

475



*Victoria B.C.*  
**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: TAKAHASHI (Toyo) Mrs. Kosaburo.HOME ADDRESS: 42 Gorge Rd., Victoria, B.C.REGISTRATION NUMBER 10094 SEX: Female AGE: 50OCCUPATION: Housewife.

(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: NoneMARRIED? MarriedNAME OF ~~Wife~~ OR HUSBAND: TAKAHASHI Kosaburo.ADDRESS OF ~~Wife~~ OR HUSBAND: 42 Gorge Rd., Victoria, B. C.NAMES OF ANY LIVING CHILDREN: Yukio (M), Saburo (M), Masa (F), Kenzie (M)ADDRESS OF CHILDREN: Saburo, Vancouver, B.C. Yukio, Masa, Kenzie all at  
42 Gorge Rd., Victoria, B.C.AGE OF CHILDREN: 29, 23, 20, 15.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: ~~2 stories 11 rooms.~~ 42 Gorge Rd., Victoria,  
Lot #12, Block #3, Roll #19511. Assessed Value - Of Land \$630,  
Of Improvements \$4,650. B.C.

## 2. BUILDINGS AND OTHER IMPROVEMENTS:

1 green-house, 1 conservatory, 1 chicken-house.11 room 2 story part brick part stone dwelling

3. INSURANCE (Give particulars; state where policies are) Insurance on House-42 Gorge Rd.,  
Victoria, B. C. Sun Ins. Office Ltd. Fort St., Victoria, B.C. #17288091.  
\$3,500.00 Premium \$25.50. Quebec Fire Ass. Co. 634 View St., Victoria, B.C.  
#726377, \$4,000.00 Premium \$28.00. Held at office of R.S.S. Yates, 620 View St  
Victoria, B.C.

## 4. TAXES (Amount and where payable)

Approx. \$145.00 annually. Paid fully for 1941. City Hall, Victoria, B.C.

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

None

## 6. OCCUPANCY AND LEASES (If vacant so state)

None



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, Victoria, B.C.
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: Household furniture including Oak Dining Suite, China cabinet, Book-case, 1 Desk, 2 davenports, Kitchen ware including - cutlery, china-ware, Bundles of Books. About 40 bundles-some books in sets. These things to be left at 961 North Park St., Victoria, B.C. (House belonging to Togo Cleaners Ltd.) 1 hand lawn-mower, gardener tools. Being left at 42 Gorge Rd., Victoria, B.C. Also to be left at 961 North Park St., Victoria, B.C. 1 Walnut Bureau, 1 oak bureau.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None

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



4. INSURANCE CARRIED ON ABOVE PROPERTY: Application made to Johnston Co. Ltd.

500 Fort St., Victoria, B.C. \$500.00 Household goods to be sent to  
961 North Park Rd., Victoria, B.C.

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: B.C. Mutual Benefit Association, #A11190. \$2500. Being  
left with Mr. R.S.S. Yates, (Lawyer) 620 View St., Victoria, B.C.

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX: None

#### LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: Husband is President of Togo Cleaners Ltd. Victoria, B.C.

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 March 1942

(Signature)

Toyo Takahashi

Witness

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE Sept. 29/43.

Our File No. 475.

Full Name Toyo (Mrs. Kosaburo) TAKAHASHI.  
(Surname in Block Letters)

Registration No. 10094.

Male - Female ☒  
(Check)

Age Apr. 22, 1891.

Former Address 42 Gorge Road, Victoria, B. C.

Date Evacuated 2/5/42 Naturalized - Canadian-Born - National ☒  
(Check)

Present Address 234 Cottingham Street, Toronto 5, Ontario.

☒ Married - Single  
(Check)

Name of Wife ----

Name of Husband Kosaburo #10095, File 645.

Name of Mother NAKAKUKI, Kikio (Dec'd.) Name of Father Shukei (Dec'd.).

Names of Children under 16 -----

See husband's sheet.

Requested by G. M.

Registered with Custodian Yes.  
(Yes or No)

Additional Information Housewife.



✓

REAL PROPERTY SUMMARY

Catalogue No. 902.

File No. 475.

Name: Mrs. Toyo TAKAHASHI.

Reg. No. 10094.

Address: 42 Gorge Road, Victoria, B. C.

Legal Description: Lot 12 in Block 3 of Section 10, Victoria District, Plan 1262, except that part thereof shown outlined in red on Plan 132 B.L.

Classification: Modern 1½-storey, 7-room, part Brick, part Stucco, Dwelling, with Greenhouse and Outhouses.

---

Registered in the name of: TOYO TAKAHASHI.

State of Title (No. 131895-I): Only registered charge (103301-G) reads: "Exceptions and reservations contained in the original grant from the Hudson's Bay Company, in favour of The Crown."

Sold to: WILLIAM GEORGE HEANEY and GLADYS MARIE HEANEY (as Joint Tenants)

For: \$10,000.00 (Cash).

As at: June 13th, 1946.

Title (No. 164670-I) delivered to new Registered Owners on: August 29th, 1946.

Net proceeds (\$9,426.75) released to credit of Toyo TAKAHASHI on: August 3rd, 1946.

Completed sales statement to Evacuee sent on: December 3rd, 1946.

Chattels: Not involved in sale. Residue on premises removed to auction rooms and sold (July 10/46 for \$103.10).

Insurance: Transferred to Purchasers (July 18/46).

Administration: This property consists of a City lot (60' x 240') with a modern brick and stucco 7-room Dwelling set in grounds artistically laid out with rare plants, shrubs and lawns. The back of the lot is laid out as a kitchen garden with greenhouse and small chicken house.

Pemberton & Son Ltd., the real estate agents appointed by the owner, have had no difficulty in keeping this property rented at \$50.00 per month. Usual disbursements, including taxes and insurance, were effected by these agents, who rendered quarterly statements to this office, and also reported direct to owner, to whom all surplus revenue was remitted by this office.

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

24th October, 1946



RGB/P.

(P.T.O.)



POLICY NO.		NAME		FILE NO.		
10094		TAKAHASHI, Toyo (Mrs. Koshuro)		475 ✓		
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Sun Insurance Office, Ltd.	1728092	\$3500.00	June	20	1944	Dwelling - 42 Gorge Road, Victoria (Lot 12, Blk. 3, Plan 1262).
	Renewed under Pol. # 17560962.					
Overhill Insurance Company Limited	117907	\$900.00	Sept.	3	1944	Dwelling - 42 Gorge Road, Victoria (12/3/1262).
Quebec Fire Insurance Company	726377	\$4000.00	Jan.	10	1944	Dwelling - 42 Gorge Road, Victoria (12/3/1262).
	Renewed under N.O.M. Pol. # 650419.					
North British & Mercantile Ins. Co.	650419	\$4000.00	Jan.	10	1947	Dwelling - 42 Gorge Road, Victoria (12/3/1262).
	Transferred to Purchaser 15/7/46					
North British & Mercantile Ins. Co.	1063482	Fl. Glass	Jan.	10	1947	Dwelling - 42 Gorge Road, Victoria (12/3/1262).
	Transferred to Purchaser 15/7/46					
Sun Insurance Office	17560962	\$2600.00	June	20	1947	Dwelling - 42 Gorge Road, Victoria (12/3/1262).
	Transferred to Purchaser 15/7/46					

ALL INSURANCE IN FORCE TRANSFERRED  
TO PURCHASERS (July 18th, 1946).

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

24th October, 1946.

*[Signature]*

RGB/P.



✓  
LIABILITIES SUMMARY

File 479.

Toyo (Mrs. Kosaburo) TAKAHASHI.

Reg. No. 10094.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

23rd October, 1946.

*J. H. Bell*

REB/T.



✓

PERSONAL PROPERTY SUMMARY

File 475.

Toyo (Mrs. Kosaburo) TAKAHASHI.

Reg. No. 10094.

This 50-year old wife of Kosaburo TAKAHASHI, a Japanese-National, from Victoria, signed a Custodian "JP" declaration form on the 30th March, 1942. She was evacuated on the 2nd May, 1942.

Her husband, Kosaburo (File 645), signed a Custodian "JP" declaration form on the 31st March, 1942. He was evacuated on the 2nd May, 1942.

---

Real Property: See Real Property Summary, dated 24th October, 1946, for particulars of Victoria property (Cat. 902) sold (June 13/46) for \$10,000.00, Cash.

Liabilities: None.

---

Personal Property: See Chattels Summary, dated 24th October, 1946, for particulars of Chattels disclosed in the file.

Specified Articles: None.

Bills Receivable: Refund of electric light security deposit was received (Jan. 30/45) from the B. C. Electric Rly. Co., and credited to this account, in the sum of \$3.00.

Bonds, Shares, etc.: None declared but records of Togo Cleaners Ltd., Victoria, show Toyo TAKAHASHI as the owner of 1,001 shares out of a total of 15,004 issued (14,001 being in name of husband, Kosaburo, File 645). This Company's affairs are in course of liquidation by P. S. Ross & Sons.

Bank Accounts: None.

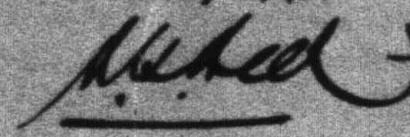
Life Insurance: A B. C. Mutual Benefit Association policy (No. 111190) for \$2500.00 declared as having been left with Mr. R. S. Stuart Yates (Attorney), Victoria, did not come under the administration of this office.

Funds: There is a balance of \$9,800.35 standing at the credit of this account, out of which we are today remitting \$9,000.00 and carrying forward a balance of \$800.35.

There is no other personal property interest in this file.

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

23rd October, 1946.



RGB/P.



✓

CHATELS SUMMARY

File 475.

Toyo (Mrs. Kessaburo) TAKAHASHI.

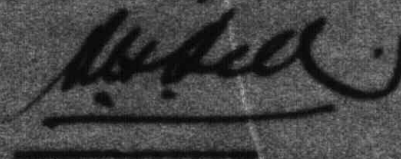
Reg. No. 10094.

The chattels disclosed in this file would appear to have been disposed of satisfactorily. The following dates are given to facilitate references to this subject.

- (1) Mar. 30/42: "JP" declaration of: (A) Household Furniture and Effects said to have been left at 961 North Park Street (Togo Cleaners Ltd.) but apparently moved or sold prior to evacuation. (B) Garden tools, including lawn mower, left at 42 Gorge Road for use of tenant. Subsequently (May 10/44) shipped.
- (2) Apr. 22/42: Agent's report of chattels in locked room in basement of 42 Gorge Road (contents unknown).
- (3) Aug. 6/42: Letter regarding articles moved to Custodian Storage at The Willows. Confirmed by owner Dec. 11/42. Some shipped July 7/43.
- (4) Sept. 1/42: Letter listing articles left with <sup>(1)</sup> E. S. Farr, Burdick Avenue, Victoria, and (2) R. S. Stuart Yates, Roslyn Road, Victoria.
- (5) Dec. 11/42: Custodian list signed by Evacuee confirming (1-B), (2), (3) & (4).
- (6) Dec. 14/42: Letter listing potted plants left with James Wilson, Colwood, V.I.
- (7) Apr. 8/44: Letter listing articles left with Mrs. L. L. Hanning, 5550 Chancellor Blvd., Vancouver.
- (8) Apr. 8/44: Application for shipment of all above goods.
- (9) May 5/44: H. G. Hinton's inventory of articles shipped and retained.
- (10) May 15/44: H. G. Hinton's inventory of articles left in basement.
- (11) July 4/44: Letter re sale of part of residue on premises.
- (12) July 10/44: Letter re sale of balance of residue on premises.

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

24th October, 1946.



RGB/P.



1088 - 4

EXHIBIT No. 26 May 1948  
DATE  
FILED BY F. A. Brewin

City of Victoria, B. C.  
City Hall,  
Victoria, B. C.

July 23rd, 1935.

Mr. Tachael,  
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,

"M. F. Hunter"

Clerk of Municipal Council

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. McLaughlin*  
84



EXHIBIT No. 1088 - 5  
DATE 26 May 1948  
FILED BY F. A. Brewin

Mrs. Tove 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 - Prunus Mume (flowering plum) - 3 varieties  
1 - Prunus Persica (flowering peach)  
2 - Manryo  
4 - Jasminum  
2 - Nanten  
67 - Hiba (Thuja) - 5 varieties  
4 - Yoshin Sugi (Sciadopitys)  
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  
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 rare 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.

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

July 27, 1948



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

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

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

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 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 dear not only for their value but also for their beautiful response to our care and for the 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 help to confirm Victoria's boast as the garden city of Canada, it also helped to cheer the sick 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 \$1,000.

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. Furthermore, 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 Gorge 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 existence as well. After all our efforts in good citizenship we do not deserve to have our welfare so jeopardized.



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. No. 10094.

"T. T. - S. T."

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. McHugh*  
J.Y.



1088 - 9

EXHIBIT No.

26 May 1948

DATE

FILED BY

F. A. Brewin

Mrs. Toyo Takahashi - 42 Gorge Road, Victoria, B. C.

#2

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 fireplace. All the wood trimming and french doors are solid mahogany. The centre electric fixture has four matching fixtures on the walls. Five electric outlet for mantel clock, radio and short wave aerial and tri-lamps.

The dining room woodwork and french doors are solid mahogany.

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

Upstairs in the house, there are two bedrooms both with cedar-lined closets, one large cedar-lined 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. Ralfe, 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 its rock 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".

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

July 27, 1948

*L. McHughan* J.



9th May 1942.

Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.

Attention Mr. C. L. Drewry.

Dear Sir:

re: Mrs. Kosaburo (Toyo) Takahashi).  
Registration No. 10094.  
My File No. 68.

In accordance with your request of 6th April 1942  
I have investigated and taken control of the following property  
recorded on the above woman's registration form dated 30th March  
1942.

Real Property:

42 Gorge Road, Victoria, B. C.  
Lot #12, Block #3, Roll #19511.  
Assessed value of Land - \$ 630.00  
Assessed value of Improvements - \$ 4,650.00

1 greenhouse, 1 conservatory,  
1 chicken house, 11-room 2-storey, part brick,  
part stucco dwelling.

Personal Property:

Household furniture, including oak  
dining suite, china cabinet, book-case, 1 desk,  
2 deventports, kitchenware, including cutlery,  
chinaware. Bundles of books. About 40 bundles -  
some books in sets. These things to be left at  
961 North Park Street, Victoria, B. C. (house  
belonging to Togo Cleaners Ltd.). 1 hand lawn-  
mower, garden tools, being left at 42 Gorge Road,  
Victoria, B. C.

Also to be left at 961 North Park Street,  
Victoria, B. C., 1 walnut bureau, 1 oak bureau.



In connection therewith I have to report as follows:

1. Location:

No. 42 on the north side of the Gorge Road is situated just inside the city limits, in a good class residential district not far from the waters of Victoria Arm, about one and a half to two miles from the city centre.

2. Land and Buildings:

The lot has a frontage of 60 feet on the Gorge Road and a depth of 240 feet.

On the lot there is constructed a modern storey and a half brick and stucco residence of seven rooms with full basement, in the rear of which are a greenhouse, conservatory and chicken house. The grounds are artistically laid out with rare plants and shrubs, flowers and lawns, making the place one of the "show places" of the district.

A more detailed description of the house is as follows:

The front entrance to the house is into a small hall on the right of which is a fairly large living room with an open fireplace. On the left of the hall is the dining room (small) behind which is the kitchen. At the back of the front hall is another hall at right angles from which are the stairs to the basement and upper floor, and which gives access to two bedrooms (small) and a modern three-piece, tiled bathroom. Upstairs there are two bedrooms; one fairly large, the other small, a modern three-piece, tiled bathroom and a large linen closet. All the bedrooms have large clothes cupboards opening off them. In the kitchen are several built-in cupboards, wiring for an electric stove and flue for range. The basement, which is cemented throughout, has been partitioned off in two rooms, one of which is locked and in which is stored the furniture left by the Takahashis. Double doors provide entrance to garage space in the basement. There is hot water heating throughout the house, the furnace being in the basement.

Taxes on the property for 1941 amounting to \$144.47 have been paid.



2. Land Buildings: (continued)

Title to the property is in the name of Elizabeth Ralfe with Toyo Takahashi holding a Right to Purchase under an agreement dated 20th June 1932. I understand from Mr. H. S. Stuart Yates that this agreement has been consummated although registration of the transfer has not been made.

The property is assessed for \$630.00 for the land and \$4,550.00 for the improvements, a total of \$5,280.00, and should sell for from \$7,500.00 to \$9,000.00.

The property has been placed in the hands of Pemberton and Son Ltd. for rent at a rental of \$60.00 to \$75.00 per month depending on the care of the grounds. Please refer to my report of even date on (Togo) Koseburo Takahashi, Registration No. 10095, My File No. 66, for instructions given to them by Mrs. Takahashi's solicitor in this regard.

3. Personal Property:

The following household furniture has been stored in a locked room in the basement of the residence to which I hold the key:

	Valued by Mrs. Takahashi at:
Oak dining suite - 10 chairs, table and buffet	\$ 125.00
Kitchenware, cutlery and chinaware	--
50 Bundles books	300.00
1 Walnut bureau	60.00
1 Oak bureau	25.00
	<hr/>
	\$ 510.00

I am informed by Mrs. Takahashi that the following furniture has been left at 961 North Park Street (see report on K. Takahashi), for the use of the tenant, Chong Louie:

1 Double bed, spring and mattress	\$ 50.00
1 Spring couch	10.00
1 Kitchen table and 6 chairs	20.00
1 Gramophone	15.00
	<hr/>
	\$ 95.00



3. Personal Property: (continued)

The following furnishings have been left in the house for the use of the tenant:

- Drapes or curtains for 18 windows
- 2 Curtains for alcove
- 1 Curtain on cupboard in servant's room
- 2 Venetian blinds
- 7 Blinds
- Linoleum in kitchen and two bedrooms
- 4 Carpet runners
- Rubber treads on stairs
- 2 Iron firedogs
- 1 Copper fender
- Dresser in servant's room
- 1 Short wooden ladder.

There is also in an outside shed for the use of the gardener:

1 Lawn mower	\$ 15.00
Garden tools	75.00
	<u>\$ 90.00</u>

I am informed that the other furniture recorded on the registration form has either been sold or left in the care of friends.

4. Insurance:

Fire insurance is carried covering these properties as follows:

Policy No.	17288091	726377	117987
Company	Sun Ins. Office.	Quebec Fire Ins. Co.	Cornhill Ins. Co.
Agent	Johnston & Co. Ltd.	Johnston & Co. Ltd.	Johnston & Co. Ltd.
Coverage and Amount	House \$2,500. Furniture \$1,000.	House \$2,000.00 <sup>4,000.00</sup>	Furniture \$900.00
Expiry	20th June 1944	10th January 1944	3rd September 1944
Term	3 years	3 years	3 years
Premium	\$21.50	\$28.00	\$12.00

Loss in each case payable to the assured, Mrs. Toyo Takahashi.

5. Liabilities:

None are recorded on the registration form and none have come to my notice.



6. Recommendations:

The arrangements made by the owner of this property before evacuation are given in my report of even date on Kosaburo Takahashi, the husband of the registrant.

I recommend:

- (1) That these arrangements be approved.
- (2) That the agents for the property, Pemberton and Son Ltd., be instructed to furnish the Custodian with copies of statements as required by Mr. R. S. Stuart Yates, solicitor for the registrant.
- (3) That Mr. Yates be instructed to obtain the documents necessary to transfer the title in this property to Toyo Takahashi, and to have these registered and the title cleared; the cost of this to be paid from the funds coming into the hands of Pemberton and Son Ltd.
- (4) That the insurance policies be changed to meet the requirements of the Custodian.

Yours faithfully,

*H. G. Winton*

HGH:IMS



42 GORGE ROAD

Mr. and Mrs. Togo Takahashi.

Condition of Property as at 22nd April, 1942.

Hall (front) with cloak alcove and telephone. Two curtains in front of alcove; no glass cover for hall light.

Living Room in S.E. corner of house. Open fireplace. In living-room - one Venetian blind in big window, drapes for 5 windows. Center and four wall fixtures, bulbs included, several wallplugs. Two iron fire dogs and one copper fender. Photo hooks in wall; condition - fairly clean.

Dining Room in S.W. corner. Large Venetian blind and drapes for three windows. Electric fixtures. Condition - good.

Kitchen wired for electricity, flu for kitchen range. Several cupboards but no cooler. Curtains for two windows. Walls stained and paint chipped in many places, lino discoloured mainly in stove corner.

Basement. Small amount of bark and wood. Garage space. Furnace for hot water heating. Servant's room with dresser badly stained; curtains on window and in front of cupboard. Short wooden ladder, part of metal bedstead.

Locked room with contents unknown to us

No outside lock to garage door.

N.E. Bedroom - curtains and blinds for three windows, in good shape; walls chipped in a few places, mainly at bed and furniture heights; also stained in places.

Small North Bedroom - drapes and blind for one window; plaster chipped in places; some nails and photo hooks; lino square and small runner both badly torn. Walls need cleaning.

Hall (rear) two carpet runners in good condition. Walls are no longer fresh.

Upstairs - West Bedroom. Large lino square badly torn in three places. Blinds and curtains for window; some nails and photo hooks in walls which are chipped in a few places; needs decorating.

East Bedroom - Blinds and curtains for window, some photo hooks in walls which are fairly fresh.

Upstairs Bathroom - three piece, basin badly cracked (6 places). Curtains and blind which is very much worn; electric light fixture.

Large Linen Cupboard in upstairs hall. Carpet runner along hallway, rubber treads on all stairs; curtain and blind for one window.

Large clothes cupboards in all bedrooms.

Downstairs Bathroom - Blind a little worn, oiled silk curtains. Four piece bathroom; walls fairly fresh; mirror fronted cupboard, inside needs painting. Electric fixture; no chain to bath plug.

Garden. No inventory taken of plants and shrubs which are valuable and numerous.



File #475.

INVENTORY OF PERSONAL EFFECTS TRANSFERRED TO THE WILLOWS  
FOR STORAGE ON THE 18th MAY, 1942

Name: Mrs. K. TAKAHASHI,

Reg. No: 10094

- 1 bedstead
- 1 spring
- 1 mattress
- 6 cardboard boxes

2nd Coltingham St  
Toronto, Ont  
This is Takahashi's  
latest address  
given to me  
by Police files  
on 6/8/42

Original in File #123



475 & 645

10th June, 1942.

R. L. Stuart Yates, Esq.,  
Barrister and Solicitor,  
611-613 Central Building,  
Victoria, B. C.

Dear Sir:

Re: Togo Takahashi & Kosaburo Takahashi

We have been delayed in replying to your letter of the 14th ultimo regarding the proposed conveyance of 42 Gorge Road from Mrs. Elizabeth Ralfe to Mrs. Takahashi.

From your letter it appears that Mrs. Takahashi acquired this property some time ago but I would be glad if you would let me have the date of the agreement under which the property was acquired, and if this agreement was entered into prior to the 24th day of February, 1942 there would appear to be no reason why the conveyance should not be made in favour of Mrs. Takahashi. I would draw your attention to Order in Council P.C. 1457 dated 24th February last and in particular to Section 3(a) thereof.

In his report to us on the affairs of Mr. and Mrs. Takahashi Mr. Hinton quoted to us at length from the letter which you wrote to Pemberton & Son Ltd. regarding the affairs of these people and of the company known as Togo Cleaners Ltd. in which I understand Mr. Takahashi held a total of 15,000 shares.

For the present the Custodian does not desire to interfere in these arrangements in so far as the company is concerned but could appreciate receiving copies of the quarterly statements which are to be furnished to you by Pemberton & Son Ltd. so that we may keep our records in this matter up to date. It would be appreciated too, in the event of it later being decided to pay Mr. Takahashi anything, if you would first communicate with us before making any such payment to him.

In the case of Mrs. Takahashi who, I understand, owns 42 Gorge Road, this property has now vested in the Custodian and it will be necessary for Messrs. Pemberton & Son Ltd. to report and remit to the Custodian any monies collected by way of rent. I am writing them direct about this matter but wished to draw it to your attention before doing so. The revenue will, of course,



R. S. Stuart Yates

Barrister & Solicitor  
Notary Public

611-613 Central Building  
Vicom Street

Victoria, B.C.

TELEPHONE GARDEN 1781

June 18th, 1942.  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED

JUN 19 1942  
Your file 475 and 645.

C. L. Drewry, Esq.,

Manager of the Office of the Custodian,

506 Royal Bank Building,

Vancouver, B. C.

Dear Sir:

Re Mrs. Toyo Takahashi.

In reply to your letter of June 10th in this matter I have to inform you that the date of the Agreement of Sale under which Mrs. Takahashi acquired the right to purchase property known as 42 Gorge Road was the 20th day of June, 1932, and the full amount of the equity payable to Mrs. Elizabeth Ralfe thereunder was paid to her in that year, I understand, but that the Mortgage which was assumed by the purchaser under that Agreement of Sale was only paid off in 1942.

In your said letter you refer to Order-in-Council P.C.1457. If you have a copy of the said Order which you could send to me I would be pleased to receive the same as I have not such a copy available.

In accordance with the request contained in your said letter that you be furnished with copies of the quarterly statements to be prepared by Pemberton & Son Ltd., as called for in my letter of April 9th to that firm, I have requested them to forward you a copy of these statements at the same time as furnishing me with the same.

I note your request that you be notified before making any payment to Mrs. Takahashi out of the proceeds of moneys collected by Pemberton & Son Ltd.

I further note your remarks concerning any rentals which may be collected by Pemberton & Son Ltd. in respect to the Gorge Road property on behalf of Mrs. Takahashi.

Would you kindly let me have your official authority to obtain conveyance from Mrs. Ralfe to Mrs. Takahashi and to register the same in the Victoria Land Registry Office, as I believe the Registrar of Titles will require such authority before effecting registration.

Yours very truly,

R. S. Stuart Yates

RSSY:AIH.

Do not think  
it  
necessary  
to  
provide  
any  
other  
information



# Pemberton & Son Ltd.

REAL ESTATE, LOANS, INSURANCE

PEMBERTON BUILDING, 625 FORT STREET

VICTORIA, B. C.

IN REPLY, PLEASE REFER TO HCH:JB

ALL CORRESPONDENCE TO  
BE ADDRESSED TO THE FIRM

June 18th, 1942.

The Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Hastings & Granville St.,  
Vancouver, B. C.

Dear Sir:

Re: Togo Takahashi - Your 645 & 475  
Our A-2775

We would like a ruling on the subject of repairs.

Are we to refer each repair to you or not?

There are occasions when repairs must be done in a hurry if expense is to be avoided.

In any case this firm has had much experience of this nature and you may think it in order to authorize us to effect all repairs we think necessary.

At this time the roof of 758 Yates Street is leaking quite badly; we have the following letter from a reliable contractor regarding it.

"758 Yates We would have to cover the whole main roof with asphalt - Clear wires and electric sign and clear bricks that fell down to make good job. Cost - thirty dollars \$30.00 it leaking bad places. Hoping this will meet your approval."

Please instruct us.

Yours truly,

PEMBERTON & SON

Per H. C. Holmes  
H. C. Holmes.



TELEPHONE 8 8124  
PRIVATE EXCHANGE CONNECTING  
ALL DEPARTMENTS

CABLE ADDRESS:  
"PEMBERTON" VICTORIA

# Pemberton & Son Ltd.

REAL ESTATE, LOANS, INSURANCE

PEMBERTON BUILDING, 525 FORT STREET

VICTORIA, B. C.

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED

JUN 19 1942

ALL CORRESPONDENCE TO  
BE ADDRESSED TO THE FIRM

IN REPLY, PLEASE REFER TO

June 18th, 1942.

Custodian of Enemy Property,  
Japanese Section,  
506 Royal Bank Bldg.,  
Vancouver, B. C.

Dear Sir: Your File 645 & 475, re Toyo Takahashi

Thanks for yours of the 17th inst. sending  
us a copy of your letter of the 10th inst. to Mr. Yates.

We note you wish us to report and remit to you  
any moneys collected by way of rent.

2. Our custom is to send clients a complete statement  
quarterly and first one in this connection would normally be closed  
at the 30th of June and reach the client between the 10th and 15th  
of July.

Our instructions from the Japanese owners were  
to pay the interest on a mortgage debt and apply any surplus on  
the reduction of the principal of that debt.

We asked Mr. Hinton for instructions from him as  
to whether we were to pay as instructed by the owners and would very  
much appreciate a ruling on that matter.

Yours truly,

PEMBERTON & SON LTD.

Per *H. C. Holmes*

H. C. Holmes, President.

HCH:AM

*See 14  
under Section  
under  
under  
under  
under*



475 & 645

30  
24th June, 1942.

Messrs. Pemberton & Son Ltd.,  
625 Fort Street,  
Victoria, B. C.

Dear Sirs:

Re: Tovo Takahashi

I have your letters of the 18th inst. in this matter and would like to point out that so far as the property of Togo Cleaners is concerned the Custodian does not intend, at the present, to interfere in the arrangements made so that there will be no objection to your proceeding in the management of these properties along the lines outlined in Mr. Yates' letter to you.

So far as the property of Mrs. Takahashi is concerned this has vested in the Custodian and for uniformity we desire this to be handled by you along the lines set forth in the enclosed form letter.

Yours truly,

C. L. Drewry  
Manager

CLD:LF



Aug. 6th, 1942.

Messrs. George A. Touche & Co.,  
Bank of Toronto Bldg.,  
Victoria, B. C.

Dear Sirs:

Re: Mrs. Kossaburo TAKAHASHI, #10094.  
Your File #68.

You kindly sent us with your letter of 20th July a list of Japanese personal effects, which have been stored at the Willows. The items belonging to the above person, so transferred, were as follows:-

1 bedstead  
1 spring

1 mattress  
6 cardboard boxes

We are trying to complete a list of Mrs. Takahashi's personal effects remaining in this area, and in addition to the goods transferred to the Willows, there are a number of items left in the house as reported in your statement of 9th May. We regret we are a bit confused as to what actually remains in the house, and wonder if you would send us a list giving each item still in the house so that we could get Mrs. Takahashi's confirmation that this is all they own in this area.

Yours truly,

H. F. Green  
Manager, Protection Dept.

WGB:ND



TELEPHONE B 8124  
PRIVATE EXCHANGE CONNECTING  
ALL DEPARTMENTS

out → Skeels  
CABLE ADDRESS:  
"PEMBERTON" VICTORIA

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
AUG 20 1942

IN REPLY, PLEASE REFER TO

Pemberton & Son Ltd.

REAL ESTATE, LOANS, BONDS, INSURANCE

PEMBERTON BUILDING 525 FORT STREET  
VICTORIA, B. C.

ALL CORRESPONDENCE TO  
BE ADDRESSED TO THE FIRM

August 19th., 1942

The Manager,  
Office of the Custodian,  
Japanese Evacuation Section,  
Royal Bank Building, Hastings St.,  
Vancouver, B.C.

Dear Sir:- Your File 475 & 645, our file A-2775: Mrs. Toyo Takahashi:

Further to ours of the 23rd. ult.

We have verbally agreed with Mr. T. N. Youngs, to lease #42 Gorge Road, for one year starting from about the 27th August (lease to be terminated in thirty days, if Mr. Youngs is moved from Victoria, as he is an employee of the Provincial Government). The rent is to be \$50.00 per month, payable in advance, the tenant to keep up the garden and to pay for all water.

We presume we may sign this lease on behalf of the owner, and with your consent thereto.

Mr. Takahashi has written agreeing to the terms.

Yours faithfully,

PEMBERTON & SON LTD.?

Per H. C. Holmes

H. C. HOLMES

HCH/P



**GEORGE A. TOUCHE & Co.**  
**CHARTERED ACCOUNTANTS**

DONOVAN M. TOUCHE    E. JAMES BENNETT  
JOHN FANTON            GEORGE L. C. TOUCHE  
FRANK P. TURVILLE    JAMES H. SUTHERLAND  
J. HAYDEN YOUNG       HAROLD G. HINTON

HOWARD B. HEND

CABLE ADDRESS: ALL OFFICES "TOUCHE"  
"TOUCHE" BENTLEY'S A.B.C. WESTERN UNION

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,  
EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, HARTFORD,  
ST. LOUIS, MINNEAPOLIS, LOS ANGELES.

FRANCE, PARIS.

BANK OF TORONTO BUILDING,  
VICTORIA, B.C.

OFFICE OF THE  
JAPANESE  
CUSTODIAN  
RECEIVED  
SEP 2 1942

1st September 1942

*This letter need be  
sent on 16 Sept!*

H. F. Green, Esq.,  
Manager, Protection Department,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.

Your File No. 475

Dear Sir:

re Mrs. Kosaburo Takahashi - File No. 68

I wish to express my regret for the delay in replying to your letter numbered as above and dated the 6th ultimo.

With reference to Mrs. Takahashi's personal effects will you kindly note that in addition to the items already reported as transferred to the Willows and enumerated in your letter under reply, the attached is an inventory compiled by Messrs. Pemberton and Sons of the effects left in the house at 42 Gorge Road for use by the incoming tenants.

It will be noted that this inventory discloses that there is a store room in the basement, the contents of which are unknown to me. Neither the agents nor myself possess the key thereof which it is believed Mrs. Takahashi has with her. If an inventory of the contents of this room is desired will you kindly obtain and forward this key. In the alternative forcible entry will have to be made. On the other hand Mrs. Takahashi may be satisfied to leave matters as they are.

*no. 1*  
*probably*  
*7/16*

*✓*  
*2*  
*? see original report*

In addition to the above there are the following possessions of this lady to be recorded : -

- (a) Mrs. Takahashi sent a book case, oak desk and a dinner wagon for safe-keeping to Professor E. S. Farr of Burdick Avenue, Victoria. I hold the Professor's receipt for these articles.
- (b) Mrs. Takahashi also left with Mr. R. S. S. Yates,

*Green  
sent to Bureau*



H. F. Green, Esq. - 2.

1st September 1942.

Barrister and Solicitor of Victoria, one china cabinet. I also hold a receipt for this.

The above, according to my records, accounts for all this lady's possessions left in this area.

Yours faithfully,

*H. F. Green*

EWP:MHK  
Enc. 1.



September 17, 1942

Mr. H. G. Hinton  
Victoria, B. C.

Dear Sir:

Re: Mrs. Kosaburo TAKAHASHI (File No. 68)

We thank you for your letter of the 1st outlining the situation in regard to chattels belonging to the above.

It appears to be a complicated matter, and there is still a certain amount of confusion in our minds which we should like cleared up before we write to the Japanese.

Your letter under acknowledgment deals with the following:

1. Chattels stored at the Willows
2. List of fixtures left at 42 Gorge Rd., for use of incoming tenants
3. Unknown contents in a locked store room in the basement
4. Chattels in care of E. S. Farr of Burdick Ave.
5. Chattels in care of Mr. R. H. S. Yates

All this is quite clear to us and satisfactory, but we are unable to satisfy ourselves in connection with the furniture mentioned in your report of 9th of May. We refer in particular to those goods which you stated were being left at 961 North Park Street, Victoria. May we ask that the items referred to such as household furniture including oak dining suite, china cabinet, book case etc. etc. are still there, and that none of these items have been included in this transfer to the Willows or in the safe custody of other people as mentioned in No. 4 and 5.



OFFICE OF THE  
**GEORGE A. TOUCHE & Co.**  
CHARTERED ACCOUNTANTS

**RECEIVED**  
DONOVAN M. TOUCHE    J. JAMES BENNETT  
J. FANTON    GEORGE L. C. TOUCHE  
J. HAYDEN YOUNG  
H. H. HINTON

EDWARD S. READ

CABLE ADDRESS ALL OFFICES "RETRCO"  
CODES: BENTLEY'S A.N.C. WESTERN UNION

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,  
EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,  
MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING.

VICTORIA, B.C.

22nd September 1942.

H. F. Green, Esq.,  
Manager, Protection Department,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.

Your File No. 475

Dear Sir:

re Mrs. Kosaburo Takahashi - File No. 68

Receipt is acknowledged of your letter of the  
17th instant.

In my report dated the 9th May 1942 and which  
you make reference to in your letter it will be noted that  
I stated that Mrs. Takahashi had informed my representative  
that the articles mentioned by you were being left by her  
at 961 North Park Street for the use of the new tenant,  
Chong Louie.

I have interviewed the agents, Messrs. Pemberton  
& Sons who state they know nothing concerning these articles  
and they were commissioned to collect rentals only.

Mr. Stuart Yates, Jr., Barrister who acted for  
this lady has also no knowledge of the whereabouts of  
these articles.

I have contacted Mr. Norman Whittaker who tells  
me that this house has recently been disposed of and is  
being turned into a dry cleaning establishment.

Mr. Chong Louie referred to above was also inter-  
viewed and he definitely states that Mrs. Takahashi left  
no household effects for his use during his tenancy.

From the above it would appear that Mrs. Takahashi  
must have disposed of the articles in question prior to her  
evacuation and that all this lady's household effects, etc.  
are in the five places mentioned in your letter under reply.

EWP:MHK

Yours faithfully,  
*[Signature]*



File No: 475

September 25, 1942

Name: Mrs. Kosaburo TAKAHASHI

Reg. No: 10094

Dec. 11/42

INVENTORY OF CHATTELS

Stored at the Willows:

1 bedstead  
1 spring  
1 mattress  
6 cardboard boxes

apparently 3 shipped

Fixtures in house at 42 Gorge Rd., Victoria

Contents of Store Room in basement at 42 Gorge Rd., Victoria.

Particulars unknown

Mostly shipped

Chattels in care of E. S. Farr, Burdick Avenue

1 bookcase  
1 oak desk  
1 dinner wagon

shipped see 5/5/42

Chattels in care of Mr. R. S. S. Yates, Victoria, B. C.

1 china cabinet

shipped see 5/5/42

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: December 11, 1942

SIGNED: Mrs. Kosaburo Takahashi

Please sign and return one copy to the Custodian.

DSA



December 4th, 1942

Mrs. Kosaburo TAKAHASHI,  
Registration No. 10094,  
234 Cottingham Street,  
Toronto, Ontario.

Dear Madam:-

We cannot trace any answer to our letter of September 25th and request you please to give this matter your prompt attention.

This letter made no reference to your husband's dry-cleaning equipment about which we see he made satisfactory arrangements before evacuation with which we shall not interfere.

The list we sent you with our letter of September 25th does not fully agree with your registration of March 30th. We have the following comments.

(1) Articles stored at the Willows. These we assume were part of those left at 961 North Park Street. The balance presumably being sold or left with friends, or stored in the basement of 42 Gorge Road.

(2) Fixtures in house at 42 Gorge Road. We have a list of these which we can send you if you think it necessary.

(3) Contents of storeroom in basement at 42 Gorge Road. We believe this contains your oak dining suite, bundles of books and furniture, but propose not to inventory this for the time being. There is also, we understand, a lawnmower and garden tools in the shed at this address.

Please be sure to study this letter and the enclosure to our previous letter carefully and if everything is in order, sign and return the enclosure to our previous letter.

Yours truly,

H. F. Green  
Protection Department

HFG:IF

*Do not follow up view  
change in policy 11-12-42*







TELEPHONE B 5124  
PRIVATE EXCHANGE CONNECTING  
ALL DEPARTMENTS

# Pemberton & Son Ltd.

REAL ESTATE, LOANS, INSURANCE

PEMBERTON BUILDING, 225 FORT STREET

VICTORIA, B. C.

April 6th, 1943.

IN REPLY, PLEASE REFER TO

A.2775-A

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

Dear Sirs:

42 Gorge Road

Re: Mrs. Kosaburo (Toyo) Takahashi

Our File A.2775-A - Your File 475.

Enclosed herewith is a bill for work done on the drain at the above address. As you know this drain has been causing quite a bit of trouble, therefore we held the bill until sure there had been plenty of time to test the drain to see if it was in perfect working order. The tenant states that the drain is working perfectly now.

Our plumber reported that the driveway was made of gravel and as the garage was under the house some of the gravel had washed down the driveway into the drain and blocked it up.

As there was no plan of the drainage system the plumber had to break open the cement in eight places in the foundation and found it blocked in each place. He also had to follow the drain quite a way into the garden.

Our plumber now has a complete plan of the drainage system and says it would not prove as troublesome job if ever it had to be done again.

We trust however that the trouble will not occur again.

Yours truly,

PEMBERTON & SON LTD.

Per:

J. Barber

WJB

See Dec. 13, 1942

CABLE ADDRESS:  
"PEMBERTON" VICTORIA  
EVACUATION SECTION  
Rec'd APR 10 1943  
File No. \_\_\_\_\_  
Ans. \_\_\_\_\_  
Referred Belle  
mt

ALL CORRESPONDENCE TO  
BE ADDRESSED TO THE FIRM



TELEPHONE 2 3124  
PRIVATE EXCHANGE CONNECTING  
ALL DEPARTMENTS

# Pemberton & Son Ltd.

REAL ESTATE, LOANS, INSURANCE

PEMBERTON BUILDING, 333 FORT STREET

VICTORIA, B. C.

CABLE ADDRESS: "PEMBERTON" VICTORIA	
EVALUATION SECTION	
Rec'd	APR 24 1943
File No.	
Ans.	
Referred	

IN REPLY, PLEASE REFER TO A-2773-4

ALL CORRESPONDENCE TO  
BE ADDRESSED TO THE FIRM

April 21st, 1943.

Togo Takahashi, Esq.,  
234 Cottingham St.,  
Toronto, Ont.

Dear Mr. Takahashi:

Re: 42 Gorge Road

Mr. Youngs came into the office to say that he had been transferred by the Government and would have to leave Victoria at the end of May. As his lease had a clause in it to the effect that if he was transferred by his employer he would automatically be released from the lease he has given us a months notice. Do you wish us to rent the house again on the same terms, \$80. a month with the tenant to care for the garden?

We had an urgent call from Mr. Youngs that the sewer was backing up again. We got Mr. Casson to go and fix it and he reported that he had taken a piece of root out of the pipe. It rather looks as if there might be further trouble with the sewers. We will ask Mr. Casson to report to us on this matter and let you know about it.

Yours truly,

PEMBERTON & SON LTD.

Per J. Barber

173 SEE April 21, 1943



TELEPHONE 8 8124  
PRIVATE EXCHANGE CONNECTING  
ALL DEPARTMENTS

CABLE ADDRESS:  
"PEMBERTON" VICTORIA

# Pemberton & Son Ltd.

REAL ESTATE, LOANS, INSURANCE

PEMBERTON BUILDING, 888 FORT STREET  
VICTORIA, B. C.

RECEIVED SECTION	
Rec'd	JUN 28 1943
File No.	
Ans.	<i>Bull</i>
Refered	
ALL CORRESPONDENCE TO BE ADDRESSED TO THE FIRM	

IN REPLY, PLEASE REFER TO Our - A2775  
Your - 475

June 26th, 1943.

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

Dear Sirs:

Re: Toyo (Mrs. Kosaburo) Takahashi

DL 167  
Thanks for yours of the 23rd inst. In order to facilitate Mrs. Takahashi's immediate need we enclose our cheque in your favour as requested by you for \$100.

We take it you will be remitting direct to Mrs. Takahashi.

The new tenants will take the house on a lease for one year on the same terms as Mr. Young, provided the downstairs part of the house, except for the living room and dining room, are redecorated. We have examined the house carefully and strongly recommend that this work be done at once. Will you please advise us of your decision.

The writer personally took the Seaton's to the house as he wished to get an idea as to the type of tenant they were likely to be and he has concluded that they should be exceptionally good tenants. They have engaged a gardener. We also judge Mrs. Seaton to be a competent housekeeper. They have no children and should pay rent promptly.

We found that both the washbasins were cracked and one of the glass shelves in the medicine cabinet had been broken and the other had been tempered with. It is clear that the house has been broken into since the Youngs left and since Mrs. Barber of our office was in to inspect it at the time of the Youngs leaving, because at that time everything was in order. The basins do not leak but may do so at any time. It seems advisable to replace them. Please instruct us.

As you probably know there is a good deal of vandalism. The writer called at a City owned house and found a great deal of damage, even though the place had City Police protection.

Cont'd

475  
10094



# Pemberton & Son Ltd.

REAL ESTATE, LOANS, INSURANCE

PEMBERTON BUILDING, 635 FORT STREET

VICTORIA, B. C.

IN REPLY, PLEASE REFER TO A-2775-A

Your File - 475

September 21st, 1943.

ALL CORRESPONDENCE TO  
BE ADDRESSED TO THE FIRM

The Custodian, Enemy Alien Property,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Hastings & Granville St.,  
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	SEP 22 1943
File No.	475
Ans.	RUB
Referred	Milson

out to Green

Dear Sirs:

Re: Mrs. Toyo Takahashi  
& 42 Gorge Road.

Mr. Seaton, the tenant at the above address has purchased a home and wishes to vacate 42 Gorge Road. He had not signed the lease as he was waiting for Mr. Takahashi's decision about the decorating.

We have a prospective tenant, a Mr. Benson, who is the Manager of a branch of the Royal Bank of Canada here in Victoria. Mr. Benson is married and has two grown sons. He would take the house when Mr. Seaton moves out and would undertake to take good care of the house and garden.

Mr. Benson asks if it would be possible to have the kitchen painted as it is really looking rather shabby.

We feel that Mr. Benson would prove a good tenant as he has owned his own home in Vancouver for some years. He would lease the house for at least one year and possibly longer.

May we have your instructions as to whether we should rent to Mr. Benson?

Yours truly,

PEMBERTON & SON LTD.

Per J. Barber

MJB



475.

September 23rd, 1943.

Messrs. Pemberton & Son, Ltd.,  
Pemberton Building,  
625 Fort Street,  
Victoria, B. C.

Dear Sirs:

Re: Toyo (Mrs. Kosaburo) TAKAHASHI,  
Your File No. A-2775-A.

We are in receipt of your letter of the 21st  
instant.

We note that Mr. Benton wishes to vacate 42 Gorge  
Road but that Mr. Benson, Manager of the Royal Bank of Canada,  
Victoria, is prepared to take the place over for at least  
one year.

This appears to be a very satisfactory arrangement  
and if you so confirm, we approve. Also, it will be in order  
to meet Mr. Benson's request regarding painting the kitchen.

Yours truly,

R. G. Bell,  
Administration Department.

RGB/P.

33



TELEPHONE B 5124  
PRIVATE EXCHANGE CONNECTING  
ALL DEPARTMENTS

CABLE ADDRESS:  
"PEMBERTON" VICTORIA

# Pemberton & Son Ltd.

REAL ESTATE, LOANS, INSURANCE

PEMBERTON BUILDING, 525 FORT STREET

VICTORIA, B. C.

IN REPLY, PLEASE REFER TO A-2775-A  
Your File 475

October 2nd, 1943.

ALL CORRESPONDENCE TO  
BE ADDRESSED TO THE FIRM

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

Dear Sirs:

Re: Toyo (Mrs. Kosaburo) Takahashi  
& 42 Gorge Road

Thanks for yours of the 1st inst.

The point is that the kitchen definitely needs redecorating. The owner writes to us he will not do it. We feel the property will not rent to good tenants or even lease unless this work is done and with that in mind we agreed with the proposed tenant to have it done.

We are holding up the lease, which will not be signed unless the kitchen is decorated.

Can you instruct us to decorate the kitchen at the expense of the owner or is that beyond your powers?

If it is within your powers would you instruct us to do so.

Yours truly,

PEMBERTON & SON LTD.

Per

*H. C. Holmes*  
H. C. Holmes.

HCH:MJB

EVACUATION SECTION	
Rec'd	OCT 4 1943
File No.	475
Ans.	
Referred	Beel



475.

October 6th, 1943.

Messrs. Pemberton & Son Ltd.,  
Pemberton Building,  
625 Fort Street,  
Victoria, B. C.

Dear Sirs:

Re: Toyo (Mrs. Kosaburo) TAKAHASHI,  
Reg. 10094 - Your File A-2775-A.

We are in receipt of your letter of the 2nd instant.

We authorized the decorating of the kitchen in our letter of the 23rd ultimo, and from your letter of the 29th assumed it had been done. Please have the work done, charging the cost, \$26.00, to the property.

Also, please remit the net balance of account for this property as we have undertaken to remit this net balance quarterly to Mr. Takahashi.

Yours truly,

R. G. Bell,  
Administration Department.

RGB/P.



234 Nottingham Street,  
Toronto, Ont.  
March 27, 1944.

Mr. R. B. Bell,  
Office of the War Relocation  
Commission, B.C.

EVACUATION SECTION	
Rec'd	MAR 30 1944
File No.	495
App.	5/1/4
Referred	B.C.

File #645

Dear Mr. Bell,

I thank you for your letter  
of March 25th. At 42 Benge Road, Victoria, B.C., you  
will find in your records that we have one basement  
room full of household articles and personal effects.  
With regard to these things we are in contact with  
Mr. Thomas of the Security Commission (Toronto) for  
their release in order that they may be shipped to us.  
These goods are insured at \$900.00 valuation on the advice  
of the War Relocation Commission representative.

Very truly yours,

You will note certain that all goods in that basement  
room be held intact until release.

I have not received any of this  
current year's post arriving from 42 Benge Road.  
I would like very much if you will forward a check  
as soon as possible.

Yours very truly

Mrs. Toyo Takahashi  
Mar. 27, 1944.



April 1, 1944.

475

Mrs. Toya TAKAHASHI,  
Registration No. 10094,  
234 Cottingham St.,  
Toronto 5, Ont.

Dear Madam:

Thank you for yours of March 27th.  
We note that you are making arrangements for the shipping of the contents of the basement of your house at 42 Gorge Road. On receipt of the proper release from the Security Commission we anticipate no difficulty in arranging shipment.

Items left at the Willows will be sold in due course in the absence of any advice from you, while a decision has not yet been come to about your belongings left in the care of friends. We will probably either dispose of these or advise you that we are willing to leave them where they are without this office being prepared to pay any further attention to them.

Finally, our Administration Department advises that it is too soon to send you any of the current years rent from 42 Gorge Road.

Yours truly,

H. F. Green  
Protection Department

HFG/ms



5th April, 1944.

Mrs. Toyo Takahashi,  
Registration #10094,  
234 Gittingham Street,  
Toronto, Ont.

Dear Madam:

Your letter of March 31st addressed to Mr. Bell was received and I feel that perhaps I should answer it.

Your remarks have been carefully read and there is no doubt that the circumstances as you outline them are a matter of personal concern. Like the dire effects of war along many another line the hardship and penalty often falls with disregard for private interests and the results are being felt in many ways which may seem out of proportion to what one should be called upon to sacrifice, and this of course regardless of nationality.

The policy of liquidation of Japanese property in the protected area has been laid down by Ottawa and this office is engaged to carry out this procedure. I can assure you, however, that to the extent of our ability the best results will be obtained.

The properties in Victoria are being independently appraised by persons recommended by the Real Estate Board of that city and offers must be in line with these valuations before they are considered. The sale is by tender and is being widely advertised so that there may be a competitive interest among the general public and the present time is favourable for disposing of real property. In addition to this no sale is completed without being reviewed by an Advisory Committee under the Chairmanship of a County Court Judge.

With these safe-guards it is expected that should there be a demand for the purchase of your property that the best market value will be secured and the proceeds made available to you in due course and to this extent provide for your security.

Yours truly,

F. G. Shears,  
Director.

FGS/PMH





224 Kensington Street  
Toronto, Ontario  
April 2, 1944

3 copies

Further

Further to the application for  
the removal of my household and personal effects left  
at my home, Victoria, B.C. I  
submit herewith, Victoria, B.C. I  
the following items, 1451 Keele St., Victoria, B.C. I  
the following items, 1451 Keele St., Victoria, B.C. I  
the following items, 1451 Keele St., Victoria, B.C. I  
the following items, 1451 Keele St., Victoria, B.C. I

The household effects left at  
my home, Victoria, B.C. I submit herewith the following -  
1. Bedroom and bathroom sets; all the bed and bath sets;  
2. Wardrobe in linen closet; one closet in upper hall;  
3. Wardrobe in main hall; all that has been left to pieces;  
4. Wardrobe in main hall; all that has been left to pieces;  
5. Wardrobe in main hall; all that has been left to pieces;  
6. Wardrobe in main hall; all that has been left to pieces;  
7. Wardrobe in main hall; all that has been left to pieces;  
8. Wardrobe in main hall; all that has been left to pieces;  
9. Wardrobe in main hall; all that has been left to pieces;  
10. Wardrobe in main hall; all that has been left to pieces;

with receipt for  
household effects



Send the above. The entire contents of the  
small packet are consisting of smallish and greenish  
spores of *Polyporus* *complanatus* which can be used for  
making powder of breadstuffs. There are a considerable  
amount of some specimens, one 2 yellowish and 3 small and  
dark breadstuffs to 3 small specimens if you will instruct  
your representative to make them well and carefully.

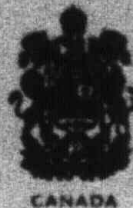
- For remembrance I would like a few things  
and plants from the garden shipped via express, namely,  
1. few bundles each of the various kinds of dwarf shrubs  
which are found around the lower part of the stream.  
2. few of each of various dwarf shrubs and plants, planted  
between flag stones of side house that leads to the front  
door of house.  
3. one dwarf creeping plant, under living room front window.  
4. few bundles each of various kinds of *Andropogon* (rice plants)  
at front porch.  
Please make shrubs and plants with air roots so that they  
live well.

Yours very truly,

Toyo Takahashi



DEPARTMENT OF  
LABOUR



EVACUATION SECTION	
Rec'd	APR 14 1944
File No.	475
Ans.	
Referred	<i>[Signature]</i>

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,  
VANCOUVER, B.C.,  
April 13th, 1944.

Custodian of Alien Property,  
506 Royal Bank Bldg.,  
VANCOUVER, B.C.

Re: TAKAHASHI, Toyo #10095  
234 Cottingham St. Toronto 5, Ont.

Your file 475, letter April 3rd:

Attached are two copies of Custodian Release for goods from several places in Victoria to above; also the original and one copy of a letter giving further particulars and requesting the shipment of a number of plants by express.

You will note that all the charges are to be paid from funds asserted to be in your possession. The Release does not indicate fully the quantity of effects, but, considering the different locations, it would seem that the expense might run to \$100.00 or \$150.00. Shipping instructions should not be sent to Victoria unless you are prepared to reimburse us for all charges.

The advisability of sending the shrubs and trees at this time and the proper packing will have to be left with your representative or the man he employs to do the work.

If you have sufficient funds to protect, all the charges may be made to your account or ours, as you see fit, and submitted in the usual way.

BRITISH COLUMBIA SECURITY COMMISSION

CWF:FF  
Encl.  
c.c. Gen.Files.

*[Signature]*  
C.W. Fisher  
Transportation



## BRITISH COLUMBIA SECURITY COMMISSION

## CUSTODIAN RELEASE FORM

Address: 234 COTTINGHAM ST.Date: April 8, 1944.TORONTO, S. ONT.To: The Secretary of State, acting in his  
capacity as Custodian, Vancouver, B.C.I, TOYO TAKAHASHI, Police Registration No. 10094

hereby request you to release to me the under-noted articles stored at

① 42 GORGE ROAD VICTORIA, B.C.; ② WILLOWS PARK, VICTORIA, B.C. and  
 in possession of ③ MR. R.S. YATES, 1081 ROSLYN RD. VICTORIA, B.C.  
 ④ PROF. E.S. FARR, 2771 BORDICK, VICTORIA, B.C.  
 ⑤ MRS. G.L. MANNING, 5550 CHANCELLOR BLVD. VANCOUVER, B.C.  
 and I release you from any claim whatsoever with respect to such

articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

all articles left in basement room at 42 Gorge Rd. and also all other  
household effects left at that address as outlined in accompanying letter.

MR. R.S. YATES - Roslyn Rd - china cabinetProf. Farr, Bordick Ave - dinner wagon, bookcase, and desk.

Mrs. Manning, Chancellor Blvd. Vancouver - bedside table  
Willows Park, Victoria B.C. - cardboard boxes marked #1 and #5.

Original Address: 42 Gorge Road, Victoria, B.C.Date Evacuated to Present Address: April 23, 1942.Total Number in Family: 6CHARGES:I agree to pay all charges as required by the British  
Columbia Security Commission.

Deposit received: \_\_\_\_\_

Approved:

BRITISH COLUMBIA SECURITY COMMISSION

Per: \_\_\_\_\_

Toyo Takahashi  
 (Claimant Signs Here)

a few shrubs & plants as requested in letter to be shipped  
via express

freight and express charges to be charge to my rent account.



April 18th, 1944

Mr. H. C. Hinton,  
Bank of Toronto Bldg.,  
Victoria, B. C.

Dear Sir:-

Re: Toyo (Mrs. Koseburo) TAKAHASHI

We are enclosing herewith copies of the Security Commission's letter of April 13th, Mrs. Toyo Takahashi's letter of April 8th, and Release of the same date. We will be able to take care of any reasonable expenses and we think, therefore, you may go ahead and make shipment.

This, we think, will clean up everything at your end except possibly some sundries besides the items left at 961 North Park Street which belong to the husband.

If a small quantity of shrubs and plants can be sent to her as requested for sentimental reasons, we would raise no objection.

On their copies of this letter, we are asking the B. C. Security Commission to note that there are some items left with Mrs. Manning of Vancouver and we expect that they will get in touch with our fieldmen about the shipment of these. We are also asking the Security Commission to send a copy of this letter to Mrs. Takahashi and ask her to note that if, as seems probable, the charges will run over \$50.00 and perhaps more, the income from the Gorge Road property will be correspondingly reduced.

Yours truly,

Encs.

H. F. Green  
Protection Department

HFO:IF

c/cs to Security Commission



TELEPHONE 8 8124  
PRIVATE EXCHANGE CONNECTING  
ALL DEPARTMENTS

CABLE ADDRESS:  
"PEMBERTON" VICTORIA

# Pemberton & Son Ltd.

REAL ESTATE, LOANS, INSURANCE

PEMBERTON BUILDING, 625 FORT STREET

VICTORIA, B. C.

IN REPLY, PLEASE REFER TO

April 18th, 1944.

ALL CORRESPONDENCE TO  
BE ADDRESSED TO THE FIRM

The Custodian,  
Enemy Alien Property,  
Japanese Evacuation Section,  
506 Royal Bank Building,  
Hastings & Granville Sts.,  
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	APR 19 1944
File No.	475
Ans.	2/4/46
Ref'd	<i>[Signature]</i>

*sent to Owen.*

Dear Sir:-

Enclosed herewith is a copy of the letter received from Toyo Takahashi with respect to 42 Gorge Road.

Would you be good enough to let us have your instructions with respect to removal of articles listed by Toyo Takahashi.

When articles are removed from a rented property our understanding is that adjustment in rental has to be made. Do you wish us to see the Rental Control Board with regard to this?

Yours very truly,

PEMBERTON & SON LTD.

Per: *J. Barber*

MJB:RA  
Encl.

you may give them to facilitate the removal of my belongings from 42 Gorge Road.

Yours very truly,

"Toyo Takahashi" (Signed)

P.S. I am also requesting that a few shrubs and plants be shipped via express.



April 21, 1944.

475

Messrs. Pemberton & Son Ltd.,  
825 Fort Street,  
Victoria, B. C.

Dear Sir:

Re: Toyo TAKAHASHI

Many thanks for yours of April 18th and enclosure. We have already written to Mr. Hinton, our general Victoria agent, to arrange shipment and are sending him a copy of this letter. He will doubtless be getting in touch with you and we should be much obliged for any assistance you can give him.

It occurs to us that shipment of certain semi-fixtures and items left in the use of the tenant cannot be made without his consent under the present rental control regulations. If these can be obtained, well and good; if not, we shall have to wait until the tenant vacates.

Turning to the adjustment in rent, we think we might reasonably wait for the tenant to raise this point, and if he does, it will of course be in order to refer to the Rental Control Board and abide by their decision.

Yours truly,

H. F. Green  
Protection Department

HFG/ms

CC - Mr. H. G. Hinton



TELEPHONE B 8124  
PRIVATE EXCHANGE CONNECTING  
ALL DEPARTMENTS

CABLE ADDRESS:  
"PEMBERTON" VICTORIA

# Pemberton & Son Ltd.

REAL ESTATE, LOANS, INSURANCE

PEMBERTON BUILDING, 828 FORT STREET

VICTORIA, B. C.

EVACUATION SECTION	
Rec'd	APR 28 1944
File No.	475
Ans.	H/S/H
Referred	Green

ALL CORRESPONDENCE TO  
BE ADDRESSED TO THE FIRM

IN REPLY, PLEASE REFER TO A-2775-A  
Your File 475

April 26th, 1944.

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

Dear Sirs:

Re: Toyo TAKAHASHI

Thank you for your letter of the  
21st inst.

Mr. Benson, the tenant of 42 Gorge  
Road is quite agreeable to Mr. Takahashi's removing  
the articles he requested in his letter to us, with  
the exception of the two venetian blinds and the  
rubber stair mats. These articles were rented as  
semi fixtures of the house and are in constant use.

Will it be in order to leave these  
until Mr. Benson vacates?

Yours very truly,

PEMBERTON & SON LTD.

MJB

Per

J. Barber



**GEORGE A. TOUCHE & Co.**  
**CHARTERED ACCOUNTANTS**

DONOVAN M. TOUCHE E. JAMES BENNETT  
 JOHN PASTOR GEORGE L. C. TOUCHE  
 FRANK P. TUSTILL J. HAYEN YOUNG  
 HAROLD G. HINTON

EDWARD S. READ

PLEASE ADDRESS ALL OFFICES "TOUCHE"  
 1000, BAYVIEW AVE. WILLOWDALE, ONT.

ENGLAND: LONDON AND BIRMINGHAM.

CANADA: MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,  
 EDMONTON, VANCOUVER, VICTORIA.

U. S. A.: NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,  
 MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING

VICTORIA, B.C.

**EVACUATION SECTION**

Rec'd. MAY 6 1944  
 File No. 475  
 Ans. 7/5  
 Referred *Green*

5th May 1944.

H. F. Green, Esq.,  
 Protection Department,  
 Office of the Custodian,  
 506 Royal Bank Building,  
 Vancouver, B. C.

Your File No. 475

Dear Sir:

re Toyo (Mrs. Kosaburo) Takahashi  
Registration No. 10094

I was only able to arrange to get a van from Stocker's last Wednesday and they called at the various places to pick up the articles for the above Japanese. These are being packed by Stocker's and will be shipped by them to Mrs. Takahashi in about a week's time.

I enclose a list showing the items to be shipped by Stocker's and the items which were not shipped showing the reason opposite each article for not shipping.

When making enquiries from a nursery man with regard to the shrubs that Mrs. Takahashi wanted sent to her I was told that it would not be wise to ship them at this time of the year as they were all in bloom and the nursery man did not want to take the responsibility for handling them. I think, perhaps, it would be advisable in the fall to have them shipped if still desired. Perhaps Mrs. Takahashi would let you know about this at that time.

Stocker's telephoned yesterday to say that there were some articles of china which were broken before they touched them. These articles were as follows : -

- 1 Platter
- 1 Glass Jar
- 2 Cups
- 1 China Lid

HGH:MHK  
 Enc. 1

Yours faithfully,

*H. G. Hinton*



H. F. Green, Esq., - 2.

5th May 1944.

P. S. With regard to the list of items not shipped. Those left in the care of the tenant were done so on the instructions of Mr. Yates as apparently there was some objection by the tenant in having these taken away. Items left in the locked basement room were not shipped due to most of them costing more to ship than their value would appear to indicate. The water pump and motor was of some weight. Items in bad condition, of course, were left as they were.

H.F.G.



TOYO (MRS. KOSABURO) TAKAHASHI

REGISTRATION NO. 10094

LIST OF ITEMS REMOVED FROM 42 GORGE ROAD, VICTORIA, B. C. FOR SHIPMENT TO

234 COTTINGHAM STREET, TORONTO 5, ONTARIO

B - Basement

	Oak Dining Room Suite
B	10 Chairs
B	1 Table (round)
B	1 Buffet
B	Quantity Kitchenware
B	Chinaware
	1 Carpet in Lower Hall
	1 Carpet in Upper Hall
	26 Curtains (various)
	Quantity of Curtain Rods
	Rubber Front Door Mat
	2 Curtains for Alcove
	Bed and Dresser with Large Mirror
B	4 Carpet Runners
B	1 Flag
	2 Iron Firedogs
	1 Copper Fender
	New Congoleum Mat (rolled wrong way)
	Dresser in Servants Room
	1 Lawn Mower
	2 water cans
	3 Lengths of Garden Hose
	Shears
	Spades
	Rakes
B	3 Packages of Effects
B	1 Bundle of Pictures
B	1 Carton Effects
B	1 Carton Lighting Products
B	4 Tennis Rackets
B	1 Violin in Case
B	Golf Clubs
B	1 Vacuum Cleaner
B	3 Table Leaves
B	1 Game Board
B	1 Air Rifle
B	1 Electric Hot Plate
B	1 Plant Stand
B	1 Trilite
B	1 package Silence Cloth
B	Garden Stool
B	Box of Dishes
B	3 waste paper Baskets
B	1 Plant Stand
B	4 Boxes Buttons
B	Quantity Canned Goods
B	1 Bamboo stand
B	2 Bed End Lamps
B	1 Lacquer Tray
B	20th Century Dictionary



TOYO (MRS. KOSABURO) TAKAHASHI

REGISTRATION NO. 10094LIST OF ITEMS FOR SHIPMENT TO234 COTTINGHAM STREET, TORONTO 5, ONTARIOFrom Central Storage. Willows:  
(Lot 15)

3 Cartons of Effects

From 1081 Roslyn Road, Victoria, B. C.:

China Cabinet

From 2771 Burdick Avenue, Victoria, B. C.:

Dinner Wagon  
Bookcase  
DeskLIST OF ITEMS NOT SHIPPED TO234 COTTINGHAM STREET, TORONTO 5, ONTARIO

42 Gorge Road, Victoria, B. C.:

All Steel Basement Mat

2 Venetian Blinds

Other Blinds

Rubber Stair Mats

Wheelbarrow

Lino in Kitchen

Lino in Bedrooms

Book Case and Books

1 Water Pump and Motor

1 Pressure Head

1 Trunk Containing Books

3 Boxes of Bolts and Radio

Parts

Quantity of Coat Hangers

Quantity of Various Goods of

no Apparent Value

1 Congoleum Mat

Bedsteads in Basement

2 Bamboo Rakes

Not Found

Left in care of tenant

Left in care of tenant

Left in care of tenant

Left in care of tenant

Left in care of tenant

Left in care of tenant

Left in locked basement room

Left in locked basement room

Left in locked basement room

Left in locked basement room

Left in locked basement room

Left in locked basement room

Left in locked basement room

In bad condition - left in locked  
basement roomIn bad condition - left in locked  
basement roomIn bad condition - left in locked  
basement room



**GEORGE A. TOUCHE & Co.**  
**CHARTERED ACCOUNTANTS**

DONOVAN M. TOUCHE    E. JAMES BENNETT  
JOHN FANTON        GEORGE L. C. TOUCHE  
FRANK P. TURNER    J. HAYES YOUNG  
                    HAROLD G. HINTON

EDWARD S. READ

CABLE ADDRESS ALL OFFICES "RETRKO"  
CODES: BENTLEY'S A.B.C. WESTERN UNION

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,  
EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,  
MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING.

VICTORIA, B.C.

EVACUATION SECTION

Rec'd MAY 15 1944

File No.

475

Ans.

Referred

7-54  
Green

13th May 1944.

H. F. Green, Esq.,  
Protection Department,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Your File No. 475

Dear Sir:

re Toyo (Mrs. Kosaburo) Takahashi  
Registration No. 10094

Stocker's have handed us in triplicate their account in connection with the shipment to the above Japanese amounting to \$75.40 and I am sending these to you herewith.

I received a letter this morning from Mrs. Takahashi in connection with some other articles which she desires to have shipped (items included in the ones thought to have had no value) and I have made arrangements to have these sent to her when I can get Stocker's to act.

These are as follows : -

- 1 Large Canister Powdered Dye
- 31 Tins of Dyes
- 1 Paper Bag Powder

Yours faithfully,

*H. Hinton*

HGH:MHK  
Encs. 3.



**GEORGE A. TOUCHE & Co.**  
**CHARTERED ACCOUNTANTS**

DONOVAN M. TOUCHE E. JAMES BENNETT  
 JOHN PANTON GEORGE L. C. TOUCHE  
 FRANK P. TURVEILLE J. HAYDEN YOUNG  
 HAROLD G. HINTON

EDWARD W. HARRIS

CABLE ADDRESS: ALL OFFICES "TOUCHE"  
 CABLE: MONTREAL A.N.C. WESTERN UNION

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,  
 EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,  
 MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING,  
 VICTORIA, B.C.

**EVACUATION SECTION**

Rec'd MAY 16 1944

File No. 475

Ans.

Referred

15th May 1944.

H. F. Green, Esq.  
 Protection Department,  
 Office of the Custodian,  
 506 Royal Bank Building,  
 Vancouver, B. C.

Your File No. 475

Dear Sir:

re Toyo (Mrs. Kosaburo) Takahashi  
Registration No. 10094

With further reference to my letter of the 5th instant, I enclose a list of articles belonging to the above mentioned lady and which, with the exception of the last two items, have not been dispatched to her due to the fact that they would appear to be of no value. This has been approved by Mrs. Takahashi's solicitor, Mr. R. Stuart Yates and consequently no further action respecting their disposal will be taken unless further instructions are received from you.

It is recommended that authority be granted for the sale locally of the water pump and motor as well as the pressure head shown on the attached list. These are heavy articles and the cost of railway transportation would be out of proportion to their value.

Yours faithfully,

*H. F. Green*

EW:MHK  
 Enc. 1

See letter re calling for listing (will probably include time) on 15th 20th 751 2192



TOYO (MRS. KOSABURO) TAKAHASHI

REGISTRATION NO. 10094

REMAINDER OF CONTENTS OF LOCKED BASEMENT ROOM AT 42 GORGE ROAD,

VICTORIA, B. C. AT 15th MAY 1944

Frame for Wool Work  
3 Wood Boxes of Various Electrical Goods  
1 Glass Jar  
~~1 Trunk Containing Books~~ s  
Quantity of Coat Hangers  
~~1 Case Electrical Apparatus~~ s  
1 Roll Paper  
1 Box Child's Tools  
1 Base for Japanese Miniature Garden  
1 Box Painting Material  
1 Parcel Photo Albums  
1 Portfolio  
1 Writing Case  
~~Book Case Containing Books and Magazines~~ s  
1 Jar Disinfectant  
1 Straw Basket  
3 Section Oblong Glass Sided Zinc Cases (Flowers)  
10 Bottles Rice Vinegar  
Quantity Paper Bags  
Tennis Shoes  
Bugle  
3 Lamp Shades  
~~Doll~~ s  
~~Balls for Toy Railway~~ s  
Piping for Furnace and Grate  
Box of Nails  
~~Several Bundles of Books~~ s  
~~Carton of Oddments~~ s  
~~Electric Fan~~ s  
✓ 1 Canister Kikkoman Shoyu  
x 1 Water Pump and Motor s  
x 1 Pressure Head

*Shoyu Saved*

*S. sold 10/1/46.*

*Victoria 3.*

x See letter to H. F. Green, Esq., Protection  
Department, Office of the Custodian,  
dated 15th May 1944.

*See also 2nd page enclosure 6  
letter 5/5/44*



# P. R. Brown & Sons Limited

## Real Estate, Financial and Insurance Agents

LOANS EFFECTED - ESTATES MANAGED  
BUSINESS OPPORTUNITIES

AGENTS:  
BRITISH AMERICA ASSURANCE CO.  
ROYAL INSURANCE COMPANY, LIMITED  
OF LIVERPOOL, ENGLAND  
INSURANCE CO. OF NORTH AMERICA  
THE BRITISH LAW INSURANCE CO. LTD.  
UNITED BRITISH INSURANCE CO. LTD.

CABLE ADDRESS: "BIRCHWOOD"  
WESTERN UNION CODE (UNIVERSAL EDITION)

BANKERS:  
BANK OF MONTREAL

Victoria, B.C.

May 22nd 1944.

File 475

902  
902

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

Attention of Mr. F. G. Shears.

re: Lot 12, Block 3, Vict. Dist. Plan 1262.

Dear Sirs:

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,

EFB/M

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

Per

Per H. W. Blenkinsop

EXHIBIT NO. 1088-10  
DATE 20 May 1944  
FILED BY J. W. G. Brainer

17















list and description of such and many items left in Victoria.  
According to find that there is a considerable amount of  
various articles and effects still left in the locked basement  
room at 614 George Street, Victoria. Mrs. Venton's letter does  
mention that among other things at her address there is still  
a "quantity of various goods of no apparent value". We  
would like to state that goods of no value were either  
thrown out or burned, and everything in the locked basement  
room is of value and the total insured for \$1000.00. At the  
last we do not wish anything left or stayed.

- From the locked basement room we would  
like the following shipped to us, prepaid freight, as before.  
(If found any old boxes with stains and attachments, for  
reference there, they have never been used and are found in  
2 large cartons. 100 lbs. 2 per case price.  
1. various attachments for vacuum cleaner in cardboard box  
2. glass jar of sugar (very small)  
3. 12 bottles of plum jelly home preserves.  
4. 4 bottles, red plum, and red ginger preserves  
5. 25 wooden food tangers (not wire tangers)  
6. bedstead table, this item is at Mrs. Manning's home.  
5554 Chameller Blvd, Vancouver, B.C.

Yours very truly,

Toyo Takahashi

10094



May 29, 1944.

Messrs. Pemberton & Son, Ltd.,  
625 Fort Street,  
VICTORIA, B. C.

Dear Sirs:

Re: Sun Insurance Pol. #17288091

The above numbered policy covering for \$2500.00 on Dwelling and \$1000.00 on Household Furniture at 42 Gorge Road, expires, as you know, on the 20th of June next.

Would you kindly attend to renewal of this policy covering for the same amount on the house. Insofar as the contents are concerned, information on our file indicates that practically everything has been shipped to Mrs. Takahashi in Toronto, with the exception of a few articles in use by the tenant and one or two things not worth shipping. You will probably have a very fair idea of what the value might be of any contents left on the premises belonging to Mrs. Takahashi. Please renew the coverage on the contents to the extent that you think necessary.

There is also a Cornhill Insurance Policy #117987 which was written through the office of Johnston and Company. This policy expires on the 3rd of September 1944, and it covers for \$900.00 on Household Furniture etc. at 42 Gorge Road. It no longer seems necessary to carry this and there should be a transfer to cover the furniture at the new location in Toronto or else cancelled.

The cleaner way would probably be to cancel it and advise Mrs. Takahashi of our action in this connection so that she can arrange coverage at the new location. Will you attend to the cancellation or apply for a removal permit, whichever you think is best.

(over)

*B. J. [unclear]  
June 19 [unclear]*



**GEORGE A. TOUCHE & Co.**  
**CHARTERED ACCOUNTANTS**

DONOVAN M. TOUCHE    R. JAMES BENNETT  
JOHN FANTON        GEORGE L. C. TOUCHE  
FRANK P. TURVILLE    J. HAYDEN YOUNG  
                         HAROLD G. HINTON

EDWARD S. READ

CABLE ADDRESS ALL OFFICES "RETRIO"  
CODES: BENTLEY'S A.B.C. WRITERS' UNION

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,  
EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,  
MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING.

VICTORIA, B.C.

EVACUATION SECTION

Rec'd JUN 8 7 1944

6th June 1944.

File No.

Ans.

Referred

#75  
12/6

*Green*  
*out to you*

H. F. Green, Esq.,  
Protection Department,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Your File No. 475

Dear Sir:

re: Toyo Takahashi - Registration No. 10094

With reference to the letter to you from the B. C. Security Commission (Transportation) dated the 2nd instant, regarding certain alleged shortages in a recent shipment made to the above Japanese at 234 Cottingham Street, Toronto, I beg to report as follows: -

The term "lot 15" mentioned by Mrs. Takahashi refers to the local designation given by this office to each Japanese separate lot of effects in Central Storage and has nothing to do with identifying any particular shipment. This is mentioned in order to obviate any misunderstanding.

The custom followed by Stocker's Transfer is to bring all articles to be shipped to their Warehouse where they are crated, etc. as may be required. In doing this, it frequently happens that a carton may be placed in a case together with other effects. This is what occurred in this particular instance. The three cartons shipped will be found in cases marked Nos. 1, 7 and 10 respectively.

As regards the lady's hand bag and 2 sets of bookends it will be noted that Mrs. Takahashi states that these were in furniture drawers. As it has never been the custom of my representative to list the contents of drawers or to open trunks or cases unless specifically asked to do so, I regret that I cannot give you further information regarding these. In the first place, there is no definite proof that these articles were stored as stated and secondly such effects, having been placed in



H. F. Green, Esq. - 2.

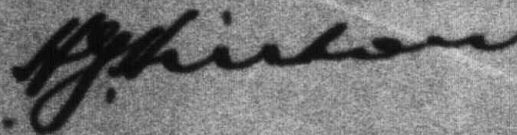
6th June 1944.

closed receptacles would not have been itemized.

Regarding the golf clubs, the itemized list in my possession shows that there were six clubs in the golf bag. I do not know whether or not one of these was a putter.

In view of the policy now in force, I am not making any further shipments to this or other evacuated Japanese unless I receive your instructions to do so.

Yours faithfully,



EWP:MHK



EVACUATION CERTIFICATE	
DATE	JUNE 1, 1944
NAME	Mr. & Mrs. J. H. Smith
ADDRESS	123 Main St., Chicago, Ill.
REMARKS	Under the terms of the Evacuation Certificate No. 12345678

Albany, N.Y.  
June 6, 1944

My dear Mr. & Mrs. Smith,  
I am writing to you in regard to the  
Evacuation Certificate No. 12345678.

Under the terms of the  
Evacuation Certificate No. 12345678

900

I am writing to you in regard to the  
Evacuation Certificate No. 12345678. If it is all right to  
my mind and wishes, it is all right that I would  
like to have it put in the name of the  
Evacuation Certificate No. 12345678.

I am writing to you in regard to the  
Evacuation Certificate No. 12345678. I have been  
informed by the War Relocation Authority that my property at  
the War Relocation Authority has a  
market value of \$12,000.00, cash, today.

Please realize that the above  
amount is the full value of the sale of my property at  
the War Relocation Authority. I have no desire to sell my property  
for the purpose of the income which my property affords,  
but for the purpose of the War Relocation Authority and the  
which my property represents.

Yours very truly,

Mrs. J. H. Smith



June 8th, 1944.

Mrs. Toyo TAKAHASHI,  
Reg. No. 10094,  
234 Cottingham St.,  
Toronto 5, Ontario.

Dear Madam:-

Thank you for your two letters of May 24th and May 29th, the latter of which was also sent to the B. C. Security Commission.

We were very surprised to see from your former letter that you had received reports of the removal of plants from your Gorge Road property. The writer was there in the early part of this year and met your tenants, who are very respectable people. It is, of course, possible that some have been stolen by passers-by and we have referred the first part of this letter to the real estate agents who are administering this property. Insofar as shipment of some plants to you is concerned, this will be covered by what we write below.

From your second letter we were sorry to hear of the missing articles and are making prompt enquiries. As to the further shipments requested, we do not think anything can be done for the time being due to the lack of funds. We have paid \$79.10 cartage and \$15.00 agent's expenses on your previous shipment reducing your credit with this office to \$3.60. There still remains unpaid the freight bill of \$137.47 and we request that you remit us funds to cover this amount as we cannot ask the C. P. R. to wait until sufficient rentals are received to pay their account. This will not be until the end of July by which time we should have \$142.50 for May, June, and July rents to hand.

When this matter is cleared up, we will consider whether or not a further shipment should be made to



Mrs. Toyo TAKAHASHI

-3-

June 8th, 1944.

(P.3. Cont.)

so, I regret that I cannot give you further information regarding these. In the first place, there is no definite proof that these articles were stored as stated and secondly such effects, having been placed in closed receptacles would not have been itemized.

"Regarding the golf clubs, the itemized list in my possession shows that there were six clubs in the golf bag. I do not know whether or not one of these was a putter."

HFG:LF



EVACUATION SECTION

JUN 16 1944

Rec'd

File No.

478

By

J.P.

234 L. H. Hughes Trust

Toronto, Ont.

June 12, 1944

Department of the Secretary of  
War of the Government  
Ottawa, Ont.

126-478 Crossed over  
8/6

Dear Sir,

Thank you for

the letter of June 29<sup>th</sup>, 1944, the following

articles were sent to your office. As you are not sure they will be  
of any use, please return them.

We have just received a shipment  
of 20 packages from Ottawa, Ont. On checking the goods with  
the copy of the letter of June 29<sup>th</sup>, the representation of the  
packages at Ottawa, we find the following articles missing:

a. Four metal storage lockers, No. 15, - 3 cartons of  
offices included. We received only 2 cartons. The missing  
cartons contained 20 sets of electric handeling fixtures, each  
in individual boxes.

b. One large's handeling fixture and hand individual, a small  
handeling for pairs of work and cartons, one box was a gift  
from my mother. This was in a red box in the bottom drawer  
of the desk shipped to us.

c. 10 sets of bookends, one pair, metal, dog figures  
wood pair, University of Washington crest engraved,  
both were in paper boxes.

d. One of the boxes shipped, one paper of metal set missing,  
also, 6 of the boxes missing from box.











# Pemberton, Holmes Ltd.

FORMERLY  
PEMBERTON & SON, LTD.  
REAL ESTATE, LOANS, INSURANCE  
PEMBERTON BUILDING, 525 FORT STREET  
VICTORIA, B. C.

EVACUATION SECTION	
Rec'd	JUN 19 1944
File No.	475
Ans.	Sm 5/12/44
Referred	Wilson

IN REPLY, PLEASE REFER TO ECR:JB

PLEASE ADDRESS ALL  
CORRESPONDENCE TO THE FIRM

June 16, 1944.

The Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
Hastings & Granville Sts.,  
VANCOUVER, B.C.

Dear Sirs:

Re File 475 - Sun Policy No 17288091 - Takahashi

With reference to your letter of the 29th May last:  
We now beg to enclose herewith Sun Fire Policy No 17560962, covering  
\$2500.00 on Dwelling, and \$100.00 on Furniture, at 42 Gorge Road,  
Victoria, B.C., to replace that expiring on the 20th instant.

// The household articles which are in the house would not  
be worth more than \$100.00, and we have therefore insured them for this  
amount. //

We would be glad to know if it will be in order for us  
to charge the premium against the rentals we are collecting on the  
property.

The question of the Cornhill Policy covering \$900.00 on  
Furniture, is being attended to.

Yours faithfully,

PEMBERTON, HOLMES, LTD.

Per E. J. B.

Rosier

ECR:JB  
Enc.



**GEORGE A. TOUCHE & Co.**  
**CHARTERED ACCOUNTANTS**

DONOVAN M. TOUCHE    E. JAMES BENNETT  
JOHN PARTON        GEORGE L. C. TOUCHE  
FRANK P. TURVILLE    J. HAYDN YOUNG  
HAROLD G. HINTON

EDWARD E. BRAD

CABLE ADDRESS: ALL OFFICES "TOUCHE"  
CABLES: DOWLEY'S A.B.C. WESTERN UNION

ENGLAND, LONDON AND BIRMINGHAM.

CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,  
EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,  
MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING,  
VICTORIA, B.C.

17th June 1944.

EVACUATION SECTION	
Rec'd	JUN 19 1944
File No.	475
Ans.	Spain
Referred	Spain

H. F. Green, Esq.,  
Protection Department,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

*See toshbora 19/6/44*  
Your File No. 475

Dear Sir:

re Toyo (Mrs. Kosaburo) Takahashi

Receipt is acknowledged of your letter dated the 8th instant. It is noted that the question of the missing carton has been referred to Mrs. Takahashi for verification.

Your attention is drawn to the fact that in this lady's letter of the 29th ultimo, she makes mention of the fact that her statement that a carton was deficient in the shipment received was based on checking "the goods with the copy of the letter from Mr. Hinton".

For the reason stated in the third paragraph of my letter to you of the 6th June, it follows that the inventory which I sent her and to which she refers need not necessarily coincide with the Bill of Lading.

Should the carton in question prove to have not been received kindly notify me in order that I may institute inquiries without delay.

Yours faithfully,

*H. Hinton*

EWP:MHK

*See Mrs Green's letter  
June 8<sup>th</sup> to  
Mrs Takahashi  
— Spain*



# Hagar & Swayne, Ltd.

INSURANCE AND REAL ESTATE  
NOTARY PUBLIC

Rec'd	JUN 7 1945
File No.	475
Ans.	
Replied	Haggard

TELEPHONE: GARDEN 4121-2-3

CENTRAL BUILDING.

VICTORIA, B. C.

June 6th, 1945.

The Custodian,  
506 Royal Bank Building,  
675 W. Hastings Street,  
Vancouver, B. C.

Dear Sir:      Re: Catalogue No. 902, File No. 475.

On behalf of Mr. and Mrs. Joseph Sparrow,  
1754 Haultain Street, Victoria, B. C. We beg to  
tender our Certified cheque for \$500 being 10%  
of the full price viz \$5000.00 which they offer for  
this property.

If this price is acceptable they will pay  
a further Thousand Dollars immediately. Fifteen  
Hundred Dollars in 12 months and \$1000. each year  
following, until fully paid up. Interest 5% on out-  
standing balances.

Awaiting your favored reply.

Yours very truly,

HAGAR & SWAYNE LIMITED

Per:

*Frank S Ball*

Real Estate Department.

FSB:BC



RECEIVED

7th June, 1945.

Messrs. Hagar & Swayne Limited,  
Central Building,  
Victoria, B.C.

Dear Sirs:

Re: Catalogue No. 902  
42 Gorge Rd., Victoria.

Your letter of the 6th instant, written on behalf of Mr. & Mrs. Joseph Sparrow, enclosing cheque for \$500.00 and offer to purchase the above property for the sum of \$5,000.00 has been received and considered.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$8,500.00.

If your client should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,  
Director.

PMH  
encl.



PEMBERTON, HOLMES LIMITED

Evac. 475  
Victoria B. C.

October 10th, 1945.

F. G. Sheare, Esq.,  
Director, Legal Section,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Dear Sir:

Re: Your file 1483, Togo Cleaners Limited

Thanks for yours of the 6th instant stating that payment of commission could not be entertained in the above case.

We note you have no objection to our writing to Mr. Takahashi and that if he thinks there is obligation to our Firm in regard to the payment of commission, favourable consideration would then be given to payment.

The unfortunate part from our point of view is that Mr. Takahashi stated very definitely to us that he was most opposed to this property being sold so that we can hardly expect him to favour payment of commission.

The facts are of course as we have stated previously, namely, that the purchaser of this property consulted us on several occasions both as to what he should pay and as to the financing of the purchase. We were the instrument for his making the offer he did both as to the amount of that offer and as to his ability to pay the purchase price. Normally this would be regarded as a valuable service and one worthy of recompense.

We do not raise the matter because of any substantial financial benefit we would gain by being paid a commission because 100% of such gain would be paid by us in Income Tax less what is refundable. We only made a claim because we thought it was fair to do so and we feel that fair dealing is a good thing all around.

Yours truly,

PEMBERTON, HOLMES LTD.

Per: "H. C. Holmes,"  
President

HGH:EK



# EMPIRE REALTY COMPANY LTD.

REALTY, INSURANCE, FINANCE

1008 BROAD STREET,

VICTORIA, B. C.

March 28th, 1946.

Rec'd	MAR 29 1946
File No.	475
Am.	
Ref.	

F. G. Shears, Custodian,  
506 Royal Bank Bldg.,  
Hastings & Granville Sts.,  
Vancouver, B. C.

Dear Sir:

Enclosed, please find certified cheque for One thousand dollars (\$1000.00), same being 10% of an offer of purchase for Ten thousand dollars (\$10,000.00) of the property situated at #42 Gorge Road, Victoria, B. C., and more particularly known and described as follows: Lot twelve (12), except part (P 132BL) Block three (3), Section ten (10), Victoria District, Map 1262.

Furthermore, I would like to convey to you, Mr. Shears, that our client, namely, W. G. Heaney, a prominent business man of Victoria, is willing to permit the present tenant, namely Mr. Benson to remain domiciled at #42 Gorge Road, or arrangement could be made for Mr. Benson to occupy Mr. Heaney's residence in Oak Bay. This residence is very comfortable, consisting of seven rooms, close to schools and transportation.

Trusting this offer will receive your earnest consideration, I am.

Yours respectfully,

EMPIRE REALTY CO. LTD.

Per:

*P. A. J. J. J.*

PAF/ab  
Encl.

PROPERTY ACCOUNT



506 Royal Bank Building,  
Vancouver, B.C.

1st April, 1946.

475

E. W. Wright, Esq.,  
Counsel to the Custodian,  
Office of the Custodian,  
Victoria Building,  
Ottawa, Ont.

Dear Mr. Wright:

Re: Catalogue No. 902  
42 Gorge Road,  
Victoria, B.C.

You are aware that Mrs. Toyo Takahashi registered an objection to offering for sale her property at 42 Gorge Road, Victoria.

Her letter of March 31st, 1944, was sent to Ottawa together with a copy of my reply of the 5th April. Mrs. Takahashi then wrote to Ottawa under date April 16th, 1944, and a further letter to our office of June 6th, 1944. For your ready reference copies of this correspondence are enclosed.

Mr. McPherson was in Vancouver during this time and received a letter from Dr. Coleman dated April 19th, 1944, reading as follows:

"I am enclosing copy of a letter from Mrs. Toyo Takahashi 234 Cottingham Street, Toronto 5, which I have brought to the attention of the Secretary of State.

I observe that the property is listed as catalogue No. 902 and that tenders will be received up to the 15th June.

In view of the special circumstances mentioned in Mrs. Takahashi's letter, the Secretary of State has directed that no tender may be accepted until the matter has been referred to him. He would like to go into the question carefully before sanctioning the sale of this particular property."

This property was valued by Messrs. P.R. Brown & Sons in conjunction with Mr. Blenkinsop of the firm of Van der Vliet, Cabeldue & May Ltd. on May 22nd, 1944, and it was their considered opinion that the property at that time was worth \$8,500.-



475

K. H. Wright, Esq.

The Municipal Assessment is as follows:

Land	-	\$630.-
Improvements		4,420.-

and the property is rented for \$50.- per month.

No tenders were received as a result of our original advertisement and the only offer received was on the 7th June, 1945, when Messrs. Hagar & Swayne made an offer of \$5,000.- on behalf of a client.

We have now received an offer from the Empire Realty Co. for the sum of \$10,000.- This offer reads as follows:

"Enclosed, please find certified cheque for One thousand dollars (\$1000.00), same being 10% of an offer of purchase for Ten thousand dollars (\$10,000.00) of the property situated at #42 Gorge Road, Victoria, B.C., and more particularly known and described as follows: Lot twelve (12), except part (P 132BL) Block three (3), Section ten (10), Victoria District, Map 1262.

Furthermore, I would like to convey to you, Mr. Shears, that our client, namely, W.G. Heaney, a prominent business man of Victoria is willing to permit the present tenant, namely Mr. Benson to remain domiciled at #42 Gorge Road, or arrangement could be made for Mr. Benson to occupy Mr. Heaney's residence in Oak Bay. This residence is very comfortable, consisting of seven rooms, close to schools and transportation.

Trusting this offer will receive your earnest consideration."

You will note in the closing paragraph of Mrs. Takahashi's letter of March 31st she states "I value my property at \$10,000.-" and that in her letter of June 6th she speaks of a market value of \$12,500.-

You are aware that the Togo Cleaners owned by the Takahashi family has been fully liquidated.



3.

475

K. F. Wright, Esq.

Will you kindly have this matter reviewed by Dr. Coleman and let me have your instructions.

Yours very truly,

F. G. Shears,  
Director.

FGS/PMH

encl.



GEORGE RANDALL

Real Estate & Insurance Broker

OFFICE PHONES 5-5109 & 5-5100  
RES. PHONE 5-5002

1303 DOUGLAS STREET - VICTORIA, B. C.

EVACUATION SECTION

Rec'd APR 4 1946

File No. 475

Ans. 4/4/46 Jmt

Referred Mr. Stewart

April 2nd/46.

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

Dear Sir:-

In reference to Parcel No. 902, address  
42 Gorge Rd, Victoria; Lot 12, Ex.pt (P.132BL)  
Blk. 3, Sec.10, Victoria District, Map 1262, Large  
Brick Dwelling, Greenhouse, file No. 475, Price \$8,500,  
I have been instructed by my client to submit you an  
offer for your consideration of \$7,350 cash for the  
above piece of property.

Awaiting your early reply, I remain

Yours truly,

*14 R. Barrett*

HB.mb.



4th April, 1946.

George Randall, Esq.,  
1303 Douglas Street,  
Victoria, B.C.

Dear Sir:

Re: Catalogue No. 902  
42 Gorge Road,  
Victoria, B.C.

We are in receipt of your letter of the 2nd instant in which on behalf of your client you offer to purchase the above property for the sum of \$7,350 cash.

The minimum price stated in our recent catalogue was \$8,500.- and we have already received an offer in excess of that amount which is now being considered at Ottawa. We are, therefore not in a position to accept the offer you have submitted.

Yours truly,

F. G. Shears,  
Director.

FGS/PMH



EXTRACT FROM MINUTES OF THE ADVISORY  
COMMITTEE held on May 3rd, 1946.

Catalogue No. 902 - 42 Gorge Road, Victoria, B.C.

This property was advertised and included in the original Catalogue.

Mr. Shears referred to a letter written on the 31st March, 1944, in which the registered owner, Mrs. Takahashi, expressed disappointment that her property was being offered for sale. The letter concluded:

"Since Ottawa is liquidating property inspite 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 in Ottawa and also because I value my property at \$10,000."

Correspondence ensued between the Office of the Custodian and Mrs. Takahashi and a letter was sent direct by Mrs. Takahashi to Ottawa.

On April 19th, 1944, Dr. Coleman wrote as follows:

"I am enclosing copy of a letter from Mrs. Toyo Takahashi 234 Cottingham Street, Toronto 5, which I have brought to the attention of the Secretary of State.

I observe that the property is listed as catalogue No. 902 and that tenders will be received up to the 15th June, 1944.

In view of the special circumstances mentioned in Mrs. Takahashi's letter, the Secretary of State has directed that no tender may be accepted until the matter has been referred to him. He would like to go into the question carefully before sanctioning the sale of this particular property."

The Secretary of State at that time was the Honourable Norman McLarty.



The assessed value of this property was:

Land	-	\$635.-
Improvements	-	4,420.-

A joint independent appraisal was made on behalf of the Custodian by Messrs. E.F. Burton and H.W. Blenkinsop for the sum of \$8,500.-.

No tenders were received in response to the original advertisement.

A year later on June 7th, 1945, an offer of \$5,000.- was received but this was rejected, not being in line with the valuation.

This residence was listed in a 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 the 4th April, 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 consideration an offer of \$7,350.-.

In view of the letter received from Dr. Coleman, above referred to, Mr. Shears stated that he intended submitting the matter to Ottawa and asked for the Committee's advice in regard to same.

After reviewing all 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 Co. was in excess of the actual valuation and was apparently in line with Mrs. Takahashi's idea of valuation, as mentioned in her letter of the 31st March, 1944. The Committee considered therefore that they would be prepared to recommend the acceptance of this offer.



475.  
Cat. No. 902.

May 30th, 1946.

Mrs. Toyo TAKAHASHI,  
Registration No. 10094,  
234 Cottingham Street,  
Toronto 5, Ontario.

Dear Madam:-

Re: 42 Gorge Road (Lot 12 in Block 3 of Section  
10, Victoria District, Plan 1262, except  
that part thereof shown outlined in red on  
Plan 132 B.L.)

We would refer to previous correspondence on the subject  
of the sale of your Victoria home, for which we have received an offer  
of \$10,000.00, Cash.

In spite of this property having been on the market  
since the Spring of 1944, and well advertised, this is much the highest  
offer received, being in line with the value placed on it in your  
letter of the 31st March, 1944; and substantially more than that recently  
placed on it by qualified independent appraisers (\$8,500.00).

This offer was referred to Ottawa and, in conformity  
with the Government's policy of liquidation, acceptance has been  
authorized and this office will now proceed with the usual formalities  
connected with all sales of real property.

As soon as final adjustments have been made a complete  
statement of the transaction will be forwarded to you, the net proceeds  
being passed to the credit of your account, a statement of which will be  
sent you at the same time. The free balance of this account is, as you  
know, always available to you.

Yours truly,

R. G. Ball,  
Administration Department.

RGB/P.



475.  
Cat. No. 902.

May 30th, 1946.

Mrs. Toyo TAKAHASHI,  
Registration No. 10094,  
234 Cottenham Street,  
Toronto 5, Ontario.

Dear Madam:

Re: 42 Gorge Road (Lot 12 in Block 3 of Section  
10, Victoria District, Plan 1262, except  
that part thereof shown outlined in red on  
Plan 132 B.L.)

We would refer to previous correspondence on the subject  
of the sale of your Victoria home, for which we have received an offer  
of \$10,000.00, Cash.

In spite of this property having been on the market  
since the Spring of 1944, and well advertised, this is much the highest  
offer received, being in line with the value placed on it in your  
letter of the 31st March, 1944; and substantially more than that recently  
placed on it by qualified independent appraisers (\$8,500.00).

This offer was referred to Ottawa and, in conformity  
with the Government's policy of liquidation, acceptance has been  
authorized and this office will now proceed with the usual formalities  
connected with all sales of real property.

As soon as final adjustments have been made a complete  
statement of the transaction will be forwarded to you, the net proceeds  
being passed to the credit of your account, a statement of which will be  
sent you at the same time. The free balance of this account is, as you  
know, always available to you.

Yours truly,

R. G. Bell,  
Administration Department.

RGB/P.



475.  
Cat. No. 902.

May 30th, 1946.

G. O. Cumpston, Esq.,  
Messrs. George A. Touche & Co.,  
Bank of Toronto Building,  
Victoria, B. C.

Dear Sir:

Re: 42 Gorge Road (Lot 12 in Block 3 of Section  
10, Victoria District, Plan 1262, except  
that part thereof shown outlined in red  
on Plan 132 B.L.)

Having received an acceptable offer for the above  
property (Land and Buildings) we will now proceed with the sale  
thereof.

For your information we would add that the purchaser  
is Mr. W. G. Heaney who filed his offer through the Empire Realty  
Company.

Termination of Custodian interest in the Real  
Property makes it desirable to liquidate what personal property  
remains, either by auction or sale on the basis of appraised values.  
We understand the purchaser is prepared to consider leaving the  
present tenant in occupancy but this should not delay liquidation  
of chattels unnecessarily and we shall be glad to have your suggestions  
or recommendations to that end.

Yours very truly,

R. G. Bell,  
Administration Department.

RGB/P.



Copy for Mr. Peters

475

June 3, 1946.

The Empire Realty Co. Ltd.,  
1008 Broad Street,  
Victoria, B. C.

Dear Sirs:

Re: Catalogue No. 902  
41 George Road, Victoria, B. C.  
12/22/46. 12.1328/12/10/1946

Further to our letter of April 1st we have to advise you that we are prepared to recommend the acceptance of your offer, on behalf of Mr. W. G. Henney, of \$10,000.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$9,000.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject, using the enclosed form.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

We wish to call to your attention a registered charge - 101901-6, Exceptions and reservations contained in the original grant from the Hudson's Bay Company, in favour of The Crown. The sale of the above property is subject to this charge.

Yours truly,

F. G. Shears,  
Director.

 - Information form.



Catalogue No. 902  
File No. 475  
42 Gorge Rd., Victoria, B. C.  
12/Ex.pt.(P.132BL)3/10/1262

August 2, 1946.

WILLIAM GEORGE HEANEY & GLADYS MARIE HEANEY  
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at June 13, 1946)

	DEBIT	CREDIT
Purchase price	\$10,000.00	
Cheques received		\$10,000.00
Seller's proportion of taxes for 1946 - 163/365 x \$152.83		68.25
<u>Amount of rent collected</u>		
June 13th to June 30th - 18/30 x \$47.50		28.50
July 1st to July 31st		47.50
Registration fees on deed - \$10,000.00	20.00	
Insurance premium \$22.00 (Ex. 10/1/47) - Unearned portion	4.24	
Insurance premium \$10.00 (Ex. 10/1/47) - Unearned portion	1.93	
Insurance premium \$15.70 (Ex. 20/6/47) - Unearned portion	5.33	
Balance owing to purchasers	112.75	
	<u>\$10,144.25</u>	<u>\$10,144.25</u>

BALANCE OWING TO PURCHASERS

\$112.75



**GEORGE A. TOUCHE & Co.**  
CHARTERED ACCOUNTANTS

CABLE ADDRESS: ALL OFFICES "ETRECO"  
CODES: BENTLEY'S A.B.C. WESTERN UNION

G. O. CUMPTON  
RESIDENT PARTNER

ENGLAND, LONDON AND BIRMINGHAM.

CANADA. MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,  
EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,  
MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING.  
VICTORIA, B.C.

5th June 1946.

RECEIVED SECTION	
Rec'd	JUN 7 1946
File No.	475
Ans.	
Referred	Bill

R. G. Bell, Esq.,  
Administration Department,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Your File No. 475 - Cat. No. 902

Dear Sir:

42 Gorge Road, Victoria, B. C.

Receipt is acknowledged of your letter of the 30th  
ultimo.

The personal property remaining at the above residence  
was duly listed and reported upon in this office letter to you  
of the 15th May 1944.

As the present tenants expressed a desire to purchase  
from amongst these effects some miscellaneous articles of radio  
equipment as well as a Westinghouse Induction Motor ( $\frac{1}{2}$  H. P.),  
I have had these valued by an expert appraiser. Attached you  
will find his report in duplicate. Please inform me whether I  
may dispose of these at the stated appraised values.

As regards the balance of the effects, I would draw  
your attention to the observation made in my above mentioned  
letter to the effect that these appear to be of no value - an  
opinion concurred in by Mrs. Takahashi's solicitor who was  
present at the time. However the appraiser from Messrs. Maynard  
and Sons, informs me that he is satisfied that the price he can  
obtain at auction would justify these effects being removed to  
his auction rooms. This will be done immediately I receive your  
decision respecting the sale of the radio equipment and induction  
motor.

Yours faithfully,

*George A. Touche*

EWP:MHK  
Encs. 2.

*A.S. Hunt-Yates*



**MAYNARD & SONS**

AUCTIONEERS AND APPRAISERS

731-733 JOHNSON ST.

VICTORIA, B. C.

4 June 46 19

Messrs. Geo. A. Touche, & Co.,  
Bank Toronto Bldg.,  
VICTORIA, B.C.

Dear Sirs:

As per your request we have this day appraised  
the following effects at 42 Gorge Road, Victoria, B.C.

Misc. Radio Equipment & Small Elec Motor	3.00
Westinghouse Type F J Inductor Motor ( $\frac{1}{2}$ HP)	20.00
	<hr/>
	23.00

Yours very truly

*A. J. Maynard*  
MAYNARD & SONS

File 475 - Reg. No. 10094.

TAKAHASHI, Toyo (Mrs. Kosaburo)

Sold to Tenant - L.A. Benson

Approved by Panel  
Advisory Committee  
3/10/46  
C.G.

*Paid in full  
July 5, 1946.*



**GEORGE A. TOUCHE & Co.**  
**CHARTERED ACCOUNTANTS**

CABLE ADDRESS: ALL OFFICES "GATCO"  
CODES: BENTLEY'S A.B.C. WESTERN UNION

G. O. CUMPTON  
RESIDENT PARTNER

ENGLAND, LONDON AND BIRMINGHAM.  
CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,  
EDMONTON, VANCOUVER, VICTORIA.  
U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,  
MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING.  
VICTORIA, B.C.

4th July 1946.

R. G. Bell, Esq.,  
Administration Department,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

Your File No. 475 - Cat. No. 902

Dear Sir:

Chattels at 42 Gorge Road, Victoria

Receipt is acknowledged of your letter of the 30th ultimo.

In accordance with the recommendations made in my letter to you of the 5th June, which were duly approved by Mr. Shears, the remaining chattels at the above address with the undermentioned exceptions, have been removed to Messrs. Maynard & Sons for disposal by auction. A report on the results of this sale will follow shortly.

The following articles were sold to the tenant (Mr. L. A. Benson) and his cheque for the total amount accompanies this letter :

- |   |         |
|---|---------|
| a) Miscellaneous radio equipment and small electric motor | \$ 3.00 |
| b) Westinghouse Type F. J. Induction Motor (½ H. P.)      | 20.00   |

Yours faithfully,

JWP:MHK  
Enc. 1.

*[Signature]* 475/10094  
JAYO TAKAHASHI

EVACUATION SECTION	
Rec'd	JUL 5
File No.	475/10094
Ans.	Bell
Referred	Bell



NAME TAKAHASHI, Toyo (Mrs. Kosaburo)

REGISTRATION NO. 10094

FILE NO. 475

*paid Oct. 1, 1946*

The following chattels were sold by public  
auction at Victoria, B.C. on July 10, 1946

Best safe & set of shelves	2.50 ✓
Trunk	4.00 ✓
Pump	3.00 ✓
Copper coil, brass coil etc.	3.00 ✓
Large lot books	0.50 ✓
Lot boxes	0.50 ✓
Contents of 3 boxes	1.50 ✓
Metal box & contents	1.25 ✓
Lot books & magazines	0.50 ✓
Set fish bowls	3.50 ✓
Box train parts	5.50 ✓
Vacuum parts & doll	3.25 ✓
Electric Fan	2.25 ✓
Oil burner	90.00 ✓

Total	(Auctioneer's Fee &		121.25
Less Expenses:	(Advertising:	\$15.15	
	(Moving:	<u>3.00</u>	\$18.15
Net Proceeds Credited:			<u>\$103.10</u>

Members of Custodian Staff Present.

Victoria 3.

Extracted from Auctioneering List No.

Remarks. Several small auctions were held at Victoria and consolidated into one.  
Handed to Accounts on October 1, 1946



**GEORGE A. TOUCHE & Co.**  
**CHARTERED ACCOUNTANTS**

CABLE ADDRESS: ALL OFFICES "GENTRO"  
CODE: BENTLEY'S A.B.C. WESTERN UNION

G. O. CUMSTON  
RESIDENT PARTNER

ENGLAND, LONDON AND BIRMINGHAM.

CANADA. MONTREAL, TORONTO, WHELFORD, REGINA, CALGARY,  
EDMONTON, VANCOUVER, VICTORIA.

U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT, ST. LOUIS,  
MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING,  
VICTORIA, B.C.

15th July 1946.

R. G. Bell, Esq.,  
Administration Department,  
Office of the Custodian,  
506 Royal Bank Building,  
Vancouver, B. C.

*TAKAHASHI Jogo.*  
10094  
Your File No. 475 - Cat. No. 902

EVACUATION SECTION	
Rec'd	JUL 16 1946
File No.	475
Ans.	RB
Referred	bell

Dear Sir:

Chattels at 42 Gorge Road, Victoria, B. C.

With reference to your letter of the 30th ultimo, I wish to inform you that the remainder of the effects mentioned in the last paragraph of my letter to you of the 5th June were duly removed to Maynard's Auction Rooms and there disposed of in accordance with your instructions.

The Auctioneer's detailed statement of sale is enclosed together with cheque for \$103.10 representing net proceeds realized. It will be noted that only articles which had any sales value are listed in the statement.

I am informed by Maynard & Sons that no charge will be made for the appraisal of articles requested by you in your letter of the 30th May last.

Yours faithfully,

*G. O. Cumston*

EWP:MHK  
Encs.



# STATEMENT OF SALE

VICTORIA, B. C. July 10th, 1946.

M

Col. Pope

SOLD BY

**MAYNARD & SONS**

AUCTIONEERS AND APPRAISERS

TELEPHONE G-5921

OFFICE AND SALES ROOM: 731-733 JOHNSON ST.

Heat Safe & Set Shelves 2.50, Trunk 4.00, Pump 3.00,	9	50
Copper coil, Brass coil etc. 3.00, Lge lot books .50,	3	50
Lot boxes .50, Contents 5 boxes 1.50, Metal Box & contents 1.25	3	25
●t Books & magazines .50, Set Fish Bowls 3.50,	4	00
Box Train Parts 5.50, Vacuum Parts & doll 3.25,	8	75
Electric Fan 2.25, Oil Burner 90.00	92	25
	121	25
Commission	15	15
	\$106	10
Cartage charges	3	00
Net Proceeds	\$103	10

All other Articles found at 42 Gorge Road and not included  
in the above statement, had no sales value.



MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 475

NAME: TAKAHASHI, Toyo (Mrs. Kosaburo)

DATE ADVERTISED:  
(or other information)

APPRAISER'S NAME: Maynard & sons

VALUATION: \$23.00

PURCHASE PRICE: \$23.00

COMMITTEE'S APPROVAL: 3/10/46

PURCHASER'S FULL NAME: Mr. L.A. Benson

ADDRESS: 42 Gorge Road, Victoria, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:

(state if purchase  
price already paid or  
arrangements made)

YES

NO

Paid in full (July 5, 1946.)

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD:

Misc. Radio Equipment & small Electric motor  
Westinghouse Type F.J. Inductor Motor ( $\frac{1}{2}$  HP)

\$3.00 ✓

\$20.00 ✓

\$23.00

00



Catalogue No. 902  
File No. 475  
42 Gorge Road, Victoria, B. C.  
12/Ex.pt.(P.132BL)3/10/1262

EVACUATION SECTION	
Rec'd	AUG 24 1946
File No.	475
Ans.	
Referred	Bob Ritten
out to you	

Control of the above described property is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of this property have been settled.

Receipt is acknowledged of cheque for \$112.75, representing closing adjustments on sale to us of the above property.

Dated at Victoria B. C., this 13<sup>th</sup> day of August 1946.

Signed Gladys M. Heaney

Signed Ed. P. Heaney

Sign and return to the Custodian



475

REGISTERED A/R

August 29, 1946.

Mr. & Mrs. William George Heaney,  
2245 Windsor Road,  
Victoria, B. C.

Dear Sir and Madam:

Re: Catalogue No. 902  
42 Gorge Road, Victoria  
12/Ex.pt.(P.132BL)3/10/1262

Enclosed please find Certificate of Title No.  
164670-I, covering the above described property in the names of  
William George Heaney and Gladys Marie Heaney as Joint Tenants.

We are also enclosing Sun Insurance Office Ltd.,  
Policy No. 17560962, North British & Mercantile Fire Policy No. 650419  
and North British & Mercantile Plate Glass Policy No. 1063482, which  
have been assigned to you.

Yours truly,

George Peters,  
Administration Department.

GP/EL

Enc. 4 - 1 Certificate of Title  
3 Insurance Policies.

**CERTIFICATE OF POST OFFICE REGISTRATION**  
This receipt is necessary if enquiry is desired  
DATE 15805  
POSTMASTER  
STAMP VANCOUVER, B.C.  
FEE if more than 10c. ☐ c.  
**MAXIMUM INDEMNITY PAYABLE**  
CANADA—10c. fee \$25; 20c. fee \$50; 30c. fee \$75;  
40c. fee \$100; for loss, rifling or damage.  
GREAT BRITAIN—\$9.65 for loss or rifling.  
UNITED STATES—\$25.00 for loss only.  
OTHER COUNTRIES—Information may be obtained  
at the Post Office.  
-50B.- 1.960 000-6-4-45



POST OFFICE DEPARTMENT  
ADMINISTRATION DES POSTES  
CANADA

This side to be filled in by office of origin  
Le côté est à remplir par le bureau d'origine

REGISTERED ARTICLE  
Envoi recommandé

ENTERED AT THE OFFICE OF  
Enregistré au bureau de poste de

DATE UNDER NO

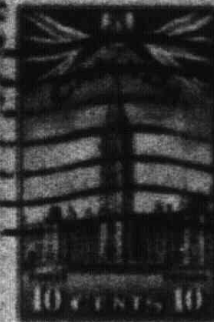
ADDRESSED TO  
Adressé à  
Mr. & Mrs. William  
George Heaney,  
2245 Windsor Road,  
AV | Victoria, B. C.

913-1004-6-1-44

ACKNOWLEDGMENT CARD

AVIS DE RÉCEPTION

RETURN TO SECTION



AVIS

Referred

RETURN TO Office of the Custodian,

506 Royal Bank Bldg.,

Vancouver, B. C. (475-EL)

STREET AND NUMBER

11 VANCOUVER, B. C.

PLACE OF ORIGIN OF REGISTERED ARTICLE

Lieu d'origine de l'objet recommandé

(1) IN PRINTED CHARACTERS

En lettres moulées

CANADA



## STATEMENT RE SALE OF:

Name: **TAKAHASHI, Toyo #10094.**Catalogue No: **902.**File No: **475.**Street Address: **42 Gorge Road, Victoria, B. C.**Legal Description: **12 Ex. pt. (P. 132 HL) 2/10/1262.**Date of Sale and Adjustments ..... **June 13th, 1946.** .....Sale Price **\$ 10,000.00**Real Estate Agents Commission **\$ 500.00**Charge for Valuation **10.00**Charge for Advertising **4.00**Land Registry Office Transmission Fee **2.50**

## Encumbrances:

~~Mortgage~~~~Mortgage~~~~Tax on lot 5000~~~~Other charges~~

## Adjustments:

Fire Insurance **4.24**Taxes **1.93**Water **5.33****584.75****\$ 10,011.50**

Net Proceeds credited to your account

**\$ 9,426.75**Date:..... **December 2nd, 1946.** .....Compiled by:..... **Mr. Geo. Peters,** .....



475.

December 3rd, 1946.

REGISTERED MAIL.

Mrs. Kosaburo TAKAHASHI,  
Registration No. 10094,  
234 Cottenham Street,  
Toronto 5, Ontario.

Dear Madam:

With reference to our letter of the 23rd October, we have now received from the Department concerned, and enclose herewith, our usual complete statement of sale covering your Victoria property (Cat. 902).

This statement shows net proceeds (\$9,426.75) transferred to the credit of your account, of which we also enclose a statement. The latter statement includes the transfer referred to above, as well as our remittance to you of \$9,000.00 on the 29th October, and shows a final balance of \$800.35 standing at your credit at the present time. We think this statement will be quite clear to you but shall be glad to give you additional information on any item regarding which you may be in doubt.

The above statements deal with your Real Property and for your information we give below a brief resume dealing with all other departments of your file, as disclosed by a recent review thereof.

Personal Property: In your declaration dated Mar. 30/42 (Custodian "JP" form) you listed, in general terms, certain household effects, and on Dec. 11/42 you signed a Custodian inventory of all chattels of which this office had a record at that time.

On the 8th April, 1944, you applied for the shipment of all your household and personal effects, and shipment was duly effected, under the supervision of our Victoria agent, on May 10/44. A few articles left on the premises, with the approval of your attorney, Mr. R. S. Stuart Yates, were placed in the locked basement room, where they remained until sale of 42 Gorge Road necessitated the sale—of radio equipment and  $\frac{1}{2}$  H.P. motor to tenant (at independently appraised value) and balance by auction, the net proceeds being credited to your account.

Bills Receivables: Refund of security deposit with B. C. Electric Railway was collected by this office and credited to your account in the sum of \$3.00.

Bonds, Shares, etc.: You declared nothing under this heading but the records of Togo Cleaners Ltd. showed you to be the registered owner of 1,001 shares in that Company, whose affairs have been under liquidation by Mr. Harold G. Hinton.

(Over)



Mrs. Kosaburo TAKAHASHI.

Page 2.

December 3rd, 1946.

Life Insurance: You declared a B. C. Mutual Benefit Association policy for \$2500.00, which remained in the hands of your attorney, Mr. R. S. Stuart Yates, and did not come under the administration of this office.

Liabilities: There are no claims registered against you.

Funds: As advised you at the beginning of this letter there is a balance of \$800.35 standing at the credit of your account, and we enclose our cheque in your favour for this amount. This remittance will leave no balance in your account, which will therefore be closed.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. C. Ball,  
Office of the Custodian.

RCH/P.  
Encl. 4.



475  
*claim file*

July 30th, 1948

Mr. F. A. Brewin,  
Cameron, Weldon & Brewin,  
Barristers & Solicitors,  
Stirling Towers,  
372 Bay St.,  
Toronto, Ont.

Dear Mr. Brewin:

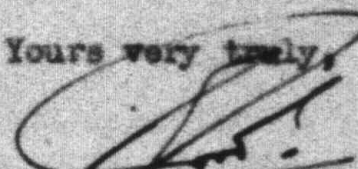
Re: Mrs. Toyo TAKAHASHI, Reg. 10094,  
Case No. 1088

In connection with the above claim will you please refer to Exhibit Number 8 filed by Mr. Hunter, Analysis of Personal Property Claim - 10th item, column 3 ("Bedstand \$5.00").

Mrs. Toyo Takahashi advised us on the 13th June, 1944 that this item was left with Mrs. Manning, 5550 Chancellor Boulevard, Vancouver, B. C. This arrangement was not disturbed by the Custodian. We find today that Mrs. Manning is now Mrs. W. H. Knapp, 1670 West 49th Avenue, Vancouver. Mrs. Knapp says that she still has this article in her possession and will willingly ship it to Mrs. Takahashi on request provided she has authority from the Custodian to make this shipment. The Custodian will be glad to authorize the shipment when application is received from either Mrs. Takahashi or Mrs. Knapp, requesting Mrs. Knapp to advise this office when shipment has been made. This is to complete the record on the file.

Will you please, therefore, advise Mrs. Takahashi that the article claimed by her is available to her, and withdraw the claim for this article from the total claim as it now stands. This will save time when the Government Defence is heard later.

Yours very truly,



B. Good  
Comptroller

DG:BK



**CAMERON, WELDON & BREWIN**  
BARRISTERS & SOLICITORS

A. J. R. CAMERON, B.C. ROY WELDON  
F. A. BREWIN

CABLE "RUERMAS" TORONTO  
TELEPHONE ADL 4391

STERLING TOWER  
TORONTO 1, CANADA

September 11, 1948.

EVACUATION SECTION	
SEP 13 1948	
Rec'd	
File No.	475.
Ans.	
Referred	

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

Re: Mrs. Toyo Takahashi, Reg. 10094,  
Case No. 1088

Attention B. Good, Comptroller.

Dear Sirs:

We have your letter of July 30th, and  
have communicated the contents to Mrs. Takahashi.  
In view of the circumstances the claim in respect  
to the 10th item, "Bedstand" is therefore withdrawn.

We trust that this will save the Government  
Defence a great deal of time.

Yours very truly,

CAMERON, WELDON & BREWIN

per: *F. A. Brewin*

*per Hg*

FAB:HC



CLAIM ON REAL AND PERSONAL PROPERTY

Claimant: Mrs. Toyo TAKAHASHI.

File No. 475.

	<u>Amount</u>	<u>On</u>	<u>Jap. Valuation</u>	<u>Ass. Value</u>	<u>Appr. Value</u>	<u>Sold for</u>
(1)	\$5,000.00	Brick & Stucco Dwelling, on 50' x 203' lot, Victoria, V. I.	\$15,000.00	\$5,050.00	\$8,500.00	\$10,000.00
	<u>\$5,000.00</u>	<u>Amount of Real Property Claim</u>				
(2)	\$ 469.95	Chattels as listed	\$ 469.95	—	—	\$ 103.10
	<u>\$ 103.10</u>	Acknowledged Custodian Credit				
	<u>\$ 366.85</u>	<u>Amount of Personal Property Claim</u>				
	<u>\$5,366.85</u>	<u>Total amount of Claim</u>				

(1) This property (Custodian Cat. 902) consisted of a substantial brick and stucco dwelling and artistically landscaped lot in a good residential district. In spite of these advantages, as well as that of an active market for all classes of residential property, the value (\$8500.00) placed on it in May, 1944, by appraiser proved an effective bar to finding a purchaser for a long time. In a letter dated April 31st, 1944, claimant placed a value of \$10,000.00 on this property, and on the 6th June, 1944, she increased this figure to \$12,500.00.

No tenders were received for this property on June 15th, 1944, the closing date advertised with the issue of Custodian Catalogue in which it was listed (as No. 902), and the only offers received subsequently were: (1) \$5,000.00 on June 7th, 1945; (2) \$7,350.00 on April 2nd, 1946; and (3) \$10,000.00 on March 28th, 1946.

(2) The bulk of the large quantity of chattels left behind by this evacuee were later shipped to her, the residue on the premises being sold by auction on July 10th, 1946, auctioneer's statement of this sale carrying a footnote reading: "All other articles found at 42 Gorge Road and not included in the above statement, had no sales value." See attached Personal Property Analysis for summary of claims statement.

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

RHB/P.





475  
1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

CASE NO: 1088.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 26, 1948.

IN THE MATTER OF THE CLAIM OF

TOYO TANABASHI (MRS.)

PROCEEDINGS AT HEARING.

F.G. Sheara, Esq.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

CASE NO. 1001.

IN THE MATTER OF THE "INQUIRIES ACT"  
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE  
(THE HONOURABLE MR. JUSTICE H.I. HIRD, COMMISSIONER).

Toronto, Ontario,  
May 26, 1946.

IN THE MATTER OF THE CLAIM OF  
TOKU TAKAYASHI (MRS.)

PROCEEDINGS AT HEARING

APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the  
Dominion Government.

F.A. BREWSTER, Esq.,

appearing for the  
Claimant.

A. WATSON, Esq.,

Secretary.

B.J. HANFORD, Esq.,

Official Interpreter.

A.G. VINTON, Esq., C.B.R.,

Official Reporter.



T. Takahashi  
In-Chief.  
K. Takahashi  
In-Chief.

2

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30

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.

KEISABURO 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



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

3 A. Yes, sir.

4 (COLOURED PICTURE POSTCARD, MARKED KIRIBIT NO. 2)

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

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

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

13 A. Yes, sir. That is right.

14 THE COMMISSIONER: Will they not speak for themselves?

15 MR. BREWIN: Yes, I think they will.

16 (SEVEN SHEETS OF PHOTOGRAPHS, MARKED KIRIBIT NO. 3)

17 Q. Apparently you bought this property in 1932?

18 A. Yes.

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

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



K. Takahashi  
En-Chief.

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 GRAMANT, 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.



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

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

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

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

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

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

14 A. Yes.

15 Q. And in whose handwriting is the letter?

16 A. My son's, Sakre.

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

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

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

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

25 (LETTER, THE CLAIMANT TO CUSTODIAN, MARCH 31,  
26 1944, MARKED EXHIBIT NO. 6)

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

29 THE COMMISSIONER: Yes.

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

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



1 A. Yes, sir.

2 Q. This form of personal chattels?

3 A. Right.

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

6 A. Yes.

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

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

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

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

16 (PERSONAL CLAIM ANALYSIS, MARKED EXHIBIT NO. 8)

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

22 A. Yes, in my son's handwriting.

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

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

It refers to the floor being laid with inlaid



lineamenta

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 put 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 exorbitant.

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



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

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

17 I would tender this appraisal as Exhibit 10.

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

19 MR. HUNTER: May 22, 1944.

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

22 The residence was listed in the more recent  
23 catalogue of unsold properties in which a minimum  
24 price of \$8,500 was shown. On the 29th March,  
25 1946, an offer was received from the Empire  
26 Realty Company on behalf of a client for \$10,000.

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



1 sideration an offer of \$7,350. The latter offer  
2 was, of course, rejected; the former offer of  
3 \$10,000 was submitted to Ottawa and the Advisory  
4 Committee was asked for its opinion of the same  
5 and after reviewing the facts in connection with  
6 this case the Committee felt that there could be  
7 no reason why an exception should be made to the  
8 Canadian's policy of liquidation, especially  
9 in view of the fact that the offer received from  
10 the Empire Realty Company was in excess of the  
11 actual valuation and apparently in line with  
12 Mrs. Takahashi's valuation, as mentioned in her  
13 letter as of March 11, 1944. Accordingly, they  
14 recommended acceptance, and the offer was accepted  
15 and it was sold to William George Heaney and  
16 Gladys Mary Heaney for \$10,000 as of March 13,  
17 1946, as joint tenants.

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

20 A. Yes, sir.

21 Q. And 240 feet depth?

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

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

24 MR. HUNTER: The analysis is fairly self-explanatory.

25 A number of items were lost.

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

28 MR. HUNTER: I do not think they were all stored there.

29 Yes, most of them were. The walnut bureau and  
30 oak bureau, according to the declaration, were



1 stored at 961 Park Street. The others were left  
2 there. A number of them seem to have been stolen.  
3 I am not sure from the file whether they were  
4 stolen there or perhaps later were stolen from  
5 a warehouse.

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

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

15 THE COMMISSIONER: Yes; I see.

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

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

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

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

29 Q. It was just sitting there?

30 A. It was just sitting there.



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

2 Q. It was not being used for anything?

3 A. No, just stored there.

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

8 THE COMMISSIONER: Any re-examination?

9 MR. BREWIN: No, my lord.

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

12  
13 \_\_\_\_\_  
14 (PROCEEDINGS ADJOURNED SINE DIE)

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

17 *A.G. Veitch*  
18 "A.G. VEITCH"  
19 Official Reporter.  
20  
21 \_\_\_\_\_  
22  
23  
24  
25  
26  
27  
28  
29  
30



DEFENCE BRIEF

Toronto, Ont.  
26 May 1948.

Toyo TAKAHASHI

File No. 475

Case No. 1088 ✓

REAL PROPERTY CLAIM

1. Real Property Claim

\$15,000.00

Appraised at

\$8,500.00

Sold for

\$10,000.00

Witnesses: P.R. Brown & Sons Ltd., Appraisers, ✓  
Van der Vliet, Cabeldue & May Ltd., Appraiser. ✓

- Ex. 1 - Real Estate Statement  
Ex. 2 - Coloured picture postcard.  
Ex. 3 - Seven sheets of photos.  
Ex. 4 - Letter from Municipal Council, Victoria.  
Ex. 5 - List of shrubs.  
Ex. 6 - Letter - Claimant to Custodian 31 Mar. 44  
House valued 10,000.00.  
Ex. 9 - Description of property.  
Ex. 10 - Appraisal 22 May 1944.

1946 Assessment - Land 630.00  
Improvements ~~4420.00~~  
5050.00

Sold for fair market value.

PERSONAL PROPERTY CLAIM

2. Chattel Claim

\$444.95

- (a) Goods valued by claimant at 290.00 sold by auction 107.25

Witness: Maynard & Son, Auctioneers -

- (b) Goods valued at 20.00 Sold by Tender 20.00

Witness: Maynard & Sons, Appraiser. ✓

- (c) Goods valued at 5.00 left with agent.

This is a bedside table left with Mrs. Manning  
at 5550 Chancellor Boulevard, Vancouver, B.C.  
-- now Mrs. Knapp, 1670 W. 49th Ave., Vancouver,  
who still had it 31 July 1948.

- Claim for this article was withdrawn  
see Canadian W & M. letter of 11 Sep 48 on this file*  
(d) Goods valued at 40.00 sold with real property.

Water controller for boiler (fixture)

Re. Trans. 10-11. This was apparently left  
in the basement when the auctioneer took  
away the articles which were sold 10 July 1946.



(e) Goods valued at 89.95 abandoned

<sup>64.95</sup> *Records now missing*  
abandoned <sup>25.00</sup> *abandoned - 4 boxes of electrical equipment*

Witnesses: Maynard & Sons, Auctioneers.

See foot of their "Statement of Sale" of  
10 July 1946, also last paragraph  
Touche & Co. letter 5 June 1946.

Re Trans. page 10. There is no evidence on file of pilferage.

Ex. 7 - Personal Chattels Statement

Ex. 8 - Claims Analysis.

Claims made for personal property not  
sold by Custodian are exorbitant.

RKN/mw



Name of Claimant **TAKAHASHI, Togo**Case **1089**

Custodian File

**475**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award		
		10,000.			500.00 1000.00 12.50					1512.50
<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 Declared 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			
233.15	107.25	32.17	46%	121.80	56.02	20.00	2.40	90.59		
TOTAL RECOMMENDATION										1605.00



October 17th, 1950.

Mrs. Toyo TAKAHASHI,  
234 Cottenham St.,  
Toronto, Ontario.

Dear ~~Miss~~ Madam:

Re: Japanese Property Claims Commission

Case No 1088

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$1,603.09.

Cheque in your favour is enclosed for \$1,456.69 and we have paid the Co-Operative Committee .. \$ 116.40 for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FOS/js  
1 encl.