

1406

Victoria B.C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 1406

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: SONODA, Akiho
HOME ADDRESS: 951 Tattersall Ave., Victoria, B.C.
REGISTRATION NUMBER 10041 SEX: Male AGE: 39
OCCUPATION: Gardener

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

EMPLOYER: Self
MARRIED? Yes
NAME OF WIFE ~~XXXXXXXXXX~~: Gunvor
ADDRESS OF WIFE ~~XXXXXXXXXX~~: 951 Tattersall Ave., Victoria, B.C.
NAMES OF ANY LIVING CHILDREN: James (M) George (M)

ADDRESS OF CHILDREN: 951 Tattersall Dr., Victoria, B.C.
AGE OF CHILDREN: 6 1/2 yrs. 2 1/2 yrs.

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

1. LOCATION AND DESCRIPTION: R. 226' Parcel "G" (D.D. 64943-1) of Section 9, Victoria District, lying to the North of Plan 3656.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2 storey house (basement) - unfinished. Greenhouse attached.

3. INSURANCE (Give particulars; state where policies are) Excess Policy #51380 - \$1,000.00 on dwelling expires Feb. 21/44 - Prem. \$7.00 - held by Geo. Randall, 1303 Douglas St., Victoria, B.C.

4. TAXES (Amount and where payable) \$27.00 - Saanich Municipality, Royal Oak, B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) 1941 taxes paid
Mortgage - \$ 790.00 repayable \$15.00 per month, March 15/42. Payment due
Mortgages - James P. & Ruth C. Dempsey.

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

(Land Registry Office Victoria B.C.)

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Geo. Randall, 1303 Douglas St.,
Victoria, B.C.
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Wife - Gunvor Seneda.
- 9. IF FARM LAND STATE CROPS SOWN: -

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: None
- 2. LANDLORD'S NAME AND ADDRESS:
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
- 4. STATE WHEREABOUTS OF LEASE:
- 5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
- 6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Contents of House including Singer Electric Sewing Machine
Stove - garden tools - carpenter tools, at 951 Intersect Ave
Victoria B.C.

- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

1 goat - Nannie

- 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: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: Mrs. O. Fodness, 4524 Harriett St., Vancouver, B.C. \$ 200.00. Dr. Sinclair, Victoria, B.C. Amount unknown St. Joseph's Hospital, Victoria, B.C. approx. \$50

2. TRADE DEBTS: None

REMARKS: The owners of his real property are endeavoring to find a purchaser before evacuation.

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 27 day of March 1942

J. Marchis
Witness

(Signature) Akino Sonoda

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.F.

DATE 4/3/43

Our File No. 1406

Full Name SONODA, Akiho
(Surname in Block Letters)

Registration No. 10041

^V
Male - Female
(Check)

Age Nov. 24/1902

Former Address 951 Tatersall Dr., Victoria, B.C.

Date Evacuated Aug. 25/42

Naturalized - Canadian-Born - National
(Check)

RETURNED TO JAPAN

S. S. GENERAL MEIGS

2nd AUGUST, 1946

Present Address Tashme, B.C.

^V
Married - Single
(Check)

nee
Name of Wife (HAVIT) Gunvor

Name of Husband _____

nee
Name of Mother (NAGANO) Sato

Name of Father Sanekyo (Japan)

Names of Children under 16 James(M) 11/12/35

George Yutaka(M) 9/11/39

Requested by _____

Registered with Custodian

(Yes or No)

Additional Information Gardener

7th May 1942.

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

Dear Sir:

Attention Mr. C. L. Drewry.

re: Akiho Sonoda. Registration No. 10041.
Mrs. Gunvor Sonoda. Registration No. 13793.
My File Nos. 50 and 51.

In accordance with your request dated 1st April 1942,
I have investigated the following property as recorded similarly
on the above registration forms dated 27th March 1942.

Real Property:

E. 226', Parcel "C" (D.D.64943-1) of
Section 9, Victoria District, lying to the North
of Plan 3656.

Buildings and Other Improvements:

Two-storey house (basement) unfinished.
Greenhouse attached.

Personal Property:

Contents of house including Singer
electric sewing machine, stove, garden tools,
carpenter's tools.

In connection therewith I have to report as follows:

1. Location:

The house is located in Seaside Municipality at
951 Tattersall Drive on one acre of ground.

2. Ownership:

This property is owned jointly by Akiho Sonoda and his
wife, Gunvor Sonoda, who is Norwegian by birth.

3. Building:

It consists of two storeys and a full cement basement. The upper storey as well as the exterior of the house are as yet unfinished. The lower storey contains six rooms including the sun room or greenhouse. On the first floor there is a living-room, bedroom, small dining-room, kitchen, work room, sun room and bathroom, already mentioned. Furnace and septic tank not yet installed. Electric lighting throughout with running water, both hot and cold. Bathroom with fixtures.

4. Inventory:

Household Furniture:

I have prepared an inventory of the household furniture and other personal property and have shown the estimated realizable value as follows:

| | |
|---|------------------|
| Kitchen utensils | \$ 50.00 |
| Kitchen stove (Imperial "A" Coal and Wood) | 35.00 |
| Linen | 100.00 |
| Six chairs | 5.00 |
| Baby perambulator | 10.00 |
| Carpenter's tools | 30.00 |
| Stove in attic | 10.00 |
| | <u>\$ 241.00</u> |

In addition there is one box of winter clothing; as much of the contents of this box have been used and are worn, an accurate appraisal of value is not possible, though the owner states that they are worth \$200.00 to him.

The Singer electric sewing machine mentioned in the registration form is not included in the above inventory, as the Sonodas are desirous of taking it with them on evacuation in order to make clothes for their children.

5. Insurance:

There is an insurance of \$1,000.00 on the dwelling. This is not thought to be adequate. Policy expires 21st February 1944, and bears No. Excess E.31380. This has been confirmed at the office of George Randall, 1303 Douglas Street, Victoria, B. C., Agent.

6. Liabilities:

On Form J. P. the following personal debts are recorded:

| | | |
|------------------------|-----------------------------------|------------|
| Mrs. O. Fodness, | 4524 Harriet St., Vancouver, B.C. | - \$200.00 |
| Dr. Sinclair, | Victoria, B.C. | - \$ 87.00 |
| St. Joseph's Hospital, | Victoria, B. C. | - \$ 50.75 |

I have confirmed these by correspondence.

Encumbrances on Real Estate:

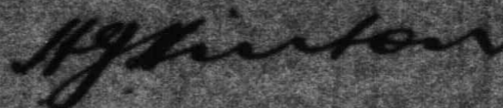
There is a mortgage payable to James P. Dempsey and Ruth C. Dempsey, \$790.00, according to the registration form. I have been informed that the exact amount outstanding is \$786.79 as of the 15th February 1942. This mortgage is repayable at \$15.00 per month including interest at 6%, the last payment being made on 15th February 1942.

7. Recommendations:

The owners are desirous of selling this property in order that they may liquidate their personal debts and mortgage. I recommend that this be done. A fair price would be in the neighborhood of \$2,200.00. There is a prospective purchaser at this price who is prepared to pay a cash down payment of \$300.00 and the balance in monthly instalments.

Mrs. Sonoda still occupies the premises.

Yours faithfully,



HGH:LMS

406

out -> Alex and

Dept. of Secretary of State
Office of Custodian
Dear Sir

Jun 19th 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 23 1942

Re letter of May 12th

Together with my wife's approval, I am agreeable
to sell our premises at 951 Tattersall St. at and for
the price and terms outlined, subject of course to
my wife receiving 250.00 which I would sincerely
appreciate your doing best to let her have.

Yours Truly

Akiho Sonoda

GEORGE RANDALL

Real Estate & Insurance Broker

OFFICE PHONES B-2109 & B-2100
RES. PHONE B-2803

1303 DOUGLAS STREET - VICTORIA, B.C.

May 6th, 1942.

OFFICE OF THE CUSTOMER
JAPANESE SECTION

RECEIVED
MAY 11 1942

Mr. C. L. Drury,
501 Royal Bank Bldg.,
Vancouver, B. C.

The file please

Dear Sir:

'A'
Re: Sonoda, 951 Tattersal Drive.

Acting as real estate agents in the matter of a proposed sale of this property, we have accepted a small deposit, with Mrs. Sonoda's consent, to sell these premises at and for a price of \$2000.00, \$600.00 to be paid in cash, \$800.00 to be assumed in the form of an existing mortgage, and the balance of \$600.00 to be payable \$25.00 per month plus interest at 6%.

We to-day contacted Mr. Hinton, of George A. Touche & Co., and due to the fact that he is leaving town in the next few days for the West Coast, he suggested we write to you direct as to the method of procedure. First, if a sale is possible, secondly, it is Mrs. Sonoda's request that she be allowed to at least obtain \$200.00 cash payment, and further, due to the fact of the property being registered jointly in the name of her husband and herself, how do we obtain his signature to the Agreement of Sale?

We would appreciate any information you will be able to give us in the matter, and thank you for an immediate reply.

Yours very truly,

GR/D

George Randall
GEORGE RANDALL

Mrs. Akiho Sonoda
Copy

RECEIVED
JUL 7 1942

This Agreement, made in duplicate this **fifteenth**

day of **May** in the year of Our Lord one thousand nine hundred and forty-**two.**
BETWEEN

AKIHO SONODA, A Japanese Evacuee, AND GUNVOR SONODA, his wife,
of 951 Tattersal Drive, in the City of Victoria, in the Pro-
vince of British Columbia.

103410

47-106

hereinafter called the "said Vendor," of the one part.

AND

JOHN T. IVERSON and OLIVE E. IVERSON, both of 951 Tattersal
Drive, in the City of Victoria, in the Province of British
Columbia, as Joint Tenants.

hereinafter called the "said Purchasers" of the other part.

WHEREAS the said Akiho Sonoda is a Japanese Evacuee, and the said
Gunvor Sonoda, although not of Japanese nationality, is his wife;
and the sale of the within described property has been arranged
according to the terms herein contained.

hereinafter called the "said Purchaser," of the other part.

WHEREAS, the said Vendor has agreed to sell to the said Purchaser and the said Purchaser has
agreed to purchase of and from the said Vendor the lands and hereditaments hereinafter mentioned,
that is to say:—ALL AND SINGULAR th certain parcel or tract of land and premises
situate, lying and being in

the Municipality of Saanich, in the Province of
British Columbia, more particularly known and described as the
Easterly Two Hundred and twenty-six feet (226') of that part of
Parcel "C", (D. D. 64943-1) of Section Nine (9), Victoria Dis-
trict, lying to the North of Plan 3656.

Subject to mortgage #101923, made the 5th. day of June, 1941, by
the Vendors in favour of James P. Dempsey and Ruth C. Dempsey, to
secure the sum of Eight Hundred and Eleven Dollars and Ten cents
(\$811.10), and interest as therein mentioned, in respect of which
the sum of \$786.79 remains owing for principal, and interest has
been paid to February 15th. 1942. (hereinafter called "the said
mortgage").

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of

Two Thousand - - - - - (\$2000.00) ----- Dollars
of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that

is to say: the sum of

Six Hundred - - - - - (\$600.00) ----- Dollars
on the execution of this agreement (the receipt whereof the said Vendor doth hereby admit and

acknowledge), and the balance payable as follows: The sum of \$786.79 shall be paid

by the purchasers assuming, paying and discharging the said mortgage, as they hereby covenant, and agree so to do, and the balance of the purchase monies shall bear interest on the balance thereof remaining unpaid from time to time at the rate of 6% per annum; and the principal and the interest shall be payable in consecutive monthly installments of Twenty-five Dollars (\$25.00) each, payable on the 15th. day of each and every month hereafter, the first of such payments to be made on the 15th. day of June, 1942, and such payments shall be credited firstly in payment of interest and secondly in discharge of principal; with liberty unto the purchaser at any such times to make any increased payments, the increase to apply upon the final installments accruing due hereunder. PROVIDED THAT in the event of any default in payment at any time or times of any sum which may become payable under the terms of this agreement whether for principal, interest, taxes or insurance premiums, at such time or times at the option of the Vendor the whole balance of the purchase monies shall forthwith become due and be payable.

NOW IT IS HEREBY AGREED by the parties hereto, in the manner following, that is to say: THE said Purchaser DOTH COVENANT, PROMISE AND AGREE, to and with the said Vendor that he or they shall or will well and truly pay, or cause to be paid, to the said Vendor the said sum of money above mentioned, together with the interest thereon at the rate of six per cent. per annum, on the days and times in manner above mentioned; all sums in arrear for interest from time to time shall bear interest at the rate aforesaid from date until payment: AND also shall and will pay and discharge all taxes, rates and assessments wherewith the said land may be rated or charged from and after this date, including local improvement assessments and sewer rates, whether already or hereafter assessed.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the said Vendor DOTH COVENANT, PROMISE AND AGREE to and with the said Purchaser to convey and assure, or cause to be conveyed and assured, to the said Purchaser, by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, save and except local improvement assessments or taxes and sewer rates, and subject to the conditions and reservations in the original grant thereof from the Crown, and such deed shall be prepared at the expense of the said Purchaser and shall contain the usual statutory covenants, but the said Vendor shall not be required to furnish any abstract of title, or proof or evidence of title, or any deeds, papers or documents or copies of any deeds, papers or documents relating to the said property other than those which are now in the possession of the said Vendor.

AND ALSO shall and will suffer and permit the said Purchaser to occupy and enjoy the same until default be made in the payment of the said sum of money, or interest thereon, or any part thereof, on the days and times in the manner above mentioned, subject, nevertheless, to impeachment for voluntary or permissive waste.

AND it is expressly agreed that time is to be considered the essence of this Agreement, and unless the payments above mentioned are punctually made at the times and in the manner above mentioned, and as often as any default shall happen in making such payments the said Vendor may give the said Purchaser thirty days' notice in writing, demanding payment thereof, and in case any default shall continue, these presents shall, at the expiration of such notice, be null and void and of no effect, and the said Vendor shall have the right to re-enter upon and take possession of the said land and premises; and in such event any amount paid on account of the price thereof shall be retained by the said Vendor as liquidated damages for the non-fulfilment of this Agreement to purchase the said land and pay the price thereof and interest, and on such default as aforesaid the said Vendor shall have the right to sell and convey the said lands and premises to any purchaser thereof.

THE SAID PURCHASER shall and will during the continuance of this Agreement, and so long as any money remains unpaid thereunder, insure and keep insured against loss or damage by fire all buildings or other erections erected on the said lands, or which may be hereafter erected thereon, in the sum of not less than \$2000.00 with some insurance Company to be approved of by the said Vendor, and will pay all premiums and sums of money necessary for such purpose as the same shall become due; and will assign, transfer and deliver over unto the said Vendor the policy or policies of insurance, receipt and receipts, thereto appertaining, and if the said Vendor shall pay any premiums or sums of money for insurance of the said premises, or any part thereof, the amount of such payments shall be added to the amount unpaid hereunder and shall bear interest at the rate aforesaid from the time of such payment and shall be payable forthwith.

AND ALSO, it is hereby agreed that the said Purchaser may at any time within the above-mentioned period pay the balance of the purchase money of the said lands and the interest thereon, at the rate aforesaid up to the date of such payment.

AND IT IS HEREBY DECLARED that any demand or notice which may be required for the purposes of these presents, or any of them, shall be well and sufficiently given if delivered to the said Purchaser or mailed at any Post Office, under registered cover, addressed as follows:

**Mr. & Mrs. John T. Iverson,
951 Tattersal Drive,
Victoria, B. C.**

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisions and agreements, rights powers, privileges and liabilities contained in this Agreement shall be read and held as made by and with, and granted to and imposed upon, the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, the same as if the words heirs, executors, administrators, successors and assigns had been inscribed in all proper and necessary places; AND wherever the singular and the masculine pronoun are used, the same shall be construed as meaning the plural or the feminine where the context or the parties hereto so require.

In the event of this Agreement being registered and in the event of default being made in any payment or in respect of any of the covenants herein contained, whether before or after such registration, it is expressly agreed that the said Vendor shall be at liberty to cancel, remove and determine such registration on production to the Registrar of a satisfactory declaration that such default has occurred and is then continuing.

THE VENDOR SHALL HAVE THE RIGHT at all times and without the consent of the Purchaser, to assign or transfer all his right, title and interest in this Agreement for Sale to any person whomsoever, provided however, that the Vendor shall forthwith give notice thereof in writing to the Purchaser, specifying the name of such person and the full address at which subsequent payments hereunder shall be made by the Purchaser.

AND the said Purchaser hereby irrevocably appoints the said Vendor his true and lawful attorney for and in the name of the said Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
in the presence of

Angus R. ...
1303 Leveque
Victoria B.C.

WITNESS *Deputy*
ADDRESS *...*
OCCUPATION *...*
as to Akiho Sonoda.

Akiho Sonoda
Gumori Sonoda
John T. Iverson
Oliver E. Iverson

Attestation of Witness

To Whom:

1. Myra Rowan of the City of Victoria, in the Province of British Columbia, make oath and say—

- 1. I was personally present and did see the within instrument duly signed and executed by Conroy Senoda the part thereto, for the purposes named therein.
- 2. The said instrument was executed at the City of Victoria, aforesaid.
- 3. I know the said part she is of the full age of twenty-one years.
- 4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at Victoria, B.C. in the Province of British Columbia, this 6th day of July 1942.

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

Victoria Printing and Publishing Co., Victoria, B.C.

1505 Douglas Street, Victoria, B.C.

Agreement

For Sale of Land

JOHN F. ANDERSON AND OLAV E. ANDERSON

—AND—

ALFRED SENODA AND GERVA SENODA

Dated July 15, 1942

| Date Paid | Principal | Interest | Paid to |
|-----------|-----------|----------|---------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

for Maker of a Deed

I HEREBY CERTIFY that, on the thirteenth day of July, 1942, at the Town of Princeton in the Province of British Columbia she is proved by the evidence on oath of she is who is personally known to me, appeared before me and acknowledged to me that she is the person mentioned in the annexed instrument as the maker thereof, and whose name she is subscribed thereto as part thereof, that she is knows the contents thereof, and that she is executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY whereof I have hereto set my hand and Seal of Office at Princeton, B.C. this 13th day of July, in the year of our Lord one thousand nine hundred and forty two.

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia

NOTE—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

DEPARTMENT OF
LABOUR



CANADA

EVACUATION, SECTY

Rec'd AUG 25 1943

File No.

Ans.

Referred

BRITISH COLUMBIA SECURITY COMMISSION

Tachno, B. C.,
August 19, 1943.

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

Dear Sirs:

Please give my wife,
Mrs. Gunvor Sonoda, any monies she requires
from my balance of \$444.25 in your care.

Yours truly,

Alpha Sonoda

COPY

November 9th, 1942.

MR. & MRS. J. T. IVERSON

re - Tattersale Drive.

| | |
|---|------------------|
| To purchase price | \$ 2,000.00 |
| Down payment | <u>600.00</u> |
| Agreement dated May 15/42 | 1,400.00 |
| To interest to July 15/42 | <u>14.00</u> |
| August 19/42 payment | 1,414.00 |
| | <u>50.00</u> |
| | 1,364.00 |
| To interest to Dec. 9/42 | <u>29.64</u> |
| Balance owed on property | 1,393.64 |
| Less - 1st mortgage to Dempsey owed on property and being assumed by you \$786.79 and interest \$35.40 from Feb. 15 to Nov. 15/42 | <u>822.19</u> |
| Owed to Sonoda | <u>\$ 571.45</u> |

SEE MAY 8, 1943.

711 Stock Exchange Bldg.,
475 Howe Street,
Vancouver, B.C.
Oct. 21/46

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

TREASURY DEPT. CLAIM \$ 300⁰⁰

Dear Sir:

Re: SONODA, Akiho #10041

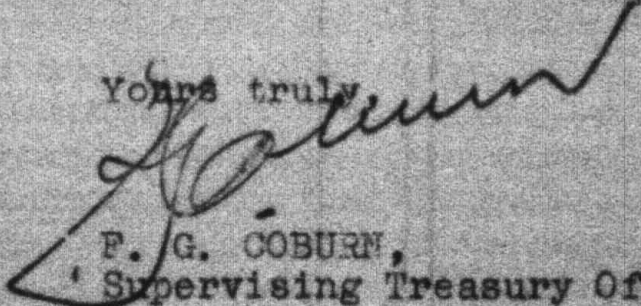
Please note that the above has been repatriated to Japan. At the time of repatriation, the following transactions took place:

Cash turned in - - - - - Nil

Draft Issued - - - - - \$ 300.00

It will be seen that this Japanese is indebted to the Department on account of repatriation in the amount of \$ 300.00. Therefore should you receive further funds on this account such funds should be turned into this office. It will be applied first to recoup the expenditure made and, second, if there is any surplus such surplus will be remitted to Japan for the account of the Japanese in question.

Yours truly,


F. G. COBURN,
Supervising Treasury Officer.

FGC/EJ.