Name of Claimant TAKAHASHI, Toyo Case 1088

Custodian File

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	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	
		10,000.	1000.00	500.00 12.50							$1512.50

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
233.15	107.25	32.17	46%	121.80	56.02	20.00	2.40	90.59

TOTAL RECOMMENDATION	1603.09

1540

CASE NO: 1088.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 26, 1948.

IN THE MATTER OF THE CLAIM OF

TOYO TAKAHASHI (MRS.)

PROCEEDINGS AT HEARING.

Original

CASE NO: 1088.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Toronto, Ontario,

May 26, 1948.

IN THE MATTER OF THE CLAIM OF

TOYO TAKAYASHI (MRS.)

PROCEEDINGS AT HEARING

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
F.A. BREWIN, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
A.G. VEITCH, Esq., C.S.R.,	Official Reporter.

TOYO TAKAHASHI, the Claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Mrs. Takahashi, would you be satisfied to have your husband present the evidence in respect of your property at 42 George Road, Victoria, B.C.?

A. Yes.

Q. And also in regard to the personal chattels?

A. Yes.

MR. BREWIN: That is all, thank you.

KOSABURO TAKAHASHI, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. You are the husband of the last witness?

A. Yes, sir.

Q. This is your wife's signature? A. Yes.

Q. On the form which says "Real estate other than farm"? A. Yes.

Q. And you have supplied with your wife's help to me the information which is contained in that form? A. Yes.

Q. And it is correct? A. Yes, sir.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM, MARKED EXHIBIT NO. 1)

Q. I am showing you a coloured postcard. Is that a picture of your house? A. Yes, sir.

Q. And I notice that on the back of it is a newspaper clipping of November 22, 1946, the Daily Colonist, Victoria, and it refers to a number of beautiful gardens, Victoria's beautiful gardens, and it

apparently refers to your garden as one of those mentioned. Is that right?

A. Yes, sir.

(COLOURED PICTURE POSTCARD, MARKED EXHIBIT NO. 2)

Q. I am showing you a series of photographs which I think might all be put in as one exhibit. Are they photographs of this property which is in your wife's name? A. Yes, sir.

Q. And they have written against them what part of the property they show? A. Yes.

Q. And one of them shows the house before the garden was started?

A. Yes, sir. That is right.

THE COMMISSIONER: Will they not speak for themselves?

MR. BREWIN: Yes, I think they will.

(SEVEN SHEETS OF PHOTOGRAPHS, MARKED EXHIBIT NO.3)

Q. Apparently you bought this property in 1932?

A. Yes.

Q. And to make a long story short would it be fair to say you put a very considerable amount of money into the shrubs and rockeries and loam, making it into a very attractive garden. Is that correct? A. Yes, sir.

Q. I do not think I need to file it, but I have here an award from the Victoria Horticultural Society, dated August 16, 1935, saying that it was one of the five selected in Northwest Victoria gardens which "beautify our streets." I also have a letter of the same date from the Clerk of the Municipal Council congratulating Mrs. Takahashi

on the care and attention and the good taste, about it being one of the most beautiful gardens.

THE COMMISSIONER: Yes.

MR. BREWIN: I file that as Exhibit No. 4.

(LETTER, CLERK OF MUNICIPAL COUNCIL, VICTORIA B.C. TO CLAIMANT, JULY 23, 1935, MARKED EXHIBIT NO. 4)

Now, you had a list of the shrubs made, the shrubs which you put in there? A. Yes.

Q. They are referred to in the form. The form, Exhibit 1, which we filed, refers to a list of the shrubs. Is this the list which was made possibly by your son on your instructions?

A. Yes. This was made from my old notebook.

(LIST OF SHRUBS, MARKED EXHIBIT NO. 5)

MR. BREWIN: It is a considerable list of shrubs and trees, some of them very valuable.

I do not wish to press this matter very much more in its general way but it was your practice to invite members of the Junior League to make use of your house for a chrysanthemum sale and tea?

A. Yes, for Queen Alexandra's Solarium. I did it for four years continuously.

Q. I have a letter referring to the many beautiful blooms and appreciating your help.

THE COMMISSIONER: Are you not gilding your lily a little bit?

MR. BREWIN: It is very attractive.

THE COMMISSIONER: We have a great deal of evidence here. I do not wish to stop you but it is not going to make it any more impressing to me to have more of the same type of evidence.

MR. BREWIN: I had just reached the end of that, at any rate, and this witness was I think rather anxious that it should be brought out. I will not bring in any more along that line.

Q. Now, Mr. Takahashi, in the Custodian's file there is a reference to two letters dated April 31 and June 6, 1944, in which it is said that you had written valuing the property at $10,000.

MR. HUNTER: No; his wife did. March 31. That is the letter.

MR. BREWIN: We had better have it identified, then.

MR. HUNTER: It is on the last page of the letter.

MR. BREWIN: Q. Is this your wife's signature?

A Yes.

Q. And in whose handwriting is the letter?

A. My son's, Sabro.

Q. It is your son's writing? A. Yes.

Q. And I see in the last page she says, "I value my property at $10,000"?

A. I think she has made a mistake because we spent more than $10,000. At that time the price was going up already.

Q. This was apparently what she thought the value was on March 31, 1944.

(LETTER, THE CLAIMANT TO CUSTODIAN, MARCH 31, 1944, MARKED EXHIBIT NO. 6)

MR. BREWIN: And I might point out the sale was quite a considerable time after that, my lord.

THE COMMISSIONER: Yes.

MR. BREWIN: I think that is all in regard to that.

Now, is this your wife's signature on this document?

A. Yes, sir.

Q. This form of personal chattels?

A. Right.

Q. And it sets out some information in respect of the personal chattels which she is claiming?

A. Yes.

Q. The total claim is $342.70. Are the facts set out there correct? A. They are.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO. 7)

MR. BREWIN: I would ask my friend if he would file the personal claim analysis which is referred to there.

MR. HUNTER: I tender for filing the personal claim analysis as Exhibit No. 8.

(PERSONAL CLAIM ANALYSIS, MARKED EXHIBIT NO. 8)

MR. BREWIN: I believe in the information as to the improvements which were put in, in Exhibit 1, the following items were omitted through a mistake. Is that right? Perhaps I had better show you this. This is in your son's handwriting?

A. Yes, in my son's handwriting.

MR. BREWIN: I will read that into the record.

"In addition to the matters set out, the "improvements made by the claimant, I am "asked to add that there is a main floor "bathroom which has built-in medicine cup-"board with mirror, the bathtub has shower, "the kitchen has built-in ironing board and "large built-in cooler."

It refers to the floor being laid with inlaid

linoleum.

There is another document which supplements the material. I think if I just had it identified and filed it would suffice.

Q. That is further information in regard to 42 George Road? A. Yes, sir.

Q. It is quite short and refers to some things not set out in the form.

MR. HUNTER: What is it?

MR. BREWIN: It is a little description of the property.

MR. HUNTER: By whom?

MR. BREWIN: He verifies it and says it was prepared by his son on his instructions. That is all, my lord.

(DESCRIPTION OF PROPERTY, MARKED EXHIBIT NO. 9)

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value.

It is submitted that personal property sold was sold for its fair market value.

It is submitted that claims made for personal property not sold by the Custodian are exhorbitant.

This property was advertised but perhaps I should tell your lordship that first of all the assessed value for 1946 was land $630, improvements $4,420, a total of $5,050.

It was advertised under Catalogue 902. No tenders were received in response to the original advertisement. Mrs. Takahashi protested the sale when it was advertised for sale. In aid of her

protest she wrote directly to Ottawa. As a result Dr. Coleman wrote to the Custodian's office in Vancouver stating that this matter had been drawn to the attention of the Secretary of State, who was then the Honourable Norman McLarty, and he had directed that no definite action be taken or rather that no tender be accepted until the matter had been referred to him.

As a result of that an independent appraisal was obtained by Messrs. E. F. Burton and H. W. Blinkinsop, Burton being of P. R. Brown & Sons Limited, and Blinkinsop apparently going along to verify it. It is dated May 22, 1944, and describes the property in quite good terms and states that it is their considered opinion it is worth $8,500.

I would tender this appraisal as Exhibit 10.

THE COMMISSIONER: The date of the appraisal being ---?

MR. HUNTER: May 22, 1944.

A year later, on June 7, 1945, an offer of $5,000 was received but was rejected.

The residence was listed in the more recent catalogue of unsold properties in which a minimum price of $8,500 was shown. On the 29th March, 1946, an offer was received from the Empire Realty Company on behalf of a client for $10,000.

On April 4, 1946, Mr. George Randall, a real estate firm, stated that he was aware of the minimum price of $8,500 but advised that he had been instructed by a client to submit for con-

sideration an offer of $7,350. The latter offer was, of course, rejected; the former offer of $10,000 was submitted to Ottawa and the Advisory Committee was asked for its opinion of the same and after reviewing the facts in connection with this case the Committee felt that there could be no reason why an exception should be made to the Custodian's policy of liquidation, especially in view of the fact that the offer received from the Empire Realty Company was in excess of the actual valuation and apparently in line with Mrs. Takahashi's valuation, as mentioned in her letter as of March 31, 1944. Accordingly, they recommended acceptance, and the offer was accepted and it was sold to William George Heaney and Gladys Mary Heaney for $10,000 as of March 13, 1946, as joint tenants.

THE COMMISSIONER: Mr. Takahashi, what was the frontage of the property? Has it a fifty-foot frontage?

A. Yes, sir.

Q. And 240 foot depth?

A. Yes, sir. They were using the street.

Q. You are on a street allowance? A. Yes.

MR. HUNTER: The analysis is fairly self-explanatory. A number of items were lost.

THE COMMISSIONER: Were they lost from the premises, from the Gorge Road home?

MR. HUNTER: I do not think they were all stored there. Yes, most of them were. The walnut bureau and oak bureau, according to the declaration, were

stored at961 Park Street. The others were left there. A number of them seem to have been stolen. I am not sure from the file whether they were stolen there or perhaps later were stolen from a warehouse.

THE COMMISSIONER: There seem to be a number of articles shown in your "No account, theft" column.

MR. HUNTER: Yes. It will be noted that the books and music books for which $150 was received, some at least were sold for $1. It is difficult to tell from an item like that what percentage of them were there. Most of the things do not show any terrific discrepancy, that is, there may be a big discrepancy but they are minor sums.

THE COMMISSIONER: Yes; I see.

MR. HUNTER: If there is anything there your lordship would like me to direct myself to, I shall be happy to do so.

THE COMMISSIONER: No. I think the Custodian's analysis makes it quite clear as to what transpired.

MR. HUNTER: I am surprised they sold the oil burner. It would appear to me to be a fixture but apparently it was sold, in any event. Similarly, the water pump and motor. What is the water controller for the boiler for which a claim of $50 is made?

THE WITNESS: Well, that we used to use in the store but did not use it at that time and so we brought it up home and left it there in the storeroom.

Q. It was just sitting there?

A. It was just sitting there.

Q. It was not attached to anything? A. Yes.

Q. It was not being used for anything?

A. No, just stored there.

MR. HUNTER: That is apparently in addition to the claim as originally filed. $40 is asked for it. I am sorry; I was reading the original price paid. I do not think there is anything else, my lord.

THE COMMISSIONER: Any re-examination?

MR. BREWIN: No, my lord.

THE COMMISSIONER: That is all in connection with this claim, Mr. Takahashi.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

"A.G. VEITCH"
Official Reporter.

Case 1088 JAN 13 1948

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

475

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

(1) NAME Takahashi (Print) Surname Toyo Given Name (RCMP) Reg. No. 100974

(2) Pre-Evacuation Address 42 Gorge Road, Victoria, B.C.

(3) Present Address 234 Cottingham Street, Toronto, Ontario

(4) REAL ESTATE

(a) Street Address (if any) 42 Gorge Road, Victoria, B.C. City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lot 12 Block 3 Section 10 Victoria Dist. Plan 1262 except that part thereof shown outlined in red on Plan 132 B.L.

(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.)

(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) - $ 15,000.00
(v) Amount at which Custodian sold property and credited your account - - $ 10,000.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 5,000.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Left in locked store room at above address

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House

(c) How stored or packed at time of evacuation
Not packed.

(over)

(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")

In Custodian's care

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

Books and Music Books	$150.00
New Oil Burner	75.00
Attachments of Vacuum Cleaner	15.00
1-2 gal. tins Soya Bean Sauce	7.50
Preserving pan with attachment	5.00
Water Controller for boiler.	40.00
Electric Fan	15.00
Wooden Hangers	8.20
Hand made Bookcase	35.00
Bed Stand	5.00
3 Boxes electric wire and fittings	25.00
Food Stuff	6.00
Brass Water Coil for stove.	10.00
1 piece plate glass	7.50
1 large bristle brush for cleaning dresses	2.50
3 glass lamp shades	2.25
Water pump and motor.	25.00
Tool Box	5.00
Cushion	10.00
3 glass boxes-for gold fish) 1 glass bowl)	15.00
2 square china pots	6.00
	469.95
Proceeds of Auction Sale	103.10
	$366.85

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 $ 366.85

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) - $ 5366.85

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Toronto

(b) Do you require the services of an interpreter at the hearing? Yes or no_____

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)
of)
TO WIT:)

I, Toyo Takahashi of the City
of Toronto in the County of York

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 6th day of January)
A.D. ~~1947~~ 1948. F R Brown)

Toyo Takahashi

A Commissioner &c.

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER

TAKAHASHI, Tayo
(Claimant's Name)

REAL ESTATE
(Other than farm)

10094
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 (42 Gorge Road) Victoria, B.C.	9	Brick and stucco Woodwork solid mahogany	Residence	50' x 240' N.B. Appraisal of P.R.Brown & Son Ltd. shows 208' depth	1932	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
High Class Residential	$6500.00 (House unfinished)	House finished. Lighting fixtures and electric wiring for frigidaire and electric stove. Upstairs bathroom tiled and fixtures. Ada linen cupboard built in. eaves and drain. 2 rooms in basement completed, wooden floor, ceiling, four walls. Outside lights in front and side entrance. $1150.00 Greenhouse 12' x 18' cement foundation 250.00 Shade House 100.00 Fence and Pagoda Trellis (Heavy Timber) 250.00 Shrubs (list filed) & Rock Plants 1000.00 Rockeries - 50 loads of rock Black loam 10 loads and labor 2400.00 Sidewalk & Driveway $5150.00	$15,000.00	

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Between date of appraiser's report and date of sale, values of property of this type increased very substantially by a good deal more than the increase from $8500.00 the valuation figure and $10,000 the price at which the property was sold. The claimant does not recall writing the letters referred to of April 31st 1944 or June 6th 1944, but states that if such valuations were put on the property in 1944 the increase in property values since that date justifies increase in value claimed as of June 1946. City population has increased substantially.

EXHIBIT No. 1088-1
DATE 26 may 1948
FILED BY J. A. Brown

Tojo Takahashi
Signature

1088

EXHIBIT No. 1088-2
DATE 26 May 1948
FILED BY
X. A. Brewin

M. Eugenie Perry Has Article in London Magazine

In the November number of The United Empire, organ of the Royal Empire Society published in London, is an article by M. Eugenie Perry, president of the Victoria Branch, Canadian Authors' Association, entitled "British Columbia's Garden Isle," in which is given a description of a number of Victoria's beautiful gardens.

Those receiving particular mention are the gardens of Captain J. E. McDonald, Esquimalt; Mrs. Armstrong, York Place; Mrs. Curtis Sampson, Molton Combe; Lady Barnard; Robert Waddell, "Inglenook," and Togo Takahashi. Mr. Butchart's Gardens and the garden-farm of George Fraser, Ucluelet, are also described briefly and a history of the first gardens to be planted on the Island is given.

The article is illustrated by a photograph of "Inglenook" supplied by the Victoria and Island Publicity Bureau.

COLONIST, VICTORIA, B.C., SUNDAY, NOVEMBER 22, 1936

VANCOUVER PHOTO SUPPLY

Case 1088

Exhibit 3.

Case No. 1088

Ex. No. 3

4y GORGE ROAD, VICTORIA, B.C. – MRS. TOYO TAKAHASHI.
#6.

BRIDGE AND CREEK.

42 GORGE ROAD. VICTORIA, B.C.

MRS. TOYO TAKAHASHI.

#7.

chrysanthemums —
part of flower show, annually
donated to Queen Alexandra Solarium.

#8.

Front lawn
and Oak trees.

42 GORGE ROAD. VICTORIA. B.C.

MRS. TOYO TAKAHASHI.

#9

ILLUMINATED

CHRISTMAS

DECORATIONS.

for Junior Chamber of Commerce.

#10

42 GORGE ROAD - VICTORIA. B.C.

MRS. TOYO TAKAHASHI.

#1

HOUSE WHEN COMPLETED.

GARDEN BEFORE STARTED.

EXHIBIT No. 1088-3
DATE 26 may 1948
FILED BY J. a. Brewin

#2

GARDEN STARTED -

BY SIFTING SOIL.

42 GORGE ROAD, VICTORIA, B.C. — MRS. TOYO TAKAHASHI. #3.

GARDEN. SOUTH SIDE COMPLETED.

42 GORGE ROAD. VICTORIA. B.C. - MRS. TOYO TAKAHASHI.

#4.

SOUTH ROCKERY.

47 GORGE ROAD. VICTORIA. B.C. – MRS. TOYO TAKAHASHI.
#5

FRONT ENTRANCE.

CITY OF VICTORIA, B.C.

SEMPER LIBER

CITY HALL

VICTORIA, B.C., 23rd July, 1935.

Mrs. Tachaci,
42 Gorge Road,
Victoria, B. C.

Madam:

By direction of the City Council, I have the pleasure of informing you that as a result of a survey recently carried out by the Victoria Horticultural Society your garden at No. 42 Gorge Road has been chosen as one of the five most beautiful gardens in the whole northwest section of the City.

The Council wishes to congratulate you on the constant care and attention and the good taste which have brought you this distinction and to compliment you highly on the splendid results which have attended your efforts in this connection.

This evidence of good citizenship constitutes a very valuable contribution to the beauty, attractiveness and reputation of Victoria, for which the Council on behalf of the citizens desires to express to you its best thanks and genuine appreciation.

Yours faithfully,

Clerk of Municipal Council

EXHIBIT No. 1088-4
DATE 26 May 1948
FILED BY L. A. Brown

24 (8)

MRS. TOYO TAKAHASHI – 42 GORGE ROAD. VICTORIA. B.C.

GARDEN, Landscaped on South and west side contained –

25 - Flowering Cherry - 8 varieties
27 - Azalea - 6 "
19 - Maple - 5 "
1 - CAMELLIA
6 - TREE PEONY - 6 "
8 - TABLE PINE
2 - WISTERIA
5 - PRUNOS MUME (flowering plum) - 3 varieties
1 - PRUNUS PERSICA (flowering peach)
2 - MANRYO
4 - JASMINUM
2 - NANTEN
67 - HIBA (THUJA) - 5 varieties
4 - YOSHINO SUGI (SCIADOPYTIS)
26 - SONARE (JUNIPERUS)
1 - bush YAMABUKI
10 - AUCUBA
15 - NANA (CRYPTOMERIA)
5 - YATSU-DE
6 - HIMALAYA CEDAR
2 - CORAS FLORIDA RUBRA
2 - LILAC
1 - SNOWBALL
12 - DAPHNE - 3 varieties
5 - PEONY

EXHIBIT No. 1088-5
DATE 26 May 1948
FILED BY J. a. Brewin

MRS. TOYO TAKAHASHI - 42 GORGE ROAD. VICTORIA. B.C.

12 - HEATHER - 3 varieties
1 - HORSETAIL
1 - CLIMBING ROSE
2 - BUSH ROSE
2 - RHODODENDRON
2 - HYDRANGEA
50 bunches - IRIS - 10 varieties
100 bunches - WATER LILIES - 4 varieties
100 - LILY - 3 variety.
200 bunches - AUBRETIA - 4 varieties.
100 leaves - ASPIDISTRA.
and — various kinds of other rock plants.

GARDEN - NORTH SIDE - LARGE VEGETABLE GARDEN AND -
1 - PEAR TREE
1 - PEACH TREE
1 - GRAPE VINE
1 - GREEN HOUSE
1 - SHADE HOUSE
1 - CHICKEN HOUSE

GARDEN IS COMPLETELY LANDSCAPED ON SOUTH AND WEST SIDES. WITH TWO WATER FALLS, TWO LILY AND FISH PONDS, CEMENT WALKS, DRIVE WAY, ROCKERIES, AND LARGE LAWNS.

EXHIBIT No. 1088-6
DATE 26 May 1948
FILED BY F. A. Brown

234 Cottingham St.,
Toronto 5, Ontario.
March 31, 1944.

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

EVACUATION SECTION
Rec'd APR 3 1944
File No. 645 475
Ans. Bell
Referred Bell

File 645 475

Dear Sir:

I have received your letter of March 15 and realize with dismay that my property at 42 Gorge Road, Victoria, B.C. will be sold contrary to my wishes and the promises of Ottawa. This property was our home; the fruit of long years of work and anticipation, a source of recreation and our present income, a stake in the future of Victoria, and an insurance for our later welfare. For these reasons the disappointment and dismay which your letter caused cannot be described.

More than any other family evacuated from Victoria my husband and I have have invested heavily in our home and garden.

we have succeeded in making a valuable collection of plants, shrubs, and trees which we are proud of and hold very dearly not only for their value but also for their beautiful response to our care and for the ~~deep~~ deep satisfaction they gave us.

Our collection is a unique one and was widely recognized as such by fellow hobbyists. Testimony of this appreciation is shown in the way people would stop to compliment us as they strolled by, motorists, local and tourist used to slow down or even stop, and drivers of sightseeing buses used to point out our home and garden as they drove by. As for concrete evidence, during a survey conducted by the Victoria Horticultural Society to pick out "Gardens that beautify our streets" Mr. Takahashi was granted an Award of Merit, dated August 16, 1935.

Not only did our home and garden helps to confirm Victoria's boast as the garden city of Canada, it also helped to cheer the sick and and crippled. On Remembrance Day 1937 we opened our home to the public and raised money for the Saint Joseph's Hospital by selling chrysanthemums from our garden. In 1938, '39, '40, and '41 we did the same with the able assistance of the Junior Auxiliary of the Queen Alexandra Solarium for Crippled

children at Cobble Hill V.I. In November 1941 $223.00 was raised. Just before our departure from Victoria my husband was engaged in the heavy work of preparing cuttings and pots so that we could have another chrysanthemum show and tea to bring the total sum of money donated to the Solarium up to $1000.

As citizens of Victoria we have done more than our share in such civic affairs as the 24th of May celebrations, and Christmas home lighting contests. Further more Mr Takahashi also worked as a voluntary Victory Bond salesman for the Japanese Community during the first and second loans.

Just now our income is very limited so that we depend heavily on the income from my property at 42 George Road. My husband is now too advanced in years and his health is beginning to fail so that he cannot earn a livelihood. He is looking forward to retirement next year. It is obvious that an inconsiderate sale of my property will not only jeopardize our present status but our future existance as well. After all our efforts in good citizenship we do not deserve to have our welfare so jeopardized.

(4)

Since Ottawa is liquidating property in spite of promises and wishes I do not ask for an exception. Just after I left Victoria I turned down an offer because I had faith in promises made by Ottawa and also because I value my property at $10,000. My request is a small concession to you, but a big favour to me. I respectfully ask you to hold up the sale of my property until a tender which would be acceptable to me is offered.

Yours very truly

Mrs Toyo Takahashi
Reg. # 10094

T.T. - St.

TAKAHASHI, Toyo
(Claimant's Name)

PERSONAL CHATTELS

10094
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	Price Paid ~~New or Used When Purchased~~	New or Used when purchased ~~Price Paid~~	Claim ~~Condition when Evacuated~~	Sold by Cust'n. ~~Estimated value at Date of Evacuation~~
1. School and University Text Books(40 bdles.) Sheet music and all sorts of miscellaneous books, Encyclopedia- 10 volumes		price estimated $1000.00 at least 500 books new		$150.00 75.00	1.00 90.00
2. New Oil Burner					
3. Attachment of Vacuum Cleaner		$25.00		$ 15.00	3.25
4. 1-2 Gallons Soya Bean Sauce		7.50	new		
5. Preserving Pan, Attachment		6.00	new 1941	5.00	
6. Water controller for boiler		50.00	new in 1938	40.00	
7. Electric Fan				15.00	2.25
8. Hand made Book case N.B.reduction from claim of $20.00				10.00	
9. Three glass aquariums 1 glass bowl		15.00	new in 1941 not used	15.00	3.50

Description of Storage of Goods:

EXHIBIT No. 1088-7
DATE 26 May 1948
FILED BY R. A. Brown

General Statement as to Chattels not Described above:

Other items claimed appear in Column 3 Analysis of Personal Property Claim.

Summary

Total Claim -	449.95
Less sold by Custodian	107.25
	$342.70

Additional Comments, if any:

Toyo Takahashi
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 475 EXHIBIT No.

NAME (Mrs.) Toyo TAKAHASHI REG. No. 10094

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 30/3/42	TAKEN BY			AUCTION	TENDER &c		
EVACUATION 2/5/42	DATE						
Household furniture		Books & Music Books	$150.00	$ 1.00			
including:		New Oil Burner	75.00	90.00			
Oak Dining Suite		Attachments of Vacuum					
China Cabinet		Cleaner	15.00	3.25			
Bookcase		1-2 gal. tins Soya Bean					
1 Desk		Sauce	7.50				
2 Davenports		Preserving pan & attachment	5.00				
Kitchenware including:		Water Controller for boiler	40.00			✓	
Cutlery		Electric Fan	15.00	2.25			
Chinaware		Wooden Hangers	8.20				
Bdles. of Books		Hand Made Bookcase	35.00				
Abt. 40 Bdles. Books		Bed Stand	5.00				
1 Walnut Bureau		3 Boxes Electric Wire					
1 Oak Bureau		and Fittings	25.00				
1 Lawn mower		Foodstuff	6.00				
Garden Tools		Brass Water Coil for Stove	10.00	3.00			
		1 piece Plate Glass	7.50				
		1 large Bristle Brush for					
		cleaning dresses	2.50				
		3 Glass Lamp Shades	2.25				
		Water Pump and Motor	25.00	3.00	$20.00		
		Tool Box	5.00	1.25			
		Cushion	10.00				
		3 Glass Boxes for Goldfish)	15.00	3.50			
		1 Glass Bowl)					
		2 square China Pots	6.00				
		Total:	$469.95				
		Less ack. Custodian Credit	103.10				
		Amt. of Pers. Prop. Claim	$366.85				

Summary of Auction Sale:

		Claim
Trunk	4.00	
Meat Safe & Set of Shelves	2.50	
Box Train Parts	5.50	$285.00
Miscellaneous	2.00	$ 25.00
		$ 40.00
Gross proceeds Auction Sale:	$121.25	$119.95
Less charges	18.15	
		$469.95
Net proceeds Auction Sale:	$103.10	

Summary of Other Sales:

Miscellaneous Radio Equipment & Small Electric Motor	3.00
Proceeds Other Sales:	$23.00

Vancouver, B. C., May 10/48.

RGB/P.

E No 475 EXHIBIT No. _____ CASE No. _____

G. No. 10094 VENUE Toronto.

SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
$ 1.00									
90.00									
3.25									
						✓			
						✓			
		✓							
2.25									
						✓			Some at least of the articles in "No Account, Theft" column were probably abandoned as all remaining chattels having any sale value were sold, at auction (Auctioneer's Statement - July 10/46).
						✓			
						✓			
						✓			
						✓			
3.00									
						✓			
						✓			
						✓			
3.00	$20.00								
1.25									
						✓			
3.50									
						✓			

4.00
2.50
5.50
2.00

$121.25
18.15

$103.10

3.00

$23.00

Recapitulation

Claim	Disposition
$285.00	Sold by Auction for $104.25
$ 25.00	Sold by Tender for $ 23.00
$ 40.00	Sold with Real Property
$119.95	No Account, Theft, &c.
$469.95	Gross Amount of Personal Property Claim

EXHIBIT No. 1088-8
DATE 26 May 1948
FILED BY Geo. S. Hunter.

MRS. TOYO TAKAHASHI. — 42 GORGE ROAD. VICTORIA. B.C.

The house is conveniently located in a good residential district. There is a city bus stop just in front and Gorge Road being the beginning of the Island Highway makes added convenience to all up-Island points.

The lot is large. 50' x 240'. The house is brick and has 9 rooms. The main floor has a large living room, dining room, kitchen, large bedroom with cedar-lined closet, smaller bedroom or den with cedar-lined closet, and a modern tiled three-piece bathroom.

The kitchen has tiled sink and lots of cupboard space. It is electrically wired for electric stove and frigidaire.

The large living room has a dome ceiling, and fire place. All the wood trimming and french doors are solid mahogony. The centre electric fixture has four matching fixtures on the walls. Five electric outlets for mantel clock, radio and short wave aerial, and tri-lamps.

The dining room woodwork and french doors are solid mahagony.

The front entrance door also of heavy solid mahogony has a panel of coppered cut-glass.

Upstairs in the house, there are two bedrooms both with cedar-lined closets, one large cedar-lined

EXHIBIT No. 1088-9
DATE 26 may 1948
FILED BY J.A. Brewin

linen closet, sewing-room, and three-piece tiled bathroom.

Downstairs. There are two rooms, wash-tubs, boiler for hot water heating and space for two cars. All water piping are of copper. Foundation of the house is 10 inch concrete and Douglas Fir beams all of one piece run the full length of the house.

Large windows in the living room, dining room and kitchen are plate glass.

The builder, Mr. A.C. Ralfs, Craigflower Road, Victoria, won first prize for the design of this modern house. He built this house originally for his own family and used nothing but the very best of materials and the most careful workmanship.

The garden built gradually over a period of years with it's rockeries, pools, water-falls and great variety of highly colourful perennial shrubs has given us, and others, pleasure and satisfaction.

This garden has been judged by the Victoria Horticultural Society as "- one of five selected in N.W. Victoria in the 'Gardens That Beautify our Streets' survey."

EXHIBIT No. 1088 - 10
DATE 26 May 1948
FILED BY J. W. G. Hunter

P. R. BROWN & SONS LIMITED

VICTORIA, B. C.

May 22nd. 1944.

Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville Streets,
Vancouver, B. C.

Attention of Mr. F. G. Shears.

Dear Sirs: Re: Lot 12, Block 3, Vict. Dist, Plan 1262

As requested in your favour of the 15th ultimo, we have now had an opportunity of inspecting the above mentioned premises which are known as 42 Gorge Road and have pleasure in reporting as follows.

This parcel has a frontage of 50' on Gorge Road by a uniform depth of 203'.

The land is assessed at $630.00 and the improvements at $4420.00 while the taxes for the year just past amounted to $135.32.

This is a 1½ storey brick veneer dwelling with full sized basement, concrete floor and foundations, shingle roof. There are seven rooms, two three-piece bathrooms with tiled floors, mahogany trim in living room and dining room, hardwood floors, hot water heating, open fire place etcetera. There is also a small greenhouse at the rear of the dwelling and a very nice garden containing expensive shrubs.

It is our considered opinion that the property at the present time is worth $8500.00.

Yours very truly,

P. R. BROWN & SONS LIMITED,

Per "E. F. Brown"

EFB/M
Approved by assisting appraiser
Van der Vliet, Cabeldue & May Ltd.

Per "H. W. Blenkinsop"

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

July 27, 1948

C. McClughan
D.J.