January 1st, 1943,	-	$ 80.03 ✓
Amount paid to Secretary of State:	-	$ 140.97

Will you kindly acknowledge receipt of the purchase price by signing the receipt on the duplicate hereof and return it to me.

Yours truly,

T. Rodrick,
DISTRICT SOLICITOR

RECEIVED Cheque covering the purchase price in full of the land above described.

JUN 21 1944
Date

Solicitor for The Secretary of State.

Canada

J.L. No. 168

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

JUL 19 1944

File No. 13222

Reg. No. 11807

506 Royal Bank Building,
Vancouver, B. C.

Mr. Sueoro TAKAMOTO,
Reg. 11807,
Kelowna, B. C.

Dear Sir:

Re: Village of Mission- Blocks 143 and 144 of Sec. 21, Tp.17, and part of Lot 4 Group 3, Map 955, in the District of New Westminster. C. of T. 69574E.

You have previously been advised that a sale of lands in rural districts was entered into between this Department and The Director, The Veterans' Land Act.

Due to the size of this transaction, the arrangements for same and the completion of the transfer have taken a considerable time. Negotations were started in the early part of 1943 and were based upon valuations made by qualified appraisers and on the basis of a sale effective as at January 1st of that year. This means that the 1943 revenues from the property were for the benefit of the purchasers, but that taxes, fire insurance and other operating charges were assumed by them.

The following is a statement showing the sale price and adjustments:

Sale price of above described property		$ 221.00
Add:		
Unexpired insurance premium as at January 1st, 1943		
Less:		
Tax arrears to December 31st, 1942	$ 80.03	
Registration fee	3.00	83.03
Encumbrance—Principal		
—Interest		
Net proceeds of sale		137.97

This amount has been placed to your credit and a statement of your account is endorsed hereon showing the present balance on our books. A small amount for legal fees in connection with the conveyance to the Veterans' land will be charged later.

Yours truly,

F. G. SHEARS,
Director.

REAL PROPERTY

Catalogue No. S.S.B. (J.L. No. 168) File No. 13222

Name: Suegoro TAKAMOTO Reg. No. 11807

Address: Mission City, B.C.

Legal Description: Blks. 143 and 144 of Section 21, Township 17, and Part of Lot 4, Group 3, Map 955, in the District of New Westminster, C. of T. 69574E.

Classification:

- - - - - - - - - - - -

Registered in the name of: Suegoro TAKAMOTO

State of Title: Clear

Sold to: Soldier Settlement and Veterans' Land Act for $221.00 (cash) as at January 1, 1943.

Title delivered to new Registered Owner on: June, 1944.

Payment received: June 21, 1944

File No. 13222
Reg. No. 11807

Sueharo TAKAMOTO

	Date	Particulars	Debit	Credit	Balance
1944	June 28	Balance as per statement sent	$	$ 136.97	
1945	February 8	Cheque to you	25.00		
	April 18	Cheque to you	40.00		
	April 22	Legal Fees	15.00		
			$ 80.00	$ 136.97	

CR $ 56.97

REAL PROPERTY

Catalogue No. S.S.B. (J.L. No. 168) File No. 13222

Name: Suegoro TAKAMOTO Reg. No. 11807

Address: Mission City, B.C.

Legal Description: Blks. 143 and 144 of Section 21, Township 17, and Part of Lot 4, Group 3, Map 955, in the District of New Westminster, C. of T. 69574E.

Classification:

- - - - - - - - - - - -

Registered in the name of: Suegoro TAKAMOTO

State of Title: Clear

Sold to: Soldier Settlement and Veterans' Land Act for $221.00 (cash) as at January 1, 1943.

Title delivered to new Registered Owner on: June, 1944.

Payment received: June 21, 1944

NOTE: This property was sold in error by the Custodian, as the above Japanese was not an evacuee, but lived at Kelowna. He made no objection to the sale of his property however, and accepted proceeds from its sale without complaint.

C.D. Anderson

Sold in error as evacuee