

Name of Claimant **KITAMURA, Takaaki**

Case **1207**

Custodian File **X1 991**

<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 & <del>12.50</del> Actual	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices	Sale Price	Total Award 125% of all Sale Prices:		
					% of Total	Amount		% of Total	Amount	
2000.00	100.00 50.06									150.06
<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 & 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 Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</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			
<b>TOTAL RECOMMENDATION</b>										<b>150.06</b>



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CASE NO: 1207

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 3, 1948.

IN THE MATTER OF THE CLAIM OF

TAKAAKI KITAMURA

PROCEEDINGS AT HEARING.

Original.



1 IN THE MATTER OF THE "INQUIRIES ACT"  
2 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

3  
4 JAPANESE PROPERTY CLAIMS COMMISSION

5  
6 B E F O R E

7 HIS HONOUR, JUDGE J.A. MCGIBBON, SUB-COMMISSIONER.

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9  
10 Toronto, Ontario,

11 November 3, 1948.

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14 IN THE MATTER OF THE CLAIM OF

15 TAKAAKI KITAMURA

16  
17 PROCEEDINGS AT HEARING

18  
19 APPEARANCES:

20 K.A. CHRISTIE, ESQ., K.C., appearing for the  
21 Dominion Government,

22 C.P. OPPER, ESQ., appearing for the  
23 Claimant.

24  
25 A. SMITH, ESQ., Secretary,  
26 G.N.R. UPTON, ESQ., Official Interpreter,  
27 J.B. MCGREGOR, ESQ., Official Reporter.

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T. Kitamura  
In chf.

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TAKAAKI KITAMURA, the claimant herein, being firstduly sworn, testified through the interpreter as follows:

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DIRECT EXAMINATION BY MR. OPPER:

6

Q. I am showing you a sheet entitled "Real Estate Other Than Farmland"; is that your signature?

7

8

A. Yes.

9

Q. Was this sheet prepared under your instructions?

10

A. Yes.

11

Q. And is what is shown in there true?

12

A. Yes.

13

(REAL ESTATE OTHER THAN FARMLAND CLAIM FORM MARKED EXHIBIT NO. 1)

14

MR. CHRISTIE: I tender as Exhibit 2 the appraisal of Pemberton Realty Corporation.

15

(APPRAISAL ABOVE REFERRED TO MARKED EXHIBIT 2)

16

MR. OPPER: You bought this property in

17

1939? A. Yes.

18

Q. And did you live in the property? A. No.

19

Q. It was rented? A. Yes.

20

Q. And were you getting a fair rental for the property at the time you were evacuated?

21

A. \$19. a month.

22

Q. Did you consider that a fair rental?

23

A. I thought it was a little low.

24

Q. You made certain improvements -- there was a new furnace which cost \$200. in 1940?

25

A. Yes.

26

Q. You actually paid that amount?

27

A. Yes.

28

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T. Kitamura, 3.  
in chf.

1 Q. You had the house repainted and the interior  
decorated for \$250? A. Yes.

2 Q. Did you hire somebody to do that?

3 A. Yes; I didn't do it myself.

4 MR. CHRISTIE: I have an appraisal of the  
5 London & Western Trust Company Limited, dated  
6 April 9th, 1942, in the amount of \$750. to \$800.  
7 It may go in as part of Exhibit 2.

8 ---See Exhibit 2.

9 MR. OPPER:

10 Q. How many rooms were there in your house?

11 A. Five.

12 Q. What did they consist of; were they full  
sized rooms? A. Yes.

13 Q. I notice in the Pemberton Realty Corporation  
14 appraisal they show it as a 4 roomed bungalow.

15 What do you say about that? A. A bath room  
16 makes five rooms.

17 Q. In counting up the number of rooms you  
18 counted the bathroom as a room? A. Yes.

19 Q. There was a living room, dining room, two  
20 bedrooms and a bathroom? A. Yes.

21 Q. In 1941 you had the front steps repaired?

22 A. Yes; not myself, I had a carpenter do it.

23 Q. And the front pavement repaired?

24 A. Yes.

25 Q. And it cost you \$100. I note from the  
26 Pemberton Realty Corporation report they say that  
27 the front steps will have to be replaced at once.

28 This was in 1943. What kind of job was done in 1941  
29 to the front steps? A. I asked the carpenter

30 myself.



T. Kitamura,  
In chf.

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Q. Did you see the job that was done?

A. No, I didn't see it, I had no time to see it because I have to work.

Q. You paid the carpenter \$100?

A. For the pavement and repairing the steps.

MR. CHRISTIE: I tender as Exhibit 3 the notice of assessment for the year 1943, and it is in the amount of \$1385.

(NOTICE OF ASSESSMENT MARKED EXHIBIT NO. 3)

MR. JOPPER: I am reading from the London & Western Trusts appraisal. It says:

"Property is good district which is populated chiefly by workers in stores and offices and properties are well kept. Property located about fifty feet from street and might bring at forced sale, \$750. to \$800."

Q. Would you say that is a correct description of the district?

A. That is so.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated the 28th of March, 1942; whose signature is that?

A. Mine.

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

Q. I am showing you a picture; is that a photograph of your property? A. Yes.

(PHOTOGRAPH OF PROPERTY MARKED EXHIBIT 5)

Q. What do you say about the statement of the Pemberton Realty Corporation that the rooms are



T. Kitamura,  
cr. ex.

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very small?           A. I didn't think they were too small.

Q. What kind of lumber is this house constructed of?    A. Fir, I think.

Q. What is the upper part of the house?  
A. Shingle siding.

Q. And how do you heat this house?        A. With a furnace, a sawdust burner.

Q. You had a basement?           A. Yes.

Q. A cement basement was it?        A. Yes.

Q. Then you bought this property for \$840. and you paid \$550. in improvements on it?

A. Yes.

Q. That would make a total of \$1390. Now, how do you arrive at \$2500. as a valuation; on what basis do you think it is worth \$2500. You bought this property in 1939?        A. I didn't want to sell it

and the Custodian sold it. I would like to sell it at the fair market value at that time.

Q. I was wondering if he had any explanation of the difference between \$1390. and his estimated value of \$2500.

A. I considered that \$2500. was a fair market price.

Q. Was that your own valuation or did you get any advice?        A. I compared it with the price of other houses and I considered it a fair price.



T. Kitamura,  
re exam.

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2 RE EXAMINATION BY MR. OPPER:

3 Q. Who did you buy the house from in 1939?

4 A. E. Maruno.

5 Q. Had you known Mr. Maruno? A. Yes, a long  
6 time.

7 Q. Was he a friend of yours? A. Yes.

8 Q. Did he give you a special price on the  
9 house because he was a friend? A. Yes.

10 RE CROSS-EXAMINATION BY MR. CHRISTIE:

11 Q. Why should you get a special price from  
12 your friend? A. I got a chance and he asked me  
13 so I bought it.

14 MR. OPPER: What do you mean by "a chance"?

15 A. A chance is a chance -- a business chance.

16 Q. What you mean is that you got a bargain?

17 A. Yes, an opportunity.

18 MR. CHRISTIE: I am tandering as Exhibit 6 the  
19 following tenders; a tender by H. McCartney, dated  
20 August 31, 1943, in the amount of \$1600; a tender  
21 from Moore & Moore, dated September 13th, 1943, in  
22 the amount of \$1205, a further tender of H. McCartney  
23 dated September 30th, 1943 for \$1700; a tender of  
24 John Vrlak and Company on behalf of Mrs. Bessie  
25 Wagich, for \$1505. This tender was dated September  
26 9th, 1943, and from the same company a tender of  
27 September 28th, 1943, on behalf of Joseph Stuzemecki.  
28 This tender was in the amount of \$2000. and it was  
29 accepted.

30 (TENDERS ABOVE REFERRED TO MARKED EXHIBIT 6)





(Discussion)

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(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 7)

(REAL PROPERTY SUMMARY MARKED EXHIBIT 8)

MR. CHRISTIE: It is submitted, your honour,  
that the real property was sold at its fair market  
value.

(PROCEEDINGS ADJOURNED SINE DIE)

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

*J. B. McGregor*  
J. B. McGregor,  
Official Reporter.

I, J. A. McGibbon, Deputy Commissioner,  
appointed to hear a Commission to investigate  
claims of Japanese Canadians for property  
loss, do certify the foregoing is a true copy  
of the evidence heard on the within claim.

*J. A. McGibbon*  
J. A. McGibbon,  
Deputy Commissioner.

base no 1507

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,  
Office of the Custodian,  
Royal Bank Bldg.,  
Vancouver, B.C.

ACKNOWLEDGED

*[Signature]*

X1991

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim: *Toronto*

(1) NAME Kitamura Takaaki (RCMP) Reg. No. 07059  
(Print) Surname Given Name

(2) Pre-Evacuation Address 351 Powell Street, Vancouver, B.C. *Best*

(3) Present Address 380 Sumach Street, Toronto, Ontario.

(4) REAL ESTATE  
(a) Street Address (if any) 2565 Pandora Street, Vancouver, B.C. *Best*  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lot 22, West 3/4, Block 35, District T.H. S.L., Vancouver

(c) Type of Real Property (cross out words which do not apply):  
(i) ~~Farm~~  
(ii) Residence Type of business  
(iii) ~~Business~~  
(iv) Any other type of property (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)  
Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):  
(i) Land - - - - - \$  
(ii) Buildings - - - - - \$  
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$  
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2500.00  
(v) Amount at which Custodian sold property and credited your account - - - \$ 2000.00  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 500.00

(5) PERSONAL PROPERTY  
(a) Place or places at which property was left by the claimant at date of evacuation  
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
(c) How stored or packed at time of evacuation

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

(e) Itemized description of personal property which is the subject of the claim:

- 1. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 2. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 3. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 4. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 5. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 6. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 7. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 8. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 9. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 10. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_

TOTAL CLAIM FOR PROPERTY LOSS \$ \_\_\_\_\_

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 500.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no Yes

Toronto

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA )  
County of York )  
TO WIT: )

I, Takaaki Kitamura of Toronto of the City in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City )  
of Toronto )  
in the County of York )  
this 3rd day of January )  
A.D. 1947~~8~~.

*RA Best*

A Commissioner &c.

*Takaaki Kitamura*

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

KITAMURA, T.

(Claimant's Name)

REAL ESTATE  
(Other than farm)

EXHIBIT No. 1207-1  
DATE NOV 3 - 1948  
FILLED BY B P Oppet

07059

Reg. No.

Type of Premises  
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot

When Purchased

Date of Purchase

House ( 1 storey)

5

Frame

Residence

(Lot 22W3/4  
Blk. 35 )

1939

Dec.

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

\$ 840.00

1940 - New furnace - \$ 200.00

\$ 2500.00

1940 - House repainted &  
interior decorated \$ 250.00

Comments re upkeep of premises:

1941 - Front steps repaired -  
& front pavement repaired \$100.00

Home in good state of repair at time of evacuation

Comments re Appraiser's report not covered above:

Assessment 1942: Land \$ 285.00  
Improvements 1150.00  
\$1435.00

1943-285.00  
1100.00  
1385.00

Summary:

Estimated value \$ 2500.00  
Sold by Custodian \$ 2000.00  
Claim \$ 500.00

Rent: \$19.00 per month ( at time of evacuation)

The claimant purchased the property from a friend of his  
and that is reason for low cost price.

T. Kitamura  
Signature

EXHIBIT No. ....  
DATE..... Nov. 3/48  
FILED BY K.A.Christie

## PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street  
VANCOUVER, CANADA.

(Rec'd Aug. 23/43)

August 18, 1943.

File #991--West  $\frac{3}{4}$  of Subdivision 22 of Lot 35, T.H.S.L., 3565 Pandora Street.

This is a 4-room bungalow with very small rooms and in fair condition except the front steps which will have to be replaced at once.

Price for cash, subject to existing tenancies, \$1800.00

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM/JM

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

July 11, 1949.

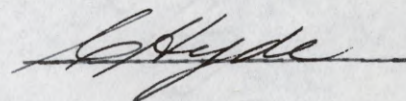


EXHIBIT No. Nov. 3/48  
DATE.....  
FILED BY K.A.Christie

Takaaki Kitamura,  
2565 Pandora Street,  
Vancouver, B.C.

6541/05Real Estate

1. The property is located on North side of the street and half a block east of Kamloops Street, good locality, properties well-kept.
2. Owned by Evacuee. Title - Land Registry Office.
3. Five room frame bungalow and garage, in good condition, property well kept by good tenant.
4. Tenant - white.
5. No insurance.
6. Clear Title, see Item 2.
7. Property in good district which is populated chiefly by workers in stores and offices and properties are well kept. Property located about fifty feet from street and might bring at forced sale, \$750.00 - \$800.00.

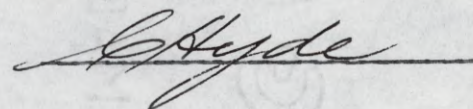
THE LONDON &amp; WESTERN TRUSTS COMPANY LIMITED

Per "Geo. A. Hamilton"

"9/4/42"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

July 11, 1949.



File XI-991

EXHIBIT No. Nov. 3/48  
DATE.....  
FILED BY K.A.Christie

CITY OF VANCOUVER

ASSESSMENT ROLL, 1943.

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
L1947	LOT. 22W $\frac{3}{4}$ BLK. 35 D.L. T.H.S.L.	1100	285

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least Fourteen Clear Days previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B.C. on JANUARY 19th, 1943, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute in the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than JANUARY 4th, 1943.

CHESTER GREEN  
Assessment Commissioner.

(on other side)

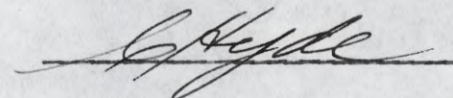
- - CITY OF VANCOUVER, B. C.

Assessment Office.

TAKAAKI KITAMURA,  
351 Powell St.,  
Vancouver, B.C. L1947

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

July 11, 1949.



**OFFICE OF THE CUSTODIAN  
JAPANESE SECTION**

EXHIBIT No. 1207 - 4

DATE: Nov. 3/48

FILED BY K.A. Christie

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: KITAMURA TakaakiHOME ADDRESS: 351 Powell Street, Vancouver, B. C.REGISTRATION NUMBER 07059 SEX: (M) AGE: 37OCCUPATION: Rooming house prop.

(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: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: MisakoADDRESS OF WIFE OR HUSBAND: 351 Powell Street, Vancouver, B. C.NAMES OF ANY LIVING CHILDREN: Teruko (F) Hiroshi (M)ADDRESS OF CHILDREN: 351 Powell Street, Vancouver, B. C.AGE OF CHILDREN: 3, 1**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: Lot 22 W.  $\frac{3}{4}$  Blk. 35 D.L. T.H.S.L.2565 Pandora Street, Vancouver, B. C.2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room frame bungalow and garageassessed value \$1150.3. INSURANCE (Give particulars; state where policies are) None4. TAXES (Amount and where payable) \$45.89 paid for 1941 at Vancouver, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None6. OCCUPANCY AND LEASES (If vacant so state) Rented to Mr. McEwen at \$19.per month no lease



- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
- 9. IF FARM LAND STATE CROPS SOWN: None

- 4. INSURANCE CAR
- 5. MORTGAGES, LI
- OTHERS:

**STATEMENT OF REAL PROPERTY OCCUPIED**

- 1. LOCATION AND DESCRIPTION: 351 Powell Street, Vancouver, B.C.  
4 room suite in rooming house known as the Easter Rooms
- 2. LANDLORD'S NAME AND ADDRESS: Self  
"owned by S. Kato"
- 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

- 6. MONEYS OWING
- 7. BONDS, DEBENT
- \$60. In War Saving
- Hastings & Main Var
- 1/40 of 1% major oil #1
- 8. BANK ACCOUNTS
- 9. LIFE INSURANCE
- policy #1
- Beneficiary wife Mis
- Policy #6600102 Ben
- 10. INTEREST IN ANY

**STATEMENT OF PERSONAL PROPERTY OWNED:**

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
Contents of 33 rented furnished rooms also 2 baby buggy, 1 frig., singer  
sewing machine, 1 bicycle all at 351 Powell Street, Vancouver, B. C.  
approx. total value \$1500.
- 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

- 11. SAFETY DEPOSIT
- LIABILITIES:**

- 1. PERSONAL DEBT
- 2. TRADE DEBTS:

**REMARKS:**

**I, the undersigned, h area as set out above, ex or other securities, if any**

I certify that the a every description in any and indirect.

Dated this 28th

"D. L. Sm  
W

FOR DEPARTMENTA

4. INSURANCE CARRIED ON ABOVE PROPERTY: .....

None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: .....

None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom).....

None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

\$60. In War Savings Certificates in care of Royal Bank of Canada

Hastings & Main Vancouver, B. C. \$100 Victory Bond maturity 1951. in bank 1/40 of 1% major oil #1 net preferred. Cost \$140. also at same bank.

8. BANK ACCOUNTS: Royal Bank of Canada, Hastings & Main, Van. B.C. \$50.

9. LIFE INSURANCE: \$1000 with Dominion Life Assurance Co., Vancouver, Branch policy #170943.

Beneficiary wife Misako Kitamura. \$1000 Prudential Life, Vancouver " Policy #6600102 Beneficiary Misako Kitamura. at Royal Bank, Hastings & Main

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: Royal Bank of Canada, Hastings & Main Sts. Vancouver, B.C.

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS:

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 28th day of March 1949.

(Signature) "T. Kitamura"

"D. L. Smith" Witness

FOR DEPARTMENTAL USE

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

July 12, 1949.

*[Handwritten signature]*

EXHIBIT No. 1207-5  
DATE NOV 3 - 1948  
FILLED BY K. G. Christie

INTERNEE FILE 991

Takaoka KITAMURA

2565 Pandora St.

20th Feb. 1943



EXHIBIT No. 1207 - 6  
DATE Nov. 3/48  
FILED BY K.A.Christie

2727 Franklin St.,  
Vancouver, B.C.

August 31, 1943.

To the Custodian  
of Enemy Property,  
912 Royal Bank Bld.

Dear Sir:

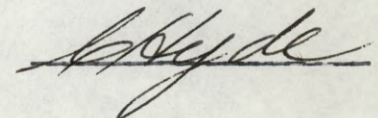
I wish to Tender on the Property known as  
2565 Pandora St., for which I am prepared to pay  
Sixteen Hundred Dollars cash \$1600.00. Enclosed  
find cheque for one Hundred & Sixty Dollars.  
160.00.

Yours sincerely,

"H. McCartney"

I hereby certify that the foregoing words are a true  
copy of the original whereof they purport to be a copy.

July 12, 1949.



1207 - 6

EXHIBIT No. \_\_\_\_\_  
DATE Nov. 3/48  
FILED BY K.A.Christie

Vancouver, B. C.  
1044 Melville St.,

Sept. 13, 1943.

Custodian of  
Enemy Property,  
Vancouver, B. C.

We hereby tender the sum of twelve hundred and five dollars cash for Westerly  $\frac{3}{4}$  of Subdivision 22 of Lot 35 Town of Hastings, Suburban Lands, Plan 364. Group one, New Westminster District known as 2565 Pandora St.

Moore & Moore.

MADE IN CANADA  
BEAT BO

EXHIBIT No. Nov. 3/48  
DATE  
FILED BY K.A.Christie

(rec'd Sep.22/43)

2727 Franklin St.,  
Vancouver, B.C.

Sep. 20, 1943.

To the Custodian  
of Enemy Property,  
912 Royal Bank Bld.

Dear Sir:

I received my cheque for \$160.00 Dollars on my offer of 1600.00 on the Property 2565 Pandora St., you having rejected same.

I now wish to submit a offer of Seventeen Hundred Dollars, 1700.00, cash on same property.

Yours truly,

"H. McCartney"

EXHIBIT No. 1207 - 6  
DATE Nov. 3/48  
FILED BY K.A.Christie

FIREMEN'S  
Insurance Company  
NEWARK, N.J.

JOHN VRLAK & CO.  
Agents  
193 East Hastings St.

British Columbia Branch  
850 West Hastings St.,  
VANCOUVER, B. C.

September 9th, 1943.

Custodian of Enemy Property,  
912 Royal Bank Building,  
Vancouver, B.C.

Dear Sirs:

Re: 2565 Pandora Street - West ½ of Lot 22,  
Block 35, H. T. S.

Our client Mrs. Bessie Wagich offers tender for house  
and lot at 2565 Pandora Street, for the sum of :

FIFTEEN HUNDRED and FIVE DOLLARS (\$1505.00).

We are enclosing certified cheque for \$150.50 as deposit  
on same.

Yours truly,

"L. Vrlak"

JOHN VRLAK & CO.  
193 E. Hastings Street  
VANCOUVER, B.C.

EXHIBIT No. \_\_\_\_\_  
DATE Nov. 3/48  
FILED BY K.A.Christie

(rec'd Sep.29/43)

ZURICH  
General Accident & Liability Insurance Company Limited.JOHN VRLAK & CO.  
193 E. Hastings Street  
VANCOUVER, B. C.

Room 912.

September 28th, 1943.

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

Dear Sirs:

Re: Westerly  $\frac{3}{4}$  of S.D. 22, Lot 35, H.T.S. Plan 364Our client Mr. Joseph Strzemecki offers tender for house  
and lot at 2565 Pandora for:TWO THOUSAND DOLLARS - (\$2000.00) - ALL CASH.

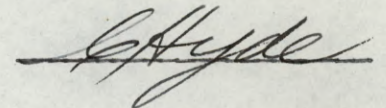
We are enclosing a cheque for \$200.00 as deposit on same.

Yours truly,

per. "L. Vrlak"

JOHN VRLAK & CO.  
193 E. Hastings Street  
VANCOUVER, B. C.I hereby certify that the foregoing words are a true  
copy of the original whereof they purport to be a copy.

July 12, 1949.





## CERTIFICATE OF ENCUMBRANCE

## LAND REGISTRY OFFICE

VANCOUVER, B. C.

File Int. 991.  
No.

.....minutes 12:45 P.M. 8th day of June, 1943.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,  
Westerly three quarters of  
Subdivision 22, of  
Lot 35,  
Town of Hastings,  
Suburban Lands,  
Plan 364.

viz.:

Registered Owner: Takaki Kitamura  
351 Powell Street.

Volume 1110, Folio 86303 L. Indef.

Registered Charges: Filing 34720, The Custodian, Vesting Order filed.

Applications for Registration None

Receiving Order or authorized Assignment under the "bankruptcy Act": None

Assignment for benefit of Creditors: None

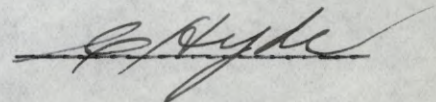
Judgments: None

Mechanics' Liens: None

To:- Custodian's Office

"W. C. Brown"  
Registrar.  
"C.M.M."I hereby certify that the foregoing words are a true  
copy of the original whereof they purport to be a copy.

July 12, 1949.



REAL PROPERTY SUMMARY

File No. XI 991.

JAPANESE NAME: Takaaki KITAMURA, Reg. No. 07059.

PROPERTY ADDRESS: No. 2565 Pandora Street, Vancouver, B. C.

LEGAL DESCRIPTION: Westerly  $\frac{3}{4}$  of Subdivision 22 of Lot 35, T.H.S.L., Plan 364, City of Vancouver.

REGISTERED OWNER: Yayeko MARUNO.

ENCUMBRANCE: M 15743, Right of Purchase dated 27th December 1939 in favour of T. KITAMURA, for \$840.00.

VESTING: Of interest of T. KITAMURA filed as No. 34720 on 24th August 1942.

ASSESSED VALUE: 1942, Land \$285.00, improvements \$860.00, total - \$1145.00. Taxes \$47.68.

CLASSIFICATION: Urban property on which is a five room wooden bungalow. Inspection report of 9th April 1942 by London & Western Trust Company, describes it as on the north side of the street half a block east of Kamloops St., in a good district populated chiefly by workers in stores and office. The bungalow and a garage were reported to be in good condition, and the premises well kept by the tenant.

ADMINISTRATION: The London & Western Trust were appointed by the Custodian on 20th March 1942, to act as rental agents. The tenant then occupying, W. A. McEwan, continued to do so throughout the term of the Custodian's control, paying from 1st April 1942 to 30th November 1943, 19 months at a rental of \$19.00 per month, the total revenue amounting to \$361.00.

(Note:- Takaaki KITAMURA occupied a four room suite in a 32 room rooming house known as Easter House, 351 Powell Street. Mrs. KITAMURA sold this business, operated by her husband, and its furnishings, prior to her evacuation on 12th October 1942. The lot and building were the property of S. SATO.)

It was reported that the house, No. 2565 Pandora, encroached on adjoining property, and before being sold by the Custodian a survey was made. It was ascertained that one of the eaves overhung by from 3 to 6 inches, and before buying, the purchaser made a satisfactory agreement with the owner of the lot encroached upon (Vlak & Co., letter of 13th October 1943).

TITLE: Among the papers in Mr. KITAMURA'S safety deposit box at the Royal Bank, Main Street, was discovered an unregistered deed dated 29th November 1941, Yayeko MARUNO to Takaaki KITAMURA. This deed was registered and title, subject to the Custodian's vesting, issued in KITAMURA'S name, C.T. 86383-L dated 25th May 1943. The MARUNO Certificate of Title was sent to the Registrar for cancellation on 23rd June 1947.

APPRAISAL:

An appraisal of the property was made by a representative of the London & Western Trust on 9th April 1942 who gave it a forced sale value of \$800.00. Another appraisal was made on 8th August 1943 by Pemberton Company, at \$1,800.00.

ADVERTISED:

Property was advertised for sale by tender in the Daily Province, date of advertising not known, but the advertisement is dated 28th August 1943, copy on file.

TENDERS:

Were received as follows:-

From H. McCartney - - - - -	\$1,600.00 cash.
From Mrs. Bessie Wagich (through John Vlak & Co.) - - -	\$1,500.00 cash.
From Moore & Moore, real estate agents - - - - -	\$1,205.00 cash.

Above tenderers were all advised that no tender was accepted, but offers would be considered. A revised offer of \$1,700.00 was made by Mr. McCartney, which was rejected.

On 28th September 1943 an offer of \$2,000.00 was made by John Strzemecki, through Vlak & Co., subject to 5 per cent commission. Mr. Strzemecki was advised of the encroachment, as above indicated, and made his own agreement with Mr. Pepin, the party encroached upon, as reported in Vlak & Co.'s letter of 12th October 1943.

SOLD:

To John Strzemecki for \$2,000.00 and deed to him, dated 19th October 1943, was registered 10th November 1943. Certificate of Title No. 92470-L issued in his name on 18th November 1943.

(Note:- Some linoleum and a detached sawdust burner were on the premises at time of sale. The purchaser claimed that Mr. Vlak had assured him that they were included in the purchase. No further reference is on file, and no claim in respect to them by Mr. KITAMURA is on record.)

FUNDS:

To be released to the credit of Takaaki KITAMURA - sale price of 2565 Pandora Street, \$2,000.00, plus rental revenue \$361.00 plus sale adjustments \$5.64, total - \$2,366.64; less commissions on rent \$20.00, water rates \$22.50, insurance premium \$7.70, taxes \$92.55, survey fee \$25.00, Certificate of Encumbrance \$2.00, inspection fee \$7.50, registration fees \$18.45, appraisal fee \$5.00, advertising \$16.56, commission on sale \$100.00, total - \$317.26. Net amount to be released \$2,049.38.

OLD CERTIFICATE OF TITLE :

Cancelled.

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

IM/CH

"Ian Macpherson"  
Ian Macpherson July 26, 1948.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

July 12, 1949.

