

2795'

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: TAKATSU, Shunauke

HOME ADDRESS: 133, 11th Ave., Haney, B.C.

REGISTRATION NUMBER 18019 SEX: Male AGE: 57

OCCUPATION: Farmer

(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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tatsu

ADDRESS OF WIFE OR HUSBAND: 133, 11th Ave., Haney.

NAMES OF ANY LIVING CHILDREN: Kojiro (M), Rosa (F), Henry (M), Alena (F).

ADDRESS OF CHILDREN: 133, 11th Ave., Haney.

AGE OF CHILDREN: 22, 17, 14, 10.

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

1. LOCATION AND DESCRIPTION: Mun. of Maple Ridge. # unknown.
Lot 57 of subdiv. of W. 1/2 of Sec 20 Township 12,
Map 1161, Maple Ridge, N.W. Div. Situated on 11th Ave.
Haney, B.C.

[11th Ave. Haney BC
Lot 57, W 1/2 Sec 20 T. 12 Map 1161 Maple Ridge N.W Div]

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 storey 5 room frame house.
Woodshed, Packing shed.

Sold

See memo for assessment values assessed 1944

3. INSURANCE (Give particulars; state where policies are) Travelers Ins. Co. (Rob. S. Day, Ltd
Van.) Pol. # 20339, Amt. \$1,000. Paid up to 9th. Dec. 1943. Policy at Hal Menzies, Haney.

4. TAXES (Amount and where payable) \$25, payable at Haney. 1940 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$500 Mortgage by
Alex. Telosky. Agent: Hal Menzies, Haney.

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner S. Takatsu

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Agent's Office: Hal Menzies, Haney.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None
9. IF FARM LAND STATE CROPS SOWN Strawberry, 3 acres; raspberry, 3 acres; loganberry, 1 acre; 12 fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

See Page 1.

1. LOCATION AND DESCRIPTION.

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.

2 stoves, 4 chairs, 1 din. table, desk, kitchen cabinet, 2 small tables, 1 saw, 2 axes, shovels, hoes. In event of evacuation owner intends to leave the above in house and leave key with Mr. Hal Menzies, Haney

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. I own 1.

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: Y. Yamaga, 18th Ave. Haney - \$100. C. Katsuno, 10th Ave. Haney - \$63.25.
Maple Ridge Co-op Un. - \$100. Fernridge Lumber Co. - \$172.82.

2. TRADE DEBTS: none

REMARKS:

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 8th day of April 1942.

A. J. McManis
Witness

(Signature)

A. Sakata

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date Nov 27/42.

✓
Full Name TAKATSU, Shunsuke
(Surname in Block Letters)

Registration No. 14019

✓
Male - Female
(check)

Age May 21, 1884

Former Address 133 11th Ave, Haney, B.C.

Date Evacuated Apr 11/42

✓
Naturalized - Canadian-Born - National
(check)

Present Address % L. Catellier, La Rochelle, Manitoba

✓
Married - Single
(check)

Name of Wife ^{nee} (MITSUHASHI) Tatsuo 18918

Name of Husband _____

Name of Mother Yoshi (deid)

Name of Father Chikayoshi (deid)

Names of Children under 16 William Henry (M)

Elizabeth Alena (F)

Our File No. ¹³³¹²
2795

Registered with Custodian Yes
(yes or no)

Requested By C. Girard

Additional Information Farmer, 2 acres & building

17/96

REAL PROPERTY SUMMARY

File 2795

JAPANESE NAME: Shunsuke TAKATSU - - Reg. No. 14019

CATALOGUE NO: Private sale by H. Menzies.

PROPERTY ADDRESS: 133, 11th Avenue, Haney, B. C.

LEGAL DESCRIPTION: Lot 57 of W. $\frac{1}{2}$ of Sec. 20, Twp. 12, Map 1161, D.M.W.

TITLE: Frederick Watkins and Agatha Watkins. (Joint Tenants)

ENCUMBRANCE: Property ownership declared by Shunsuke TAKATSU, 8th April 1942. Vested by Custodian August 17th, 1942 and Vesting cancelled September 5th, 1942. The property having been sold.

ASSESSED VALUE: Unknown.

CLASSIFICATION: Berry farm of 4.58 acres with 2 acres in berries and some fruit trees. Frame $1\frac{1}{2}$ storey house, 20 x 24, 4 rooms, in very good condition, woodshed and packing shed.

HISTORY OF ADMINISTRATION: Property was sold by owner through H. Menzies, agent, with consent of Custodian.

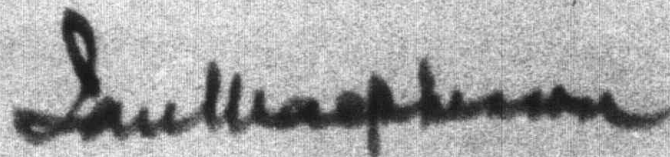
SOLD: By private sale to Frederick and Agatha Watkins for \$1500.00, reported to Custodian 15th April 1942.

FUNDS: Out of the consideration of \$1500.00 Mr. Menzies paid off an unregistered mortgage and interest \$514.00, taxes and conveyancing fees \$37.65 and \$100.00 to Takatsu. The balance of \$857.75 he remitted to the Custodian who paid claims totalling \$805.63 and remitted the balance of \$52.12 to Takatsu.

TITLE: Transferred to Frederick and Agatha Watkins on 10th July 1942.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED November 5th, 1945.



IN:ML

MEMORANDUM

To: The File No. 2795

July 4, 1944.

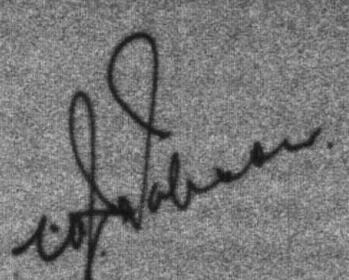
From: Mr. W.J. Iverson

Re: TAKATSU, Shunsuke (Mr.)
Late 133 11th. Ave., Haney, B.C.

Subject Japanese admits only chattels left on property
were 1 table and 1 old bed.

The owner of property states they are unsaleable and
confirmed by our Field Men. See letter July 20/42, Nov.30/42
and December 16/42.

This file may now therefore be closed insofar as chattels
are concerned.


W.J. Iverson
Protection Department.

WJI/GM

CLAIM

File No.

2795

DATE

April 9, 1942

CREDITOR

Isamu UJIMOTO

DEBTOR

Takatsu
Haney, B. C.

Isamu Ujimoto

AMOUNT OWING

\$12.09

*Debtor
Claims
\$5.00 paid
on 11-1-42
27-5-42
P*

AGENT

Nil

ORIGINAL FILE

11404

January 5, 1943

M. A. D.

E. Bridson

CLAIM

File No.

2795 *Richter*

DATE

April 27th, 1942

CREDITOR

Yasutaro YAMAGA

*pd su
air memo 20/7/42
BX*

DEBTOR

S. Takatsu

*2-2-43
P*

AMOUNT OWING

\$100.00 *pd*

AGENT

ORIGINAL FILE

6660

December, 1942

I.F.

Amey

CLAIMS DEPARTMENT

February 2nd, 1943.

Per File:

File No. 2795 - Shunsuke TAKATSU - Reg. No. 14019

Net proceeds from sale of TAKATSU property

\$857.75.

Claims settled as follows:

Y. Yamaga	\$100.00
Mrs. G. Katsumo - (A.C.B. 12-2-42)	63.25
Maple Ridge	162.53
Fernridge Lumber Co.	172.82
Royal Columbian Hospital	122.44
M. Furuya Company	19.92
M. Nishiguchi Co.	114.67
Paid TAKATSU	50.00
" " Dec. 8/42	52.12

Total - \$857.75 \$857.75

CREDITORS UNPAID:

Isamu UJIMOTO
Chieki KATSUMO
M. Furuya Company

\$12.09
60.00
55.00

END:EE

4-3-43. Katsumo says that he is paid claims
his wife's 1/2 share was paid and
creditors have been paid.

Custodian
closes claims up

2-3-43

CLAIM

File No. 2795

DATE

May 9, 1942

CREDITOR

Chiaki KATSUNO

DEBTOR

Shunsuke TAKATSU

AMOUNT OWING

\$60.00

AGENT

ORIGINAL FILE

8667

*Debtor
disputes
memo
2-2-43
A*

December 22, 1942

M. A.

E. Bridson

133-11th Ave. Haverly, P.O.
Dec. 13th. 1942.

Mr. R.D. Richardson
Dear Sir

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 15 1942

Re. yours of Dec. 11th. File 2795. Shunsuke Takatsu.
Since your field men called on Nov. 6th. I've learned from several neighbors, that the articles listed by Takatsu, i.e. dining table, 4 chairs, desk, kitchen cabinet, 2 stoves etc etc had been sold by Takatsu before he left here. There was nothing left here of any value. A rickety old kitchen table that isn't worth carrying away and a bed spring that the Red Cross wouldn't even take away as salvage and has been out in the weather for ages.

It looks as if Takatsu either misunderstood the inquiry regarding the disposition of his chattels or is trying to collect from the government for something he already sold.

Yours truly,
(Mrs. F.) Agatha Watkins.

2795

8th December, 1942.

Mr. Shunsuke Takatsu,
Registration No. 14019,
c/o L. Catellier,
La Rochelle, Man.

Dear Sir:

We have for acknowledgment your letter of
the 30th ultimo.

Pursuant to your instructions we have paid
over to M. Nishiguchi Ltd. the sum of \$114.67. The
receipts for payments made on your behalf are held by
this office on your file for purposes of permanent
record.

We note that you wish us to endeavour to sell
your dining table and bed spring, and we will, there-
fore, make an effort to sell these for you.

We enclose herewith our cheque in the amount
of \$52.12 which closes out your account here. This
amount is the net balance held by us after paying off
all claims against you that we have on record. Kindly
acknowledge receipt of this cheque.

Yours truly,

R. D. Richardson,
Farm Department.

RDR:GF

Encl:

Nov. 6, 1942.

TAKATSU, Shunsuke

#14019

133-11th. Ave. Haney, B.C.

The aboves property has been sold to Mrs. Watkins, who states that the only chattels left when she arrived were the following:

1 Dining table.(poor)

1 Bedspring.

A few poor bed rails & bedsteads also were left, but they have been given to the Red Cross.

Mrs. Watkins understood from the owner that when she bought the property, whatever he left was to be included in the deal.

Signed

J. Morrison
W.A. Stinson

Office Phone 105

The Oldest Established Agency in the District

Residence Phone 63M

HAL MENZIES

Real Estate and Insurance

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Notary Public - Conveyances
Loans and Appraisals

HANEY, B. C.

OFFICE OF THE COMMISSIONER
JAPANESE SECTION

RECEIVED
JUL 22 1942

Sun Life Insurance
Company's Agencies

July 20, 1942.

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

Dear Sir:

Re: S. Takatsu
File #2795

In reply to your letter of July 10th, when I arranged to buy this property from Mr. Takatsu, he was to sell all the chattels except what he agreed to leave on the place and I called one day after I had given him a deposit and he had a number of neighbours on the property buying different articles. I complained about him selling the tools that he had promised to leave and he said he wouldn't sell any more and stored them in the basement.

When I took possession of the property there was an old spring bed and an old extension table and a few chairs in the kitchen but I presumed that these were articles that he couldn't sell and had decided to leave them with the property and they were still in the house when I re-sold it. No value was attached to them by either myself or the final purchaser. I presume they are still there and would be glad to show them to a representative of your office if he would call.

Yours truly,

H. Menzies

*wfm

HAL MENZIES**Real Estate and Insurance**

Fire, Theft, Automobile
Sickness and Accident
Plate Glass and Burglary
Insurance

Notary Public - Conveyances
Loans and Appraisals

HANEY, B. C.

Sun Life Insurance
Company's Agencies

July 3rd., 1942.**Mr. S. Takatsu,****Re sale of property:****1942.**

April 9	To deposit paid S. Takatsu	\$100.00	
	By Sale of property		\$1500.00 ✓
June 23	To 1941 Taxes paid	25.06	
	To 1942 taxes unpaid	9.09	
25	To payment for discharge of mortgage		
	from A. Telosky, Prin: \$100.00		
	Int: 14.00	514.00 ✓	
	By adjustment of insurance		9.40 ✓
	To release of mortgage and registration	3.50 ✓	
	TO CHEQUE HEREWITH \$857.75	857.75	
		<u>\$1509.40</u>	<u>\$1509.40</u>

List of Accounts Referred to Custodian:

Mrs. C. Katsuno	\$63.25
Mr. Y. Yamaga	100.00
Maple Ridge Co-op.	159.63
Fernridge Lumber Co.	172.82 ✓
	<u>495.70</u>

claims filed { *Maple Ridge Co-op* 162.53 -
Royal Columbia Harp 113.74 -
do 8.70 -
Fernridge Co 19.92 -

EVACUATION SECTION	
Rec'd	APR 14 1948
File No.	2723
Ans.	
Referred	Red

P. O. Box, 874,
Hope, B. C.
April 14th, 1948

Attention, Mr. C. H. Reed.
Custodian Office,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir;

syunsuke 14019
Re- S. Takatsu-Maple Ridge Co-op Share

Mr. Syunsuke, Takatsu. now resides at #498 Rogan St, Winnipeg, Man. called my attention recently to the fact that he had held about fifty shares in the Maple Ridge Co-op and turned those share satificates to the office requesting to redeem it.

According to the rules of the Co-op the share will be redeemed when a member sold his farm and leave the district. Mr. Takatsu has sold his farm through Hal, Menzies Haney real estate man before his evacuation to Manitoba and asked his shares be redeemed.

According to his recollection, when he brought his shares to the Co-op office I received it and said to him that I will have Mr. Briggs to attend to it but under such chaotic condition (the office was the top cofusion at the time of members evacuation) it might take some time. I have no recollection of this particular case like many other things happened those days, however, Mr. Takatsu's statement must be true.

I looked into a list of grower debtors that Mr. Briggs sent to me in 1943 in which I can not find any Dr, balance against Mr. Takatsu who also claim that his Dr, balance with the Co-op has been settled through the Custodian, probably the Custodian collected from his farm money through Mr Menzie.

Under these circumstances I believe he is entitled to receive his share money, kindly look in to the share book and those growers shares certificates that was in the Co-op safe and let me know your finding if you please.

Hoping your kind attention,
I remain, Yours very truly,

Y. Yamaga
Y. Yamaga,

c.c. to Mr. S. Takatsu, 498 Rogan St, Winnipeg, Man.

*51 Shares
\$65.16*

April 16, 1948.

Mr. Shunsuke TAKATSU,
Reg. No. 14019,
438 Hogan Street,
Winnipeg, Manitoba.

Dear Sir:

We are in receipt of a letter from Y. YAMAGA, in which he states that certificates covering shares of the Maple Ridge Co-operative Produce Exchange were turned in by you to the office prior to your evacuation.

While it is not the policy of the Custodian to forward payment for the redemption of shares without the production of the share certificates, we are making an exception in this case, and attach hereto Custodian cheque in the amount of \$65.16, which is the proceeds from the redemption of fifty-one shares, at the rate of \$1.27755 per share.

Yours truly,

C. H. Reed,
Office of the Custodian.

CHR/fm
enc. (1)
c.c. Y. YAMAGA