Name of Claimant SAKUMA, Takaji Case 1235

Custodian File 12077

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% there-of	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	
1800.00	90.00 12.50								SPECIAL		150.00 102.50

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	

TOTAL RECOMMENDATION	252.50

1540

CASE NO; 1235

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 10, 1948.

IN THE MATTER OF THE CLAIM OF

TAKAJI SAKUMA

PROCEEDINGS AT HEARING.

Original.

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

HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

November 10, 1948.

IN THE MATTER OF THE CLAIM OF

TAKAJI SAKUMA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
C.P. OPPER, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary,
D.J. HANDFORD, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.

TAKAJI SAKUMA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. OPPER:

Q. I am showing you a sheet here called Real Estate Other than Farm. Whose signature at the bottom is that? There is a signature at the bottom. Is that your signature (Indicating)?

A. Yes.

Q. Were the statements made in this sheet prepared under your instructions?

A. Yes, sir.

Q. Are those statements true?

A. Yes.

MR. OPPER: Exhibit 1 will be the particulars of real estate other than farm.

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

MR. CHRISTIE: I tender as Exhibit 2 the Appraisal of J.R. Reid & Company. This appraisal is dated February 28, 1944. The valuation is $1,800.

(APPRAISAL, FEBRUARY 28, 1944, MARKED EXHIBIT NO.2)

MR. OPPER: Q. Prior to evacuation you were the owner of a property known as 1266 West 7th Avenue, in Vancouver. Is that correct?

A. Yes.

Q. Did you, yourself, live there?

A. Yes.

Q. How many rooms in that house?

A. Seven rooms and a sun-room.

Q. Seven rooms and a sun-room?

A. And a laundry room.

Q. Was the laundry room in the basement or was it built on the house?

A. No, at the back of the kitchen.

Q. Is one of the rooms you are counting the attic?

A. Yes.

Q. Was the attic used for any purpose? Was it in use? A. Sometimes.

Q. Was it usable? A. There was some baggage and things up there but there was also a bed and it was sometimes used for sleeping.

Q. Was there a stairway up to the attic?

A. Yes.

Q. There was a toilet in the basement?

A. Yes.

Q. Now, you bought this house in 1929 for $2,800.? Is that correct? A. Yes.

Q. Between 1929 and 1940 you spent considerable sums of money doing repair work. Is that right?

A. Yes. It was rented to a white man for $32.50 per month, so therefore if the fence got broken down I had to repair it right away. If the roof began to leak I had to repair that right away.

Q. I understood you to say you lived in the house, yourself? A. It used to be rented formerly but I occupied it afterwards.

Q. Where was the greenhouse which was built?

A. It was behind the house in the garden.

Q. What size was that? A. 8 by 12 feet.

Q. After you were evacuated did you receive any communications from the Custodian concerning this property? A. Yes.

Q. About what were they?

A. I was informed that they had somebody who wished to rent the place and that if the fence were repaired and the rooms repapered and so on it could be rented for $30 a month.

Q. And did you pay the Custodian any money to make repairs? A. Yes. I sent $75. from Tashme, where I was staying.

Q. Did they deduct anything from the rents which were payable in order to make up the balance of this $160. you got down here?

A. Yes.

Q. Have you a letter from the Royal Trust Company dated December 4, 1942, Mr. Christie, reporting on the condition of this house?

MR. CHRISTIE: December 4?

MR. OPPER: December 4, 1942.

Q. After you had paid out this money did you receive any rent at all?

A. No. I received nothing. The place was sold before I received anything in the way of rents.

Q. Did you receive any communication from the Custodian that they were going to sell the place?

A. No. I was just informed by them, after they had sold the place, by letter.

MR. CHRISTIE: I have another letter of the

Royal Trust Company but it is not the date you say.

MR. OPPER: Q. I am showing you a letter dated December 8, 1942, from the Department of the Secretary of State, Office of the Custodian, enclosing a copy of a letter from the Royal Trust Company. Were these letters received by you?

A. What is written in here?

Q. It concerns, the repairs to your property made by the Custodian, the Royal Trust Company.

A. In that case I received that.

MR. CHRISTIE: What is the date of that?

MR. OPPER: The letter from the Custodian is dated December 8, 1942 and it encloses a copy of a letter to the office of the Custodian from the Rental department of the Royal Trust Company, which copy is dated December 4, 1942.

(LETTER AND ENCLOSURE, MARKED EXHIBIT NO.3)

Q. I do not know whether you understood what was in this letter or not, but perhaps this will identify it to you. The letter states:

" With reference to your property at 1266 West 7th Avenue, we enclose copy of letter dated the 4th instant from the Royal Trust Company, who are looking after this property, and are sure you would like to have this letter, which shows that all the repairs, etc., have been done to the satisfaction of the above Company and that your money has been well spent."

That is the letter you received? A. Yes. I

remember receiving that.

Q. That has been filed as Exhibit 3.

You had this property insured for $2,800. with the Royal Agencies Limited. Is that right?

A. Yes; right from the beginning.

MR. OPPER: Have you a picture of this place?

MR. CHRISTIE: Yes.

I would like to put these two in.

I would like to file at this stage as Exhibit 4 a letter dated August 28, 1942. This is from the Royal Trust Company to the Custodiay; and a letter dated October 18, 1942, also from the Royal Trust Company to the Custodian.

(TWO LETTERS, AUGUST 28, 1942, OCTOBER 18, 1942, MARKED EXHIBIT NO.4)

MR. OPPER: I will put in another letter along with those in Exhibit 3, I think, a letter from the Custodian to the claimant dated September 17, 1942, acknowledging receipt of $70. towards the cost of repairs and enclosing a receipt in that amount.

---(See Ex. No.3)

MR. CHRISTIE: Do you want a picture of the house?

MR. OPPER: Yes.

MR. CHRISTIE: I tender as Exhibit 5 this picture, which will be identified.

Q. I am showing you a photo of this property. Is that your house? A. Yes.

MR. CHRISTIE: I tender that as Exhibit 5.

(PHOTOGRAPH OF CLAIMANT'S PREMISES MARKED EXHIBIT NO.5)

MR. OPPER: Q. You are claiming for $300. of nursery stock in the garden. Is that correct?

A. Yes. I left them there when I went off to the road camp.

Q. And, what was your business, your occupation?

A. I was a gardener.

Q. Did you raise the nursery stock for sale?

A. Yes.

THE SUB-COMMISSIONER: Q. What were you going to do with this nursery stock, sell it?

A. Yes. I am a landscape, I was a landscape gardener and I was going to use this for landscaping any new gardens.

Q. You would be landscaping, gardening for other people and you would put these in their places?

A. Yes. I would sell the plants to them and then plant them and look after them for them.

THE SUB-COMMISSIONER: Then, that is hardly real property.

MR. OPPER: I suppose it is attached to the land?

THE SUB-COMMISSIONER: Q. Were they growing, were these bushes going at your place or were they just healed in? A. There were many different kinds of plants. Some were growing.

Q. Where is your claim? Let me see the claim of the claimant, again. There is $300. worth of nursery stock. Is there not any Japanese word for "healed in"? Do you know, yourself, what they do

when they heal them in? They put the roots in a hole which is dug and they put earth over the roots after sticking the roots into the hole?

A. Those were all properly planted.

Q. How high were they? A. There were all kinds. Some were just two or three inches, some were four and five inches, and the delphiniums were quite high.

MR. OPPER: That is all, I guess.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated July 30, 1942. Whose signature is that? (Indicating)

A. Yes. That is my signature.

MR. CHRISTIE: I am tendering the J.P. Form as Exhibit 6.

(J.P. FORM, MARKED EXHIBIT NO.6)

Q. Did you wife at any time have any interest in this real property?

A. No. It was always in my name.

Q. May Ihave Exhibit 4? I also want the J.R. Reid appraisal.

Now, when you purchased this property in 1929 how old was the house?

A. I do not know.

Q. When you left the house when you were evacuated what was the condition of this furnace?

A. The grate was a little damages.

Q. Who did this work, first of all, in connection with reshingling the roof? Was that done by yourself, or by an outside person? A. I hired

a carpenter and then helped him to do the work, myself. The whole roof was done.

Q. And what about theplanting of this garden, did you do that, yourself, referring to the one for which you estimated $150.?

THE SUB-COMMISSIONER: He was a landscape gardener, himself. If he did it it was a poor recommendation for his work.

THE WITNESS: Yes. I did it, myself.

MR. CHRISTIE: Q. In this $150., is this all for materials or were you including your own labour in it? A. Yes. My own labour is included in the $150.

Q. How much of that is for materials?

A. About $50. for materials and about $100. for my own labour.

Q. Who repainted and redecorated the house?

A. The Custodian did that.

Q. No; in 1936?

A. Oh. I hired a paper-hanger to do that.

Q. Did you do any work, yourself, of painting it?

A. No, I did not.

MR. CHRISTIE: Did you ask him about this greenhouse, did he build that, himself?

MR. OPPER: I did not ask him whether he built it, himself.

MR. CHRISTIE: Q. Did you, yourself, build this greenhouse?

A. Yes, sir. I built that, myself.

Q. And is that $100. for materials and your labour? A. Yes.

THE SUB-COMMISSIONER: Q. How big is the greenhouse? A. 8 by 12 feet.

MR. CHRISTIE: Q. With reference to this nursery stock, was it your intention when these things were put in the ground, or, I believe "healed" is the correct expression, was it your intention to leave them there permanently or were they purely for resale purposes? A. The ones in the front garden were there permanently. They were mine, and they were there more or less as a sample rock-garden. They were there permanently but all those in the back were for resale.

THE SUB-COMMISSIONER: Q. Where was the $300.?

A. Those were in the back garden.

MR. CHRISTIE: Q. And they were for resale?

A. Yes.

Q. Now, Mr. Sakuma, in arriving at the value of $2,900., were you including in that $2,900. the $300. for the nursery stock?

A. It was my intention that it should be included in the $2,900.

Q. That is all, thank you.

MR. CHRISTIE: I am filing as Exhibit 7 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.7)

I am filing as Exhibit 8 the Notice of Assessment

for the year 1943. the total assessment is $1,670.

(NOTICE OF ASSESSMENT, 1943, MARKED EXHIBIT NO.8)

Exhibit 9 will be a tender dated April 21, 1947 by G.E. Wright in the amount of $1,800.

(TENDER, APRIL 21, 1947, MARKED EXHIBIT NO.9)

And as Exhibit 10, and finally, the Real Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.10)

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

It is submitted further that the nursery stock did not form part of the real property.

I think in this case it is the intention of the owner which governs and it is evidently his intention that it was a chattel and not real property.

That concludes the defence, your honour.

(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.

I, M.A. Miller, 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.

M.A. Miller

M.A. Miller,
Deputy Commissioner.

Base no 1235.

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 File 12077 Toronto

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

(1) NAME SAKUMA (Print) Surname TAKAJI Given Name (RCMP) Reg. No. 03659

(2) Pre-Evacuation Address 1266 WEST 7TH AVENUE, VANCOUVER, B.C.

(3) Present Address C/O J.B. PUDDICOMBE, WINONA, ONT.

(4) REAL ESTATE

(a) Street Address (if any) 1266 W. 7TH AVE. VANCOUVER City or Municipality, B.C. Province

(b) Legal description (lot number, block number, section number, etc.)
WEST 33' OF LOT 4, BLOCK 313, D.L. 526.

(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) - $ 2,900
(v) Amount at which Custodian sold property and credited your account - - $ 1,800

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1100

(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

(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") _____

(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) - $ 1100

(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 YES

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)
Province of Ontario)
TO WIT:)

I, Takaji Sakuma of the Township of Saltfleet
~~of~~ the County of Wentworth 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 Town)
of Grimsby)
in the Province of Ontario)
this 20th day of November)
A.D. 1947. H B Matchett)

Takaji Sakuma

A ~~Commissioner &c.~~ Notary Public

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.

SAKUMA, ~~Bunji~~ Takaji
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1205-1
DATE NOV 10 1948
FILLED BY
G. P. Offert

03659
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 - 2 storey	8	Frame	Residence	33 x 120	1929	-

Type of Locality	Cost Price
Residential	$2,800.00

Improvements made by Claimant

1929 - Roof reshingled	$150.00
1929 - New furnace installed	200.00
1929 - Toilet and plumbing facilities	25.00
1932 - New garden planted and sidewalk terrace	150.00
1936 - House repainted and redecorated inside	75.00
1942 - Repairs and redecorating made by Custodian	160.00
1940 - Greenhouse built on property	100.00

Estimated Value Date of Sale

$2900.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

The claimant had $300.00 worth of nursery stock in the garden which was left there at time of evacuation.

Offer to rent ~~premis~~ premises in 1942 - $30.00 per month

Assessment 1943 : Land $470.00
Improvements 1200.00
$1670.00

Insurance: North British Insurance Co. $2800.00 (on property above)

Summary

Estimated Value	$2900.00
Sold by Cutodian	1800.00
Claim	$1100.00

Takaji Sakuma.
Signature

1235

J. R. REID & Co. EXHIBIT NNov. 10, 1948

Valuations Loans DATE K.A. Christie

FILED BY

Real Estate

515 Granville Street
VANCOUVER, Canada.

February 28th, 1944.

#364 1266 West 7th Avenue.

This property comprises a 33 ft. lot, well above street level, on which is erected a residence of siding exterior and having six rooms and attic.

There is a living room with fireplace, dining room and kitchen on main floor. Laundry with tubs off kitchen.

Three bedrooms and full bathroom on second floor.

Stairway to semi-finished attic.

The basement, with wood floor, has a hot air furnace and extra toilet.

Valuation $1,800.00

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

March 11, 1949. G. Norrington

SPECIAL REQUEST

When replying be sure to quote our file number, sign your full name, and state your Registration number.

EXHIBIT No. 1235-3
DATE NOV 10 1948
FILED BY B P Offret

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. 12077

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

December 8, 1942.

EXHIBIT No. 1235-3
DATE NOV 10 1948
FILED BY B P Offret

Mr. Takaji Sakuma,
Japanese Registration No. 03659,
33 Seventh Avenue,
Tashme, B. C.

Dear Sir:

With reference to your property at 1266 West 7th Avenue, we enclose copy of letter dated the 4th instant from the Royal Trust Company, who are looking after this property, and are sure you would like to have this letter, which shows that all the repairs etc. have been done to the satisfaction of the above Company and that your money has been well spent.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Enclosure.

C
O
P
Y

EXHIBIT No. 1255-5
DATE NOV 10 1948
FILLED BY
C P Offer

THE ROYAL TRUST COMPANY

626 Pender Street,
Vancouver, B. C.

4th December, 1942.

ATTENTION MR. DOUET.

The Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
City.

file this letter showing repairs.

Re: 1266 W. 7th Ave., T. Sakuma # 12077.

Dear Sir Dear Sir:

Our Mr. Ray has checked over this house today and has reported that the work is now done. The inside has been repapered from basement stairs to the attic complete, with all woodwork including halls, bathroom to dado and kitchen and washroom painted ivory. It was a faded white on woodwork when left by owners. The inside is now very attractive and the work is all well done.

The furnace is now renewed, and the new installation is working satisfactorily. Several window sash have been renewed. There remains only some carpentry work to be done to the front woodwork, notably the eaves, the tenant will attend to this in due course.

We have collected $90.00 from the tenant, which with the $70.00 sent in by the owner has permitted the following expenditures which will show in the statement in due course. Decoration supplies, $71.31; allowance $8.69; on account of furnace bill $60.00; plumbing repairs $9.18; glazing $8.50; water account and light arrears $11.93. The account is now overdrawn $9.61 but a further rent payment is due on the 15th of this month.

We trust that the above is the information you required to complete your files.

Yours faithfully,

"S. V. Smith,"
Manager RENTAL DEPARTMENT.

EXHIBIT No. 1 2 3 4 . 8
DATE NOV 1 0 1948
FILLED BY C. P. Oppen

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. 12077

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

September 17, 1942.

Mr. Takaji Sakuma,
Japanese Registration No. 03659,
Tashme, B. C.

Dear Sir:

We thank you for your two letters dated the 14th September, enclosing money order for $70.00, which is to go towards the cost of repairs and decorations of your house at 1266 West 7th Avenue. Our formal receipt No. 730 is attached.

You will by now have received our letter of the 11th of September, advising that a better offer had been received by the Royal Trust Company, and we have agreed that Mr. Wright shall be the tenant of the premises indicated.

The $70.00 you have contributed towards the repairs will go largely to pay same, and this will mean that we will be able to make remittances to you from rent received earlier than previously expected.

You can rest assured that we will see that the decorations and repairs are done to the complete satisfaction of the Royal Trust Company.

Yours truly,

P. Douet

P. Douet,
Administration Department.

PD:BT

P. S: Since writing the above, the Royal Trust Company have informed us that some additional urgent repairs will have to be put in hand, and a little later on we will send you a complete list of all repairs and decorations done, together with cost of same, so that you will know exactly what has been done.

No. 730 Date Sept 16th 1942 File No. 12077
03659

Received from T Sakuma Address Tashme Via Hope BC

Seventy 00/100 ——— 100 Dollars ~~Cash~~ ~~Cheque~~ Money Order

re SAKUMA T repairs to house at 1266
West 7th ave

$ 70 00/100

G. W. McPHERSON
Authorised Deputy of the Secretary of State
and / or Custodian

Per C H Reed Accountant

1235 - 4

EXHIBIT No. _____

DATE Nov. 10, 1948

FILED BY K.A. CHRISTIE

THE ROYAL TRUST COMPANY

626 Pender St. W.

VANCOUVER, B.C.

28th August 1942.

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

ATTENTION MR. ALEXANDER.

Re: Takeji (Sei (Sakuma.
Your Fyles 12077 & 10983.

Dear Sir:

With reference to our Mr. Ray's call at your office today, we enclose a copy of an estimate made by one of our tradesmen covering work at 1266-W7th Ave. This is for a complete redecorating with the exception of the washroom at the rear of the kitchen, which any tenant could do to their own requirements. There is also a finished, but not partitioned attic which is not included. To recognize this as part of the accommodation would require an outside fire escape.

This house has apparently not been redecorated for a number of years. It is impossible to monaseal or calsomine and we agree with our decorator, the cheapest way is to repaper throughout.

We anticipate that we should be able to rent the property for $30.00 if decorated, bearing in mind that it is a pre-war house and that the district is old. In its present condition, we could not obtain more than $15.00. We would recommend that the owner have this work attended to.

We will be pleased to hear from you as soon as you have contacted the owners, and as the decorator works on his own and cheaply, would you please have the owner arrange payment in a reasonable time.

Yours faithfully,

"S.V. SMITH"
Manager, Rental Department.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
March 11, 1949.

G. Norrington

THE ROYAL TRUST COMPANY

EXHIBIT No. Nov. 10, 1948.
DATE
FILED BY K.A. Christie

626 Pender St. West,

VANCOUVER, B.C.,

15th October 1942.

ATTENTION MR. P. DOUET.
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
City.

Re: Takaji Sakuma, File # 12077.

Dear Sirs:

With reference to our Mr. Ray's telephone conversation with your Mr. Douet today, we have so far spent some $10.00 to replace leaking water fixtures and pipe.

We regret to have to report that the furnace has been badly neglected, heavy fires over an ash pit filled with ashes have welded or melted the grate bars together.

Mr. D.D. Collie, heating contractor, at 1406 W. Broadway, advises that the fire pot must be opened. To do this the furnace must be stripped down to the grates. If they can be loosened it will be possible to use them. These repairs will cost in the neighborhood of $25.00. On your recommendation, we have had the work put in hand.

The hot water range boiler has had to be plugged, there are also two split toilet fixtures, but these do not leak at present and we hope that they will give us no trouble at the present time.

Yours faithfully,

"S.V. SMITH.
Manager, Rental Department.

HLR.

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

March 11, 1949. G. Norrington

EXHIBIT No. 1255-V
DATE NOV 10 1948
FILLED BY R A Christie

SAKUMA, Takaji
1266 W. 7th Ave., Vancouver, B.C.
Evac. File 12077

Picture Taken April 29, 1943

FORM "JP"

FILE No. 12077

EXHIBIT No. 1235 - 6

DATE Nov. 10, 1948

FILED BY K.A. Christie

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: SAKUMA Takaji

HOME ADDRESS: 1266 W. 7th Ave., Vancouver, B.C.

REGISTRATION NUMBER 03659 SEX: Male AGE: 42

OCCUPATION: Gardener,

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

EMPLOYER: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Sei

ADDRESS OF WIFE OR HUSBAND: Same as above

NAMES OF ANY LIVING CHILDREN: Sadako (F) Taro (M)

Akiko (F) Haruko (F) Joe (M)

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 18, 17, 14, 11, 9 yrs.

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

1. LOCATION AND DESCRIPTION: 1266 W. 7th Ave., City of Vancouver,
Declarant has been away to camp and states that wife has registered his property. ~~Title deeds and~~ all details are in her possession. They are unknown to declarant.

2. BUILDINGS AND OTHER IMPROVEMENTS:
One 7 room, 3 storey, wooden house.

3. INSURANCE (Give particulars; state where policies are) Details known to wife, Sei. Policy in wife's possession. Amount $2800.00.

4. TAXES (Amount and where payable) 1942 taxes paid. About $53.00 per yr. payable City Hall.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
Purchase price of property $2800.00. There is a balance of $700.00 still owing to the Royal Trust, 626 W. Pender St.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant and family; when they are evacuated the house will be rented by the Royal Trust Co., 626 W. Pender St., and the taxes and the balance will be paid off by the rent received.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Deeds at Royal Trust Co. copy in possession of wife, Sei.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN

none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

none

2. LANDLORD'S NAME AND ADDRESS:

none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

none

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

none

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

FORM "JP" FILE No.

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) none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 30th day of July 1942

(Signature) "TAKAJI SAKUMA"

"D.M. CHOPE"

Witness

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

FOR DEPARTMENTAL USE

March 12, 1949. G. Norrington

CERTIFICATE OF ENCUMBRANCE

1235 - 7

LAND REGISTRY OFFICE

EXHIBIT No. ~~Nov. 10, 1948~~
DATE
FILED BY K.A. Christie

VANCOUVER, B.C.

No. .....minutes 12.30 P.M. 31st day of August, 1942.

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

City of Vancouver,
Westerly 33 feet of Lot 4,
Block 313,
District Lot 526,
Group 1, New Westminster District,
Plan 590.

Cat 364

Registered Owner: Takaji Sakuma

Vested in Custodian see Filing 34516.

Volume 619, Folio 63512 K. Indef.

Registered Charges: 42871 H. 3/8/26. 2.58. London & British North America Company Limited. Mortgage for $2400.00 Due 2/8/29. Int 7½%.

70367 H. 20/4/29. 10.07. The Royal Trust Company. Assignment of 42871 H. (C. of C. 12911) (Inter alia).

Applications for Registration None

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

Assignment for benefit of Creditors: None

Judgments: None

"W.C. BROWN"
Registrar.

Mechanics' Liens: None

To: - Custodian's Office

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

March 11, 1949.

G. Morrington

EXHIBIT No. 1255-A
DATE NOV 10 1948
FILLED BY K. A. Christie

CITY OF VANCOUVER ASSESSMENT ROLL, 1943

12077

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
G8603	LOT. 4W33' BLK. 313 D.L. 526	1200	470

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 by 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.

EXHIBIT No. 1255-A
DATE NOV 10 1948
FILLED BY K. A. Christie

CITY OF VANCOUVER, B. C.

ASSESSMENT OFFICE

Takija Sakuma,
234 Powell St.,
Vancouver, B. C. G8603

1235 - 10

EXHIBIT No. .....

DATE Nov. 10, 1948.

FILED BY K.A. Christie

File No. 12077.

REAL PROPERTY SUMMARY

JAPANESE NAME: Takaji SAKUMA Reg. No. 03659

CATALOGUE NO: 364

PROPERTY ADDRESS: 1266 West 7th Avenue, Vancouver, B.C.

LEGAL DESCRIPTION: City of Vancouver, Westerly 33 feet of Lot 4, Block 313, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: Registered in the name of Takaji SAKUMA.

ENCUMBRANCES: 42871H. 3/8/26. 2.58. London & British North America Company Limited. Mortgage for $2400.00. Due 2/8/29. Int. 7½%.
70367H. 20/4/29. 10.07. The Royal Trust Company. Assignment of 42871H. (C. of C. 12911) (Inter Alia.)

No indication of any unregistered charges.

Vesting Order filed No. 34516, dated July 25th, 1942.

ASSESSED VALUES: Land $ 470.00
Improvements 1200.00 - $1670.00. Taxes - $56.18.

CLASSIFICATION: This is a 2 storey 6-room house built on a 33' x 125' Lot.
We quote from the valuator's report: "There is a living room with fireplace, dining room and kitchen on main floor. Laundry with tubs off kitchen. Three bedrooms and full bathroom on second floor." "The basement, with wood floor, has a hot air furnace and extra toilet. Valuation - $1,800.00."

HISTORY OF ADMINISTRATION: As the Royal Trust Co., held a Mortgage on this property and had been acting as rental agents, they were allowed to continue as rental agents by the Custodian.
They leased this property to G.E. Wright as from September 12th, 1942, on a monthly basis. Consideration - $30.00 per month payable in advance.
Before Mr. Wright assumed the renting of this property, it was agreed that it should be redecorated and have a new furnace. This was undertaken by the owner contributing the sum of $70.00 and the tenant, Mr. Wright, agreeing to do the decorating - the balance of the expenses coming out of rents.

Rents collected - $585.00, against which were the following charges:-

New furnace	$135.00
Paints	71.31
Glass	8.50
Decorating	8.69
Plumbing	17.63
Water Rates	50.85
B.C. Electric Rlwy. Co.	1.23
Commission	29.25
	$322.46

SOLD: To George Emery Wright for $1,800.00 as at May 5th, 1944.
Approval of Advisory Committee - April 27th, 1944.

Funds released to the credit of Takaji SAKUMA as at June 22nd, 1944, against which were the following charges: Real Estate Commiaaion - $90.00, Valuation - $5.00, Advertising - $4.00, Registration Fees - $4.50, Mortgage Principal $700.00
Interest 19.41
Release 4.00 - $723.41, Vendor's share of Taxes - $18.72 - $845.63, leaving a net credit of $954.37 from said transaction.

Adjustments as at May 5th, 1944, to the amount of $3.90 being Purchaser's share of Unexpired Fire Insurance Premiums and $4.10 Purchaser's share of Water Rates - $8.00, were placed to the credit of Takaji SAKUMA'S account.

The following Fire Insurance Policy:-
North British & Mercantile Insurance Co., Policy No. 399715 - $2800.00 covering on the dwelling, was transferred to George Emery Wright, June 1st, 1944.

OLD CERTIFICATE OF TITLE
No. 63512-K: Was on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 103134-L in the name of George Emery Wright, was handed to him on June 27th, 1944. His receipt of same date is on file.

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

September 21st, 1946.

"D.A. CRAMER"
D.A. CRAMER.

DAC:JS

XXXXXXXXXXXXXX

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

March 12, 1949. G. Norrington

EXHIBIT No. 1235 - 9
DATE Nov. 10, 1948.
FILED BY K.A. Christie

April 21, 44

Rec'd Apr 22 1944
File No. 12077
Ans. PMH.
Referred Harrop

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

I hereby wish to tender on Property No. 364 1266 West 7th Vancouver.

My offer being $1,800.00, cheque herewith enclosed for 10 per cent $180.00 Balance in full on acceptance for a clear title. At present I am living in this house and would appreciate your kind consideration for the above offer.

Yours truly,

"G.E. WRIGHT"

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

March 11, 1949. G. Norrington