

5446

BUREAU HASTINGS PARK

EXHIBIT No. 1001-6

DATE NOV 2 1946
FILLED BYOFFICE OF THE CUSTODIAN *K. G. Kristof/ps.*

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: TAKATA, MorikichiHOME ADDRESS: Headquarters, B.C.REGISTRATION NUMBER 06497SEX: MaleAGE: 53OCCUPATION: Logger & 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: SelfMARRIED? YesNAME OF WIFE OR HUSBAND: KeseADDRESS OF WIFE OR HUSBAND: same as aboveNAMES OF ANY LIVING CHILDREN: Toshi (F), Teiichi (M), Fumiko (F)Yoshito (M),ADDRESS OF CHILDREN: same as aboveAGE OF CHILDREN: 13, 11, 9, 5 years respectively

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

1. LOCATION AND DESCRIPTION: Title No. 16961 - M. Lot 14, Block 29
Comox District, Plan 2281. near Headquarters, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 room frame dwelling, root house,
barn, chicken house, implement shed.

3. INSURANCE (Give particulars; state where policies are) House insured for \$200.00, name
of company and policy number unknown. P. Leo Anderton, Courtenay, B.C.
agent, and also holds policy.

4. TAXES (Amount and where payable) Approximately \$30.00 in taxes owing to
Comox Assessment District, at Cumberland Courthouse, 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: ~~Title in declarant's possession.~~
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST Sanajo Kuramura (deceased) had
1/4 interest.
9. IF FARM LAND STATE CROPS SOWN 36 fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Now in Hastings Park, B.C. Vancouver.
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:
- 2 beds and mattresses, kitchen stove, heater, kitchenware,
kitchen table and 4 chairs, quantity of garden tools, stored in
dwelling at Headquarters, B.C. Declarant holds key.
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: 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)
\$50.00 Victory Bond of 1942 issue, in owners' possession.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 22nd day of April 1942.

(Signature)

W. C. Anderson
Witness

FOR DEPARTMENTAL USE

REAL ESTATE

BUREAU HASTINGS PARK

FILE NO.

5446

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: TAKATA, Morikichi

HOME ADDRESS: #2 Camp Yard Creek, Malakwa, B. C.

REGISTRATION NUMBER 06497 SEX: Male AGE: 52

OCCUPATION: Camp Worker

(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: Cowichan Logging Co., Vancouver, B. C. Island

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kase

ADDRESS OF WIFE OR HUSBAND: Hastings Park, Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Toshi (M)
Teichi (M)
Fumi (F)
Yoshihito (M)

ADDRESS OF CHILDREN: Hastings Park, Vancouver, B. C.

AGE OF CHILDREN: 13, 11, 9, & 6 Yrs.

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

1. LOCATION AND DESCRIPTION: Headquarters, B. C. Title No. 16961

Lot No. 14. Map 2281. 66½ Acres. 7 Acres cleared.

Value \$2,500.

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 room frame bungalow \$1,200.

Barn, 2 storey roof house. Total Value \$1,100.

Chicken coop \$200.

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$20. per annum. Paid to date.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of declarant at #2 Camp, Yard Creek, Malakwa, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Now evacuated.
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: _____

1 heater \$20.; cook stove \$50.; miscellaneous furniture \$120.;
farming implements \$200.; 4 beds \$80.;

All of above stored in farmhouse at Headquarters, B. C.

Key in declarant's possession at #2 Camp, Yard Creek, Malakwa, B. C.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY _____

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: _____
6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
\$50. Victory Bond of the 1942 issue. In owner's possession.
8. BANK ACCOUNTS: _____
9. LIFE INSURANCE: _____
10. INTEREST IN ANY ESTATES OR TRUSTS. _____
11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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

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

Dated this 3rd day of July 1942.

[Signature]

 Witness

(Signature) BY PROXY
K. Takata
 I am signing as husband is away
 at Work Camp.

FOR DEPARTMENTAL USE _____

NOTE: Mr. Takata is in possession of identification card at Work Camp.

FORM "JP"
REAL ESTATE

BUREAU HASTINGS PARK

FILE NO. 5446

**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: MORIDIRKI, Takata

HOME ADDRESS: Headquarters, B. C.

REGISTRATION NUMBER 06497 SEX: (M) AGE: 52

OCCUPATION: Logger & 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: Partnership - Sanojo Kuramura

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Not stated

ADDRESS OF WIFE OR HUSBAND: Not stated

NAMES OF ANY LIVING CHILDREN: Toshi, Teichi, Fumi, Yoshito. (Sex not stated)

ADDRESS OF CHILDREN: Headquarters, B. C.

AGE OF CHILDREN: 13, 11, 9, & 5 years.

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

1. LOCATION AND DESCRIPTION: Merville, Plan 2281, Lot 14, comprising 66.2 acres

2. BUILDINGS AND OTHER IMPROVEMENTS: Dwelling House, Barn & Root House.

3. INSURANCE (Give particulars; state where policies are) \$200.00 Policy with P. L. A nderton, Courtney, B. C.

4. TAXES (Amount and where payable) \$17.61 Provincial Collector, Cumberland, B. C.

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In my possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Sanojo Kuramura
9. IF FARM LAND STATE CROPS SOWN Fruit Trees

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Merville, B. C. Plan 2281, Lot 14,
Dwelling House.
2. LANDLORD'S NAME AND ADDRESS: Self & Sanojo Kuramura
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:
- 1 Kitchen Stove, 1 Heater, 1 Bed, China Ware, Household Goods, Etc.,
3 hoses, 2 Hay Forks, 3 Axes, 3 Mattock Saws, Etc. The above goods
stored in dwelling house, Merville, Plan 2281, Lot 14.
1 Trunk, 2 Boxes Hardware Tools, stored with B. Bridges.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$200.00 on House. Policy
with P. L. Anderton, Courtney, B. C.
5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$50.00 Victory Bond. In my possession.

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: _____

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: _____

2. TRADE DEBTS: _____

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

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

Dated this 26th day of May 1942.

(Signature) _____

Left before signature could be obtained.

Witness _____

FOR DEPARTMENTAL USE _____

P.D. 21/6/43
INFORMATION FROM R.C.M.P.

DATE Aug. 17/43

Our File No. 5446

Full Name TAKATA, Morikichi
(Surname in Block Letters)

Registration No. 06497

Male - Female
(Check)

Age June 3, 1988

Former Address Headquarter, B. C.

Date Evacuated 24/4/42

Naturalized - Canadian-Born - National
(Check)

Present Address

House #113, New Denver, B. C.

c/o Spruce Falls Power & Paper Co., Kapuskasing, Ont. (12/3/47)

D/R 10/5/47 =

c/o Spruce Falls Power & Paper Co., Kapuskasing, Ont.

ied - Single
(Check)

Name of Wife (YAMASHITA) Kase #06481

Name of Husband

Name of Father Ichiro (Dec'd)

Name of Mother TAKATA, Kio

Names of Children under 16 Saburo (M) Sept. 10/30 Fumiko (F) Dec. 1/32

Toshiko () Sept. 1/28 Teuchi (M) Sept. 10/30 Yoshito (M) July 19/37

Requested by ECT

Registered with Custodian
(Yes or No)

Additional Information

Logger & Farmer. Owner of 66 acres.

EXHIBIT No. 1501-60
DATE NOV 26 1948
FILLED BY R. A. B. Hingle

INTERIM REAL PROPERTY SUMMARY

FILE Nos. 5446
13920

JAPANESE NAMES: Morikichi TAKATA, Reg. No. 06497
Sanojo KURAMURA, Reg. (Not Registered)

LEGAL DESCRIPTION: Lot 14, Block 29, Comox District, Plan 2281.

ENCUMBRANCE: Reservation of minerals, etc., in favour of the E. & N. Rly. Co.
No unregistered encumbrance indicated on file.

VESTING: Of interest of Morikichi TAKATA 51901 filed 22/2 /4, of interest
of Sanojo KURAMURA, 51980, filed 15/3/4
Takata in 1/2 share of interest with Sanojo KURAMURA
interest was one quarter

ASSESSED VALUE: 1943 - Land \$480.00, Improvements \$150.00 - Total \$630.00,
Taxes \$17.60 plus delinquent taxes of 1941 and 1942 total
taxes \$52.84.

CLASSIFICATION: Property consists of 66½ acres with 7 acres cleared and a house.
H. N. Harford, in making his valuation, gives the area as 66.2
acres, of which 5 acres were partially cleared. Sandy soil and
insufficient water. "There is a cabin 12 x 24 shingled walls on post
for foundation, rough verandah on front, lean-to at rear, patched
boards. A wood shed made from split shakes, and a shed 12 x 12
of rough boards. A root house 15 x 15, shaped top and another
building used as a barn 12 x 28.

ADMINISTRATION: Land was rented by Mr. TAKATA on 14/4/2 for a period of one year
for \$15.00 to W. Anderson. Mr. Matt Brown, as the Custodian
Agent, collected this rent from 14/4/3 to 13/4/6, 3 years and
the joint account is credited with \$45.00. The rental covering
the period 14/4/2 to 13/4/3 was paid to Mr. TAKATA (Matt Brown's
letter 11/12/2). The Custodian's rental agent, Mr. Brown, was
instructed on 17/4/6 not to rent the land as offers to purchase
were being considered. Mr. TAKATA requested the Custodian on
18/10/3 to rent the property. No sum as rental indicated by him.

CLEARING TITLE: With the prospect of a sale of the property Mr. A.G. Freeze, official administrator at Nanaimo, was requested to apply for
letters of administration of the Estate of Sanojo KURAMURA,
who died at Comox, B.C. on 7/2/39. Letters were granted on
21/5/7, and with a view to conveyance of KURAMURA'S interest
to the purchaser Mr. Freeze, through his solicitor, applied to
the Land Registrar at Victoria, for transmission of the title
to himself. Mr. Freeze was unable to submit with his application
the old Certificate of Title, No. 16961-N and his application
was rejected by the Registrar. Production of this certificate
was requested of Mr. TAKATA by this office on 17/4/6, he having
declared it to be in his possession. His reply of 26th April
acknowledged receipt of the request, but contented himself by
saying "I have no desire to place the said property for sale at
present, but I will consider it for \$1500.00 net receipt."

File Nos. 5446
13920

He was again requested on 10/6/7 to send in the Certificate, to which request there is no reply on file. In the circumstances a special vesting Certificate was prepared, to vest without the certificate of title being produced, the vesting being of "the interest of any unknown person or persons of the Japanese race". Mr. TAKATA having informed us, 4/4/45, that "KURAMURA did not leave a written will but before he died he said he will leave his half interest to me in payment for what I did for him when he was an invalid." No document giving effect to this alleged intention is on file or known. The claim may be left to Mr. Freeze to deal with.

VALUATION:

In a letter to Mr. Freeze, 24/4/6 (file 13920), it is stated that R. U. Hurford, of Courtney, appraised the property at \$778.00. A copy of this appraisal on this file gives the value of the land, 66.2 acres as \$403.00 and the buildings \$375.00.

The only indication of value on file are:-

The assessment notice does not show area of land, nor area cleared, the whole parcel valued at \$480.00. The buildings are assessed at \$150.00 for taxation, which value may be around 50% of estimated value and if so, the value of the buildings would be \$300.00 and total value \$780.00.

Mr. Hurford's appraised report gives 5 acres partially cleared at \$50.00 per acre and 61.2 acres logged land with no marketable lumber at \$2.50 per acre, a total of 66.2 acres valued at \$403.00. The buildings he estimates at \$375.00 - total \$778.00.

In his inspection report of 4/11/2 Mr. Matt Brown gives the total area of the land as 66 1/2 acres, of which 7 acres was cleared and a total value of \$2500.00.

Mr. TAKATA in his letter of 25/4/6 states "I will consider \$1500.00 net."

OFFERS:

Comox Valley Lands made an offer of \$650.00 on 26/3/6, which offer was ~~repeated~~ *repeated* on 28/3/6.

The Comox Valley Lands offered on behalf of a client, on 11/4/6, \$778.00 on terms. This offer was withdrawn on 25/4/6.

An offer of \$778.00 cash was received from Comox Valley Lands on 24/2/7 on behalf of A.W. Anderson.

APPROVAL:

The offer of A.W. Anderson of \$778.00 was submitted to A.G. Freeze and approved by him, 25/4/6 (Memo on file #5446, dated 27/4/6) Also approved by the Advisory Committee on Rural Properties 15/4/6 (letter to Mr. Freeze 24/4/6)

INTERIM REAL PROPERTY SUMMARY - PAGE #3

File Nos. 5446
13920

SOLD: To Arne Walter Anderson for \$778.00 and payment in full received 26/2/7 and placed in suspense account.

CONVEYANCE: At this date no documents conveying either half interest have been executed.

FUNDS: At this date the joint account - 5446 and 13920 has been credited with rents \$45.00 and debited with commission on rents and travel expenses \$5.00, taxes \$95.25, insurance \$17.50, appraisal \$5.00, Certificate of Encumbrance \$1.00, Advertising \$4.00 - total debit \$127.75, net debit balance \$82.75.

TITLE: C.T. 16961-W in possession of Norikichi TAKATA.

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

IM/KW

Ian McPherson
Ian McPherson. 2 Feb 1948

REAL PROPERTY SUMMARY

Cat. No. 531.

File No. 5446
13920

Morikichi TAKATA
Sanojo KURAMURA

Reg. No. 06497.
Deceased.

Address: Headquarters, B. C.

Legal Description: Lot 14 in Block 29, Comox District, Plan 2281.

Classification: 3-room Bungalow and Outhouses.

Registered in the names of: MORIKIRKI TAKATA and SANOJO KURAMURA.

State of Title (No. 16961-N): Only registered charge (75834-G) = Reservations of minerals, etc. in favour of Esquimalt and Nanaimo Railway Company. (Note: Requested, Apr. 17/46, to forward C/Title, Morikichi TAKATA replied, Apr. 26/46: "Received your letter of the 17th, requesting me to forward you the Certificate of Title of the above property. I have no desire to place the said property for sale at present, but I will consider it for \$1500.00 net receipt.")

Sold to: ARNE WALTER ANDERSON for \$778.00 (Cash).

As at: March 3rd, 1947.

Title (No. 48361-N) delivered to new Registered Owner on: August 6th, 1948.

Net proceeds (\$741.05) released to credit of Joint Account 5446/13920 (Morikichi TAKATA & Sanojo KURAMURA, dec'd.) as of: March 3rd, 1947.

Completed sales statement sent to Morikichi TAKATA on: August 30th, 1948.

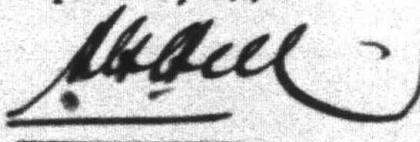
Insurance: Taken over by Purchaser.

Chattels: Not involved.

Administration: This property consisted of 66.2 acres of logged-off land, only 5 acres of which was cleared. There was no marketable timber on the balance. The small dwelling (12' x 24') was of 3-rooms only. The whole property was rented by owner @ \$15.00 per annum and used by lessor, a neighbour, as pasture land.

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

1st September, 1948.



Copy for Mrs. McArthur.

A.C.M.
AS

5446 & 13920

March 3, 1947.

Comox Valley Lands,
Courtenay, B.C.

Dear Sir:

Re: Catalogue No. 531,
Headquarters, B.C.
14/25/2281.

This will acknowledge receipt of your letter of February 24th, enclosing certified cheque for \$700.20. We have now received a total of \$778.00, the full amount of the purchase price for the above property.

We note that you request this property to be registered in the name of Arne Walter Andersen, machinist, of Headquarters, B.C., Canadian citizen.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

This property is registered in the names of two persons, one of whom is dead and some little time may elapse before title will actually issue.

Yours truly,

F. G. Shears,
Director.

F. G. Shears
DIRECTOR

5446
13920

February 14, 1948.

Mr. Morikichi Takata,
Registration No. O.C. 497,
Camp 32,
Spruce Falls Pulp & Paper Co.,
Kapuskasing, Ontario.

Re Lot 14, Block 29, Comox District, Plan 2281.

We advised you on 10th May, 1947, that the above described property was in course of sale. Title to the property stands in your name and that of Sanajo KURAMURA, and you informed us that Mr. KURAMURA died on February 7, 1939, and that he had promised to leave his half interest to you. You also stated that he left no heir.

We are not questioning your statements in this regard but would point out to you that no payment out of the proceeds of this sale can be made to you until you either send us the certificate of title in your possession, or confirmation of your claim from the heirs of Mr. KURAMURA. You state that he left no heir, which we take to mean that he had no children. But in that case his parents, or his brothers or sisters would be his heirs by law. If possible will you please inform us of their names and addresses. It will be necessary that you clear up this matter, and we suggest that we may be able to assist you now, if you can give us the names we ask for.

Yours truly,

Ian McPherson,
Office of the Custodian.

IMc/ch

AIR MAIL

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario
February 10, 1948

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

Rec'd	Feb. 12
File No.	5446 13920
Ans.	
Revised	

Re: Morikichi TAKATA & Sanajo KURAMURA
Lot 14, Block 29, Comox District, Plan 2281

Dear Mr. Shears:

We have for acknowledgment your communication of the 7th instant, with enclosures.


The Registrar is satisfied to accept the usual form of transmission and conveyance and under the circumstances, it appears advisable to follow his ruling.

The Special Form of Vesting Order enclosed in your letter creates a doubt as to the Custodian's rights, as in Paragraph 4, date of death is shown as February 7, 1939 - a date prior to outbreak of war - and in Paragraph 6, it is stated that no beneficiaries are known. The thought occurs that in view of this, the Administrator should convey, as in other cases we had reason to believe Japanese heirs resided in Canada or Japan.

The amount involved is small and I am therefor returning the usual transmission and forms of Deed, duly executed by Mr. Mathieu.

It might be well for you to make further enquiries relative to existence of next-of-kin and if it transpires that relatives are in Japan, we will be pleased to ask External Affairs to verify such survivorship.

Yours very truly,


K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/JF
Encl.

ADDRESS ALL COMMUNICATIONS TO
THE REGISTRAR



LAND REGISTRY OFFICE
VICTORIA

IN YOUR REPLY
PLEASE REFER TO

February 4th, 1948.

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

Dear Sir:

Re Lot 14, Blk.29, Comox District,
Plan 2281: Your Files 5446 & 13920.

I beg to acknowledge receipt of your communication of the 29th ult. and in reply, it is difficult to understand the point of the subsequent vesting, since the title to this property now is and has been since 1944, vested in the Custodian of Enemy Property, pursuant to a certificate of vesting signed by F.G. Shears, Authorized Deputy of the Secretary of State and/or Custodian.

It is noted that under this certificate it is not only the interests of the registered owners, but also the interest of any other person of the Japanese race that is vested, which of course would include any person claiming through the registered owners.

This office is only concerned with the actual registered title and there is no entry of any outside interest other than the registered owners shown on the certificate of title.

Draft returned herewith.

Yours truly,

A handwritten signature in dark ink, appearing to be "A. J. [unclear]".

Registrar

HJC/AD

5446 & 13920

January 29, 1948.

R.N.C. Hemberow, Esq.,
Deputy Registrar,
Land Registry Office,
Victoria, B.C.

Re: Lot 14, Blk. 29, Comox District, Plan 2281.

Dear Sir:

The registered owners of the above are Morikichi TAKATA and Sanojo KURAMURA, whose interests were vested in the Custodian in 1944, by filings 51901 and 51980. It has since been discovered that KURAMURA died prior to this vesting and it is desired to file a special certificate of vesting of any Japanese interest devolving from KURAMURA. Mr. TAKATA has informed us that Sanojo KURAMURA left no issue, and we have no record of parents, or other relatives.

In the unusual circumstances, and as we desire to convey the interest to a white purchaser, I am enclosing a Draft Form of vesting for your comment, though aware that in ordinary course the validity of documents is not passed upon by you prior to submission for registration. If you approve of this form, or will suggest any amendment, we will later submit it for filing along with a request to convey title to the Custodian as provided by the Revised Regulations Respecting Trading with the Enemy (1943) Section 23 (2).

In June last Mr. A. G. Freeze, official administrator at Nanaimo, requested of you a conveyance of title to him, the intention then being that he would convey to the purchaser. You requested production of Certificate of Title. As the Certificate of Title is not available, we desire to proceed by Special Vesting as above indicated, and shall be pleased to have your comment.

Yours truly,

LM/KH

Ian McPherson.
Office of the Custodian.

STATEMENT RE SALE OF:

TAKATA, Morikichi

Name: KURAMURA, Sanajo

Catalogue No: 531

File No: 5446 & 13920

Street Address: Headquarters, B. C.

Reg. No: 06497 & Dec'd

Legal Description: Lot 14, Blk 29, Map 2281, Comox

Date of Sale and Adjustments 3rd March, 1947

Sale Price \$ 778.00

Real Estate Agents Commission \$ 38.90 ✓

Charge for Valuation 7.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other Charges

Adjustments:

Fire Insurance 4.97

Taxes 10.48

Water

~~\$ 52.40~~ ~~\$ 793.45~~

Net Proceeds credited to your account \$ 741.05

Date: .. August 26th, 1948

Compiled by: Accounting Department

COPY

R. U. HURFORD

Courtenay, B.C.

EXHIBIT No. 1201-1
DATE NOV 28 1948
FILLED BY K. A. Blair
(undated)

Catalogue No.
531

File No.
5446/13920

Assessed Owner
M. Takata &
S. Kuramura

Lot 14 of Block 29, Merville
Plan 2281, Comox Dist.

There are about 66.2 acres in this property of which approx. 5 acres is partially cleared on the road frontage. The balance is uncleared, logged off land with no marketable timber. The soil is a sandy loam and the owner had trouble in getting sufficient water in dry periods from the present well.

<u>Land</u>		
5 acres	@ \$50 per acres	\$250.00
61.2 "	" 2.50 "	153.00

There is a cabin 12 x 24 shingled walls on posts for foundation, rough verandah on front, lean-to at rear, patched boards. A wood shed made from split shakes, and a shed 12 x 12 of rough boards. A root house 15 x 15, shaped top and another building used as a barn 12 x 28.

Value of buildings	375.00
--------------------	--------

\$ 778.00

(unsigned)

EXHIBIT No. 1301-7
DATE NOV 26 1945
FILED BY K. A. Christie

New Denver, B.C.

Office of Custodian
Vancouver, B.C.

EVACUATION SECTION
Rec'd APR 13 1945
File No. 5446, 13920 and to Mr. [unclear]
Ans.
Referred Bell

Dear Sir:-

I am sending the information
you wished about Sanajo Kuramura.

- (1) Sanajo Kuramura was residing at Headquarters, B.C. at the time of his death.
- (2) He died on February 7, 1939.
- (3) Kuramura did not leave a written Will but before he died he said that he will leave his half interest of the property to me, in payment for what I did for him while he was an invalid.
- (4) Kuramura has no heir.
- (5) During his absence and sickness I paid the taxes and for the entire improvement of the property.

Yours Truly,

Marikichi Takata

Reg. no. 06497

COPY

EXHIBIT No. 1001-A
DATE NOV 26 1948
FILED BY A. A. b. H. H. H.

c/o Spruce Falls P. & P. Co.,
Kapuskasing, Ont.
March 15/48.

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

Dear Sir:

In answer to the letter dated February 14th, you questioned me on the matter of Mr. Sanjo Kuramura's heirs to his one quarter share of the property. By lawfull rights his heirs would be his parents, brothers or sisters, seeing he did not have a wife or any children. But Mr. Kuramura being a bachelor with no relations whatsoever in Canada names cannot be given.

He did not leave a written deed but I have paid all tax bills from before his death yearly. As a proof that I have been, I am enclosing one of my Tax Bills written per M. Takata.

I hope with the assistance of this information matters will be cleared up.

Yours truly,

(signed) "Morikichi Takata"

File No. 5446
13920

OUR FILE

YOUR FILE 13920 & 5446

Evacuee Section

ADDRESS YOUR REPLY

TO Official Administrator



Cumberland, B. C.
April 25th, 1946.

W. J. Johnson, Esq.,
Administration Department,
Office of the Custodian,
509 Royal Bank Building,
Vancouver, B. C.

ENEMY SECTION	
APR 27 1946	
Rec'd	
File No.	13920 & 5446
Ans'd	
Refer'd	

Dear Sir:

Re: Estate of Sorojo KURAMURA,
Deceased.

I beg to thank you for your letter of April 24th furnishing me with particulars of the estate of the above named deceased who is the owner of a half interest in Lot 14 of Block 29, Comox District, Plan 2281, which parcel of land it is proposed to sell at \$778.00.

After looking into the matter of the valuation of the property, I may say that the proposed sale has my full approval.

Yours faithfully,

A handwritten signature in cursive script, appearing to read "A. G. Freeze".

A. G. Freeze,
Official Administrator.

AGF/AB

In the Supreme Court of British Columbia.

IN PROBATE.

In the matter of the Estate of Sanojo Kuramura *, deceased.*

I hereby certify that the paper writing hereunto annexed and marked with the letter "A" is a true and correct copy of the Letters of Administration

of the above-named deceased, issued out of this Honourable Court on the 21st day
of May, 19 47

WITNESS my hand and seal of the Supreme Court of British Columbia,

this 21st day of May, 19 47



Registrar.

DEPUTY

In the SUPREME Court OF BRITISH COLUMBIA

In the matter of Sanozo Kuramura, deceased,
15K/47
and

In the matter of the "Administration Act."

DATED THE 21st DAY OF May, A.D. 1947

UPON reading the affidavits of A. G. Freeze, sworn the 21st day of May, 1947

and Exhibits thereto, it is ordered,

that Arthur Gordon Freeze

, Official Administrator for the Part of

County of Nanaimo

, shall be Administrator of all and singular

the estate of Sanojo Kuramura

, deceased,* who died

at Comox, B.C. on 7th day of Feb. 1939 and that notice of this Order be published.

W.H. Cope

Deputy District Registrar
Supreme Court

Estate valued at
\$389.00

Issued under Sec. 25 of "Administration Act."

\$2.00 Law Stamps This is the paper writing Marked "A"
referred to in my Certificate, dated the
21st day of May 1947

The Supreme Court of
British Columbia
Cumberland Registry
May 21, 1947

* Insert "with the will annexed," or in the case of the

★ 1M-1142-2041

MEMORANDUM FOR USE IN PREPARING
BRIEF ON CASE NO. 1301, File 5446

The Analysis prepared for the hearing did not mention that Kurumura's Estate is in the hands of Mr. A. G. Freeze, the Official Administrator at Cumberland, B. C., and that Mr. Freeze approved the sale price of the Real Property.

If this information had been given to the Court, it would have been clear to the Commissioner that Takata's claim in excess of his registered one-half interest should be determined by Mr. Freeze.

The letter from A. G. Freeze, dated April 25, 1946, approving sale price in the sum of \$778.00, has been removed from Kurumura's file No. 13920 and it, together with five copies, has been placed in the claim file in order that it may be filed as an exhibit if desired, also Certified copy of grant of Letters of Administration of Kurumura's Estate to A. G. Freeze, dated May 21, 1947.

It is noted that the approval preceded grant of Letters. However, this was reasonable in this case as there was no object in going to the expense of clearing title unless a purchaser could be found and therefore instructions to apply were given after it was known that a sale could be made.

AGM/AC

Done
Feb 25 / 49

5446
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 6 1942

Milson
P.O. Box 431,
Cumberland, B.C.
Nov. 4/42.

Mr. R.P. Alexander, Manager,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B.C.

Dear Sir:-

Report on TAKATA Morikichi Reg. # 06497.

File 5446
1 Location and Nature of property. Headquarters
B.C. Title # 16961, Lot # 14. Map 2281. 66½ acres. 7
acres cleared. Value \$2,500.00. Land rented to Mr. W.
Anderson, Headquarters, B.C. Merville District by Mr.
Takata on April 14/42 before he left the district. For
the period of One year at \$15.00 (12 months)

3 Personal effects shipped out c/o B.C. Security
Commission, Vancouver, B.C. are:

June 15/42. 1 tub Japanese sauce from Cumberland storage.

Effects in Cumberland storage are 1 trunk, 1 cross cut
saw, 1 box effects and 1 box misc. kitchen utensils.

4 pcs. which were picked up from Mr. Bridges Farm, Sandwick,
B.C. Balance left in the home are. 2 old beds complete,

1 old kitchen stove, 1 heater, 4 chairs, 1 table and a
few old garden tools. All of which are of very little value.

4 Insurances. None. *Answer*

5 Liabilities and personal debts. None to date.

6 Recommendations. Effects are as listed above. Mr.

W. Anderson who has this land rented has the key for the
house which is vacant and boarded up. The old effects

left in the home are of very little value if any. The

price listed on this party's J P Form is out of all reason.

On July 13/42 Constable Matheson of Provincial Police and I
visited this place as someone had broken into the home.

On checking up on goods listed in the home we found nothing
missing. Replacing padlock and boarded up the windows and
back door.

This will clean up this party's report to date.

Yours truly *Matt. Brown.*
Matt Brown. (over)

GENERAL SUMMARY

File 5446.

Morikichi TAKATA

Reg. No. 06497.

This 53-year old Logger and Farmer, a Naturalized-Canadian, from Headquarters, B. C., signed a Custodian "JP" declaration form on the 22nd April, 1942. He was evacuated on the 24th April, 1942.

His wife, Kase (File 7101), signed a Custodian "No Property" card on the 30th April, 1942. She was evacuated on the 12th September, 1942.

The following is a summary of the contents of this file as disclosed by a review made today.

Real Property: See Real Property Summary (when finished) for particulars of half-interest in Headquarters property (Cat. 531) now in course of sale for \$778.00.

In reply to our request for information on the subject, this evacuee wrote (Apr. 11/45) to say: (1) Sanojo KURAMURA (File 13920), joint owner, died Feb. 1/39; (2) he had no heir; (3) he left no Will; (4) he told his co-owner he would leave him his half-interest; and (5) during deceased's absence and sickness declarant "paid the taxes and for the entire improvement of the property."

Personal Property: See Chattels Schedule (to follow) for particulars of chattels disclosed in file.

Bills Receivable: None.

Bonds, Shares, etc.: A Victory Bond (\$50.00) declared on "JP" form remained in owner's possession and did not come under our administration.

Bank Accounts: None.

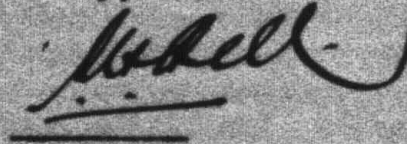
Life Insurance: None.

Liabilities: See Liabilities Summary for only claim (\$294.38), which is shown as still outstanding.

Funds: There is a balance of \$3.25 standing at the credit of this account at the present time.

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

10th May, 1947.



RGB/P.

CLAIMS STATEMENT

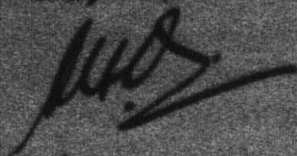
File 5446.

Morikichi TAKATA

Reg. No. 06497.

\$294.38 T. Matsuyama & Company Ltd., Vancouver. Statement,
dated June 30th, 1942. Morikichi TAKATA was advised
Mar. 15/43 and again on May 10/47 but has not replied.

E. & O. E.
4th JUNE, 1947.



ROB/P.

NO.		NAME			FILE NO.	
06497		TAKATA, Norikichi			5446	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Michigan Fire & Marine Ins. Co.	<i>Renewed - Pol. # 6019519</i> 16586	\$200.00	July	21	1943	<i>Michigan Fire & Marine</i> Lot 14, Map 2281, H. C. H.ville Vancouver Island, B.C.
Michigan Fire & Marine Ins. Co.	<i>Renewed - Pol. # 6615112</i> 16586	\$200.00	July	21	1944	<i>Michigan Fire & Marine</i> Lot 14, Map 2281, H. C. H.ville Vancouver Island, B.C.
Michigan Fire & Marine Insurance Company	<i>Renewed - Pol. # 6611226</i> 6611226	\$200.00	July	21	1945	<i>Michigan Fire & Marine</i> Lot 14, Map 2281, H. C. H.ville Vancouver Island, B.C.
Michigan Fire & Marine Insurance Company	<i>Renewed under Pol. # 6613174</i> 661226	\$200.00	July	21	1946	<i>Michigan Fire & Marine</i> Lot 14, Map 2281, H. C. H.ville Vancouver Island, B.C.
Michigan Fire & Marine Insurance Company	<i>Renewed under Pol. No. 3705</i> 6613174	\$200.00	July	21	1947	Dwelling on Lot 14 of Block 29, Conax District, Plan 2281.
Michigan Fire & Marine Insurance Company	<i>Taken over by Purchaser</i> 2705	\$200.00	July	21	1948	Dwelling on Lot 14 of Block 29, Conax District, Plan 2281.

TAKEN OVER BY PURCHASER.

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

1st September, 1948.

[Signature]

RGB/P.

INSURANCE SURVIVOR

Files: 5446
13920

Merikichi TAKATA
and
Samojo KURAHARA

Lot 14, Block 29, Conam District, Plan 2281.

The dwelling on this land carried insurance of \$200.00 placed by the owner with the Travellers Fire Insurance Co. The agents of this company, Robert S. Day and Son Ltd., cancelled this policy, notice being given the Custodian on 29/4/2, and \$1.00 refund on premium made.

On expiry of notice Mr. Matt Brown, the Custodian's agent, on instructions dated 26/5/2, insured the dwelling with the Michigan Fire and Marine Insurance Co., in the sum of \$200.00, policy 16586, for one year expiring 21/7/3, premium \$3.50. This insurance was renewed annually and expires 21/7/48.

J. Macpherson

Name: TAKATA, Morikichi

File: 5446

Reg. No. 06497

December 1, 1942.

EVACUATION SECTION	
Rec'd	DEC 13 1942
Ans.	<i>NA</i>
Referred	<i>green</i>

order taken

LIST OF CHATTELS

In Cumberland storage:

- 1 Trunk
- ~~1 Cross cut saw~~ S
- ~~1 Box effects~~ S
- ~~1 Box miscellaneous~~
- ~~kitchen utensils~~ S
- 4 Pieces, which were at Mr. Bridge's farm.

File

Left in the home:

- 2 Old beds complete
- 1 Old kitchen stove
- 1 Heater
- 4 Chairs
- 1 Table
- ~~A few old garden tools~~

*Sold by Auction - 2/2/45
Cumberland S.*

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

Date December 14/42 Signed Morikichi Takata

Please sign and return one copy to this office.

Referred
Ans.
File No.
Rec'd
EVACUATION SECTION

EXHIBIT NO. 1101-11DATE NOV 26 1945NAME TAKATA, MorikichiFILLED BY H. H. BrownREGISTRATION NO. 06497FILE NO. 5446

The following chattels were sold by public
auction at Cumberland, B.C. on February 21, 1945

Box of tools	\$ 0.50 ✓
Tools	1.75 ✓
Dishes	1.50 ✓
Dishes	1.00 ✓
Dishes	0.50 ✓
Dishes	0.35 ✓
Dishes	1.00 ✓
Tools	2.00 ✓
Lamps	0.50 ✓
Irons	0.25 ✓
Dishes	0.75 ✓

Total

\$ 10.10

Less Expenses:

(Auctioneer's Fee: 1.01
Advertising: 0.50
Moving: 1.84

\$ 3.35

6.75

Net Proceeds Credited:

\$

Members of Custodian Staff Present.

Mr. Matt Brown

Extracted from Auctioneering List No.

Cumberland 5.

Remarks.

January 30, 1951.

Mr. E. MacFarland,
Official Administrator,
Cumberland, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 1301

Our form of Release in connection with the award under the Claims Commission has been duly executed by Morikichi TAKATA, under which half of the amount awarded under the real property portion of the claim is to be paid to yourself in the amount of \$64.60, less share of legal fees for \$8.41.

Cheque in your favour for \$56.19 is enclosed herein.

Yours truly,

F. G. Shears,
Director.

FOS/GH

January 30, 1951.

Mr. Morikichi TAKATA,
Crow Creek, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission
Case 1301

We have received Release executed by yourself covering the award of \$197.38 of which amount, according to the Release, you are to receive the sum of \$132.78, and cheque for this amount is enclosed herein.

The sum of \$64.60, less legal fees of \$8.41 - namely, a net amount of \$56.19, has been paid to E. MacFarland, and cheque for the legal fees so deducted, has been sent to The Co-Operative Committee.

Total Award \$197.38

Paid to E. MacFarland, Administrator
of the Estate of Sanojo KURAMURA \$56.19

Legal Fees 8.41 \$64.60

Cheque to you..... \$132.78

Yours truly,

F. G. Shears,
Director.

FGS/ON

Re Case 1301 - Pakata

Dear Mr. Shaws:

Our file card gives the address for the claimant as:-

% Spruce Falls Pulp & Paper Co.

Opaatika, Ont.

Since I happen to know that New Creek is near Opaatika (a company settlement near Kapuskasing) I would suggest that the above address should reach him. The J. C. C. A. has no more recent address.

If you fail to locate the claimant, will you please advise, and will make further inquiries, but I feel sure the above will locate him.

Sorry the enclosed releases have been held up a few days, due to my illness!

Sincerely,

W. H. Brown
Secretary, Camp Committee

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. _____

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

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

February 5, 1951.

The Co-Operative Committee on Japanese Canadians,
Apartment 28,
94 Homewood Ave.,
Toronto 5, Ont.

Dear Sirs:

Re: Japanese Property Claims Commission
Morikichi TAKATA - Case 1301

We received a completed Release form on January 25th in connection with the above case. This form was filled out on January 8th before a Commissioner at Kapuskasing, Ontario, and the address at the top of the Release is shown as Crow Creek, Ontario.

On January 30th we sent our cheque to that address but this morning it has been returned. The envelope is marked "Try Crow Lake", but he was evidently not there.

Have you any information on this party? We would be pleased to hear from you as soon as possible.

Yours truly,

F. G. Shears

F. G. Shears,
Director.

/GN

W.D. 1.30

Over

EVACUATION SECTION	
Rec'd	JUN 16 1949
File No.	
App.	
Referred	

Crow Creek
Opasatula Outpost
June 11/49

File no. 5446.

Mr. F. Matheson,
506 Royal Bank Bldg.
Hastings & Granville
Vancouver B.C.

Dear Sir:-

Referring to your letter dated May 16 with
which I enclose received cheque of \$83.35

The \$294.38 which you claim I owe

to Matanyona Co. Ltd. has been paid in full.
Having paid it in 1924 & 5 I have destroyed
my receipt proving my statement. In looking
over my papers I have found one receipt
written by Mr. Ryatos Kito himself & help
prove that what I say is true that the \$294.38
has been paid. Had I not appeared to you and
that they would ^{have} filed against me before 1942

Waiting to hear from you and expecting &
received the difference of \$294.38 for I am
holding the cheque sent in May of \$83.35

Enclosed is your letter dated May 12

Receipt in Japanese by Ryatos Kito. Yours truly
M. Takata
Mr. Takata

金土匁取証
(此匁取証也)

大正拾貳年八月參拾日

松山商會
理事 龍太郎

高田 裕吉 様

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO.

5446

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

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

May 16, 1949

Mr. Morikichi Takata,
Crow Creek,
Opasatiko, Ontario.

Dear Sir:

Enclosed is Custodian cheque for the sum of \$83.35, representing all the funds standing to your credit in Custodian account that can be released to you.

The total sum to the credit of your account before the enclosed funds were requisitioned was \$377.73 as you were informed in our letter of February 4th, but of these funds \$294.38 are being held because of the claim filed against you by T. Matsuyama Company Ltd.

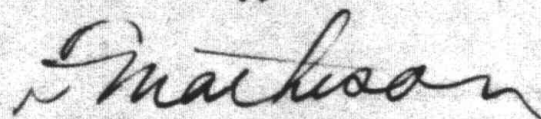
We wrote you on January 12th giving you complete details of the T. Matsuyama Company claim. We asked for any possible information you could supply in support of your statement that you had settled this account. We have not heard from you since that time.

Would you please write and give us any information you may have to show that you are not indebted to T. Matsuyama Company Ltd.?

Unless we hear from you by July 4, 1949, we shall assume that you wish the Custodian to pay to the T. Matsuyama Company Ltd. the sum of \$294.38 from your funds in settlement of your indebtedness. If you do not owe this money it is plainly to your advantage to reply to Custodian letters.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,



F. Matheson,
Office of the Custodian.

/FM
Enclosure

5446, 13920

February 4, 1949.

Mr. Morikichi Takata,
Crow Creek,
Opasatiko, Ontario.

Dear Sir:

On August 30 last we sent you two statements of account, one of your personal account, showing a credit balance of \$6.75 derived from sale of chattels, and the other of your joint account with Sanoje Kuramura, deceased, showing a joint credit of \$658.66, being proceeds from rentals and sale of the real property at Comox.

Since that time we have transferred one-half of the credit in the joint account, namely \$329.33, to your personal account. In addition, your claim for refund of taxes has been approved by Mr. Freeze, the Official Administrator, and \$40.40 has been transferred from Kuramura's share of the proceeds for your credit, together with \$1.25, being one-half of the advance of \$2.50 made by you to pay the fire insurance premium in 1943. Your present credit, therefore, amounts to \$377.73, Mr. Kuramura's share being \$329.33 less the \$41.65 transferred to you, or \$287.68.

Mr. Kuramura's share has been forwarded to Mr. A. G. Freeze, the Official Administrator at Cumberland, B. C., and any further claim which you may have against this Estate may be referred direct to him. For your information we enclose a copy of our letter to Mr. Freeze dated January 8, 1949, and a copy of his reply.

It is our wish to close your account in this office and we would ask you to answer our letter of January 12 as soon as possible in order that we may remit the amount due you.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC
Enc. copies.

February 4, 1949.

REGISTERED MAIL

A. G. Freeze, Esq.,
Official Administrator,
Cumberland, B. C.

Dear Sir:

Re: ESTATE OF SANJO KURAMURA, DECEASED

We acknowledge with thanks your letter of January 15, and in accordance with your instructions are transferring the sum of \$40.40 from the Estate account to the account of Morikichi Takata, being refund of taxes advanced by him on behalf of the Estate. The Joint Account shows the sum of \$2.50 to have been advanced by Takata in October 1943, being balance of fire insurance premium payable at that date and we are, therefore, with your permission, adjusting this also and debiting the Estate account with the sum of \$1.25.

The net amount remaining for the credit of the Estate is \$287.68, for which we enclose Custodian cheque drawn in your favour as Administrator. Regarding distribution of net proceeds, you may be aware that Takata filed a claim with the Japanese Property Claims Commission in Toronto in which he valued the real property at \$2000.00. Mr. Hurford's valuation of \$778.00, approved by you, was submitted by counsel for the Government as an exhibit but the actual Government defence will not be put in until the case comes up in its turn in Vancouver sometime this Spring.

In his sworn evidence before the Commissioner, Takata stated that while he told the Custodian that Kuramura had no next-of-kin, Kuramura had actually been married in Japan. Takata did not state whether there were also children nor whether there were other heirs if no immediate next-of-kin survive. He did, however, state that there are no known heirs in Canada. It would appear that Takata is trying to obtain all the property for himself and will, no doubt, be applying to you direct for the net proceeds of Kuramura's Estate, but unless you are prepared to accept this man's story and are convinced that there are no heirs in Japan, the net proceeds from Kuramura's Estate are to be paid over to the Custodian for the Enemy account.

For your assistance we enclose a copy of the transcript of evidence taken at the hearing in Toronto and would ask you to return this as soon as possible by Registered Mail, directed for the special attention of the undersigned.

A. G. Freeze, Esq.

February 4, 1949.

We might point out that we understand that the property was purchased by Takata and Kuramura through W. D. Inglis, Courtney, B. C., in 1931 for \$750.00, but it is not known when title issued.

We are writing to Mr. Takata, enclosing a copy of our letter to you dated January 8, together with a copy of your reply dated January 15, 1949.

Yours very truly,

AGM/AC
Enc. cheque \$287.68
transcript

A. G. McArthur,
Office of the Custodian.

MEMORANDUM

File 5446

Merikichi Takata

February 3, 1949.

*unless later
acknowledged
in writing*

According to information on file, Takata's debt to T. Matsuyama Company Limited appears to have been incurred prior to 1935 and would therefore be outlawed. Mr. Nicholls of P. S. Ross & Sons states that there is no evidence of the exact nature of the debt and that it is understood that the T. Matsuyama Company took over this account from another company which it absorbed.

Takata has emphatically denied this debt. Under the circumstances it would be in order to ask Mr. Field whether he thinks he can succeed in collecting this debt or whether it should be written off and the Custodian advised accordingly.

A. J. M.

AGM/AC

January 12th, 1949

Mr. Morikichi TAKATA,
Reg. No. 06497,
Crow Creek,
Opasatika, Ont.

Dear Sir:

This will acknowledge your letter of the 5th instant re claim of T. Matsuyama Company Limited against you for \$294.38.

We had asked Messrs. P. S. Ross & Sons, liquidators of T. Matsuyama Company Limited to make a full search into this matter and advise us how the balance of \$294.38 was arrived at, and on the 4th instant they advised us that "The ledger account from which the information of \$294.38 was taken shows only the name of M. Takata and represents the balance forward from old ledger in the amount of \$294.38. There is no detail as to how the account is made up nor an old ledger to which reference can be made".

As Ryotaro KITA returned to Japan and died there in 1947 we do not know to whom we can apply for confirmation of your statement that the debt has been paid in full by you many years ago, but can merely tell you the facts as shown in the books of T. Matsuyama Company Limited.

We wrote to you concerning this claim as early as March 15, 1943 asking for your confirmation or denial. We also wrote you several times since and the only mention of the matter made by you which we can find on your file is that in your letter on June 2, 1947 when you merely state "Referring to your letter received May 27th I am sure there has been an error made when the sum of \$294.38 was filed against me. Please check records again." Had you co-operated in the first place it might have been possible for us to obtain definite information on this claim and have the matter settled years ago.

We must now ask you to supply us with all possible details covering your statement that this account was paid in full many years ago and if you have any receipts or can

Mr. Morikichi TAKATA, cont'd.

refer us to any particular individual for confirmation we will endeavour to settle the matter as soon as possible.


Please note that it is to your advantage to co-operate fully at this time. Your early reply will therefore be awaited.

Yours truly,



B. Good
Comptroller

BG:BM

P.S. Ryotaro Keta made a sworn affidavit before a Notary Public on 20th June, 1942, that this balance was still unpaid by you. 

13920, 5446

January 8, 1949.

REGISTERED MAIL

A. G. Freeze, Esq.,
Official Administrator,
Cumberland, B. C.

Dear Sir:

Re: ESTATE OF SANOJO KURAMURA, DECEASED

Further to our letter of November 26, we have now received from Morikichi Takata Tax Statements with receipts attached, covering the years 1939, 1941, 1942 and 1943, which apparently include arrears.

From these it appears that the following payments were made by Takata:

1937	-	\$12.90
1938	-	15.67
1939	-	15.65
1940	-	18.95
1941	-	17.63

TOTAL \$ 80.80

From 1942 the taxes were paid from the joint account in the Custodian's office, the amounts being as follows:

1942	-	\$22.98
1943	-	20.50
1944	-	19.71
1945	-	16.28
1946	-	15.78
1947	-	14.14

TOTAL \$109.39

We enclose, for your perusal, the statements and receipts and request that you let us know how much Takata should receive from the proceeds of sale to reimburse him for taxes advanced by him.

A. G. Freeze, Esq.

January 8, 1949.

The correspondence indicates the possibility that Takata's share is more than one-half but as far as the Custodian is concerned it is our intention to turn over to you for administration one-half of the net proceeds from sale after the adjustment recommended by you has been made. You will then, at your discretion, recognize Takata's claim to the additional portion if you see fit.

Yours very truly,

AGM/AC
ENC. Tax statements & receipts

A. G. McArthur
Office of the Custodian

From Frank,
Apasitika Outpost.
January 5, 1949

Office of Custodian
506 Royal Bank Bldg.
Kootenay & Granville,
Vancouver B.C.

EVACUATION DIST. 121	
REC'D	JAN 10 1949
FILE NO.	5446
ANS.	Bell
RECORDED	

Bentham -

In going over my previous letter from
the custodian I find that you have not sent
further word on my demand for the debt of \$294.38
owed against me by the I. Matveyenko & Co. Ltd.
of 467 Powell St.

I repudiate this claim for I am
aware that the bill has been paid in full
many years ago.

Please refer back to the Liquidator of
the company & check his records thoroughly
yours truly

M. T. O. A. T.
R. Lash & Photo

P. S. Ross & Sons

CHARTERED ACCOUNTANTS

MONTREAL TORONTO WINNIPEG
CALGARY VANCOUVER
SAINT JOHN N. B.411 Royal Bank Building,
Vancouver, B. C.
4th January, 1949

Our File 295-109

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

Attention: Mr. Good

Dear Sir:

re: T. Matsuyama and Company and
Morikichi Takata #06497
Your File 5446

Rec'd	<i>Jan 5</i>
File #	
Ans.	
Replied	<i>Good</i>

Further to our conversation of yesterday we would advise that the ledger account from which the information of \$294.38 was taken shows only the name of M. Takata and represents a balance forward from old ledger dated 30th June, 1935 in the amount of \$294.38. There is no detail as to how the account is made up nor on old ledger to which reference can be made.

We regret we are unable to supply any additional information.

Yours faithfully,

*P. S. Ross & Sons**This man definitely owes owing this money*

5446

January 3rd, 1949

Mr. C. Nicholl,
P. S. Ross & Sons,
Vancouver, B. C.

Dear Sir:

Re: Horikichi TAKATA, Reg. No. 06497

This will confirm our telephone conversation this morning in which I informed you that we had on the above file statement from T. Matsuyama Company Limited showing

"Morikichi Takata
P. O. Headquarters, B. C.

T. MATSUYAMA & CO., LTD.

No. 17

To Balance	\$294.38
------------	----------

This is statement number 17 referred to in the sworn affidavit of Ryotaro Kita the manager of T. Matsuyama & Company Limited.

Dated June 30th, 1942."

We informed Takata on several occasions that this claim was filed against him, but the only reply we received from him in this connection is his mention in his letter of June 2nd, 1947 "I am sure there has been an error made when the sum of \$294.38 was filed against me. Please check your records again." Will you please send me as soon as possible all details covering the balance of \$294.38 as shown on the statement. I will then write to Takata and try to obtain some definite information so that we may either pay or cancel the claim.

Please let me have the information at the earliest possible moment.

Yours very truly,

Ad.

~~B. Good~~
Comptroller

品名: 猪

5446, 13920

November 26, 1948.

Mr. Morikichi Takata,
Camp 32,
Spruce Falls Pulp and Paper Company,
Kapuskasing, Ontario.

Dear Sir:

Re: Lot 14, Block 29, Comox District, Plan 2281.

We attach copies of our letter to Mr. A. G. Freeze,
Official Administrator, dated November 5, 1948, relating to your
claim for taxes, and his reply.

Our file indicates that you presented a tax receipt
covering the year 1938 but we do not appear to have on hand your
receipts for the years 1939, 1940 and 1941. If you have these
or can obtain a letter from the Provincial Collector of Taxes
for the Comox Assessment District indicating that these taxes
were paid by you, would you please produce them for the benefit
of the Official Administrator in order that you may have the
benefit of these payments.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

5446
13920

August 6, 1948.

REGISTERED MAIL

Mr. Arne Walter Anderson,
Headquarters, B. C.

Dear Sir:

Reg Lot 14, Block 29, Comox Dist.,
Plan 2281

We acknowledge with thanks, receipt today of \$7.66, registration fee, and enclose our official receipt for same, with Certificate of Title No. 48361-W, covering above described land, in your name, free of encumbrance.

We much regret the delay in procuring this title owing to the involved interest of the late Mr. Kuramura, and hope you will find your investment satisfactory in every way.

Yours truly,

Ian Macpherson,
Office of the Custodian.

IM/CH
Encls.

File No. 5446
1948

June 22, 1948.

MEMORANDUM

TO: Mr. R. S. Ball

FROM: Mr. Ian Macpherson

Re: Norikichi TAKATA - Reg. No. 06497
and Sanojo KURAMURA - Not registered.
Lot 14, Block 29, Comox District, Plan 2283

With reference to the above property as was recorded in the Vancouver Land Registry Office, Victoria, 1948, the following documents in connection therewith have been placed on file.

1. Copy of application number 48360, dated 23rd April, 1948, registering the property in the name of the Custodian. (Transmission).
2. Copy of application number 48361, dated 23rd April 1948, registering the property in the name of Arne Walter Anderson. (Deed).
3. Duplicate of Transmission dated 10th February 1948.
4. Duplicate of Deed dated 10th February 1948.
5. Certificate of Indefeasible Title number 48361-W, dated 11th May 1948, covering the above property in the name of Arne Walter Anderson, is now in our hands.

Please advise if it is in order to deliver above Certificate of Title to Mr. Anderson.

Ian Macpherson

IM/CH

5446
19920

June 18, 1948.

Mr. Arne Walter Anderson,
Headquarters, B. C.

Dear Sir,

Re Lot 14, Block 29, Comox District
Plan 2282

We are now in receipt of Certificate of Title in your name from the Land Registrar covering the land above described.

We paid the 1947 taxes of \$13.83 to the Provincial Collector at Cumberland on the 16th April last. Of this amount we calculate your share as from the date of purchase, 3rd March 1947, as \$10.48.

The house on this land carried fire insurance in the amount of \$200.00 in the Michigan Fire and Marine Insurance Co., at a premium charge of \$3.50 per year, of which we calculate as the proportion owing by you from 3rd March 1947, as \$4.97.

The total amount due from you is thus \$15.45, and upon receipt of this sum we will send you the Certificate of Title clear of any encumbrance in your name. Will you kindly give this your early attention so that the sale may be completed.

We advise you that the insurance policy in effect No. 2705, Michigan Fire & Marine Insurance Company, expires on the 21st of July next. The agents of this company are A. S. Matthew and Company Limited, 402 West Pender Street, Vancouver, in case you wish to renew the insurance in that company.

Yours truly,

Ian Macpherson,
Office of the Custodian.

IM/CH

OUR FILE
YOUR FILE 5446
13920
ADDRESS YOUR REPLY



TO Official Administrator

Cumberland, B. C.,
June 9th, 1948.

EVACUATION SECTION	
Rec'd	JUN 11 1948
File No.	13920/5446
Ans.	
Referred	

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

Dear Sir:-

RE:- Lot 14, Bl. 29, Comox District, Plan
2287, Sanojo Kuramura Estate.

I beg to acknowledge your letter of June 5th in connection with the above estate in which you advise that you are now in receipt of a Certificate of Title #48361-N in the name of Arne Walter Anderson, the purchaser of the above property. I have no objection to the Title being forwarded to Mr. Anderson if all the purchase price has been paid as presumably it has. I note from your letter of March 22nd that Norakachi Takata now claims $\frac{3}{4}$ interest in the above property. In his letter to you dated April 11, 1945 a copy of which I have on file, Mr. Takata refers to Mr. Kuramura's interest as a $\frac{1}{2}$ interest, as in all your previous letters to me, and the property being registered in the joint names of Kuramura and Takata. It would appear that Mr. Takata is now claiming an extra $\frac{1}{4}$ interest by virtue of having paid taxes for a number of years. It would appear to me that a $\frac{1}{2}$ interest in the net proceeds of the sale should be credited to the account of each, and Mr. Takata, if he wishes could put in a claim against the estate of Mr. Kuramura for $\frac{1}{2}$ of the taxes so paid.

I note that 1947 taxes amounting to thirteen dollars and eighty-three cents (\$13.83) plus interest have not yet been paid.

Yours faithfully,

A. G. Freeze,
Official Administrator.

AGF/sk

*Enter J ad for 1947
3 March 1947*

paid 16/4/48

ADDRESSE (USING NO ADDITIONAL WORDS)
INSPECTOR OF LEGAL OFFICES
VICTORIA, B.C.



INSPECTOR OF LEGAL OFFICES
VICTORIA

May 4th, 1948.

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

Dear Sir:

I beg to acknowledge receipt of your letter of the 3rd inst. and in reply, there have been as you know a good many instructions given on the question of fees with respect to properties acquired and sold by the Custodian. There is a separate arrangement in the New Westminster office, whereby the statutory vesting in the name of the Custodian was registered for a flat fee of \$3.00; in other offices it was agreed that the ordinary fees were payable.

With regard to the extension of the privilege of concurrent applications under s.151, I would refer to a letter to the New Westminster office dated January 12th, 1944, copy of which I enclose. Under s.151 it was held that the percentage fees must be payable in the first instance.

In any event, s.151 now has been amended and accordingly the fees on the conveyance from the Custodian in the case in question must be based upon the ordinary fees plus the percentage fees.

Looking at the case on principle, I can see no reason why a purchaser of land from the Custodian should be in any more favoured position than an ordinary purchaser who is now called upon to pay full fees whether the application is concurrent or otherwise.

Yours truly,

F. J. Crane

Registrar,
Victoria Land Registration District.

per A. H.

HJC/AD

COPY

January 12th, 1944.

Registrar,
Land Registry Office,
New Westminster, B.C.

Dear Sir:

Re Japanese Lands - Fees

Replying to your letter of the 11th inst., the right to claim under s.151 on concurrent applications is based on the fact that full fees are paid on the first application, and since the ad valorem and Assurance Fund fees are not paid on the first application, I do not see how what you call the "Director" applications can come in under the section. My view at this time is that full fees should be paid on such applications, unless authority is given to remit the fees by virtue of an Order-in-Council.

I have the honour to be,
Sir,
Your obedient servant,

"H. J. CRANE"

Inspector of Legal Offices.

HJC/AD

5446
13920

May 3rd, 1948.

Mr. H. J. Crane,
Registrar,
Land Registry Office,
VICTORIA, B. C.

Dear Sir:

On the 24th ultimo we sent to your office application to register transmission of title of Lot 14, Block 29, Comox District, Plan 2281 to the Secretary of State and deed conveying to W. A. Anderson. We enclosed Custodian's cheque covering fees \$5.58 and \$3.50, the deed being concurrent. The applications were returned today with notation - "Under a recent amendment to the Land Registry Act no concurrency in fees is now allowed".

You will recall, I think, the special arrangement made by the Custodian with you that in connection with Japanese lands the fee for registering deed to a purchaser other than a Japanese concurrent with transmission to the Custodian should be at the uniform charge of \$3.50. Will you kindly advise if this arrangement has now been abrogated.

Yours truly,

Ian MacPherson,
Office of the Custodian.

IMac/CH

5446
1920

March 22, 1948.

A. G. Freeze, Esq.,
Official Administrator,
CUMBERLAND, B. C.

Dear Sirs

Re Estate of Sanojo KURAMURA, deceased

Reference is made to our letter to you dated 10th June 1947, and our suggestion therein that you write Mr. TAKATA to produce certificate of Title 16961-H, of which he claimed to be in possession.

We enclose original letter from Mr. TAKATA dated 15th March 1948, which possibly he intended to direct to you. We are today requesting that, if he has not sent Certificate to you, he send it to this office without delay. If he has sent it to you kindly advise us.

You will note that Mr. TAKATA states that Sanojo KURAMURA's interest in the property was one-quarter, which conforms to Mr. TAKATA's declaration to the Custodian of 22nd April 1942. Certificate of Encumbrance shows title in Morikichi TAKATA and Sanojo KURAMURA.

The tax receipt referred to by Mr. TAKATA is for 1938 taxes. We are retaining this for our file.

Yours truly,

Ian MacPherson,
Office of the Custodian.

IMac/GH
Enc.

5446
13920

March 22, 1948.

Mr. Morikichi TAKATA,
Registration No. 06497,
Camp 32,
Spruce Falls Pulp & Paper Co.,
KAPUSKATING, Ontario.

Dear Sir:

Re Lot 14, Block 29, Comox District, Plan 2281

We have your letter dated 15th March 1948 in connection with your interest in above land. Certificate of Title No. 16961-N showing the owners as Morikichi TAKATA and Sanojo KURAMURA was issued by the Land Registry Office at Victoria, and in your declaration of property made to the Custodian on 22nd April 1942, you stated that this Certificate of Title was in your possession.

We have been trying to assist you in clearing up your title to this property and have again and again requested you to send to this office this Certificate of Title. You have received our letters but have not sent this Certificate nor have you told us why you have not sent it. Our first request to you was in our letter dated 17th April 1946, and if you had then sent it this matter would probably have been cleared up long ago. It may be that you have sent it to Mr. A. G. Freeze, official administrator of the estate of Sanojo KURAMURA, at Cumberland, B.C.

We again ask you to send to this office this Certificate of Title 16961-N without delay, in enclosed addressed envelope, or let us know why you have not done so.

Yours truly,

Ian MacPherson
Office of the Custodian.

IMac/CH
Enc.

C
O
P
Y

c/o Spruce Falls P. & P. Co.,
Kapuskasing, Ont.
March 15/48.

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

Dear Sir:

In answer to the letter dated February 14th, you questioned me on the matter of Mr. Sanjo Kuramura's heirs to his one quarter share of the property. By lawfull rights his heirs would be his parents, brothers or sisters, seeing he did not have a wife or any children. But Mr. Kuramura being a bachelor with no relations whatsoever in Canada names cannot be given.

He did not leave a written deed but I have paid all tax bills from before his death yearly. As a proof that I have been, I am enclosing one of my Tax Bills written per M. Takata.

I hope with the assistance of this information matters will be cleared up.

Yours truly,

(signed) "Morikichi Takata"

File No. 5446
13920

*1930 tax statement forwarded
to a G. Freeze. Jan 8/49*

Files 5446 & 13920.

January 28th, 1948.

MEMORANDUM

TO: Mr. F. G. Shears

FROM: Mr. Ian Macpherson.

Re: Lot 14, Blk. 29, Comox Dist., Plan 2281.

The registered owners are Morikichi TAKATA and Sanojo KURAMURA, tenants in common. TAKATA'S interest was vested 22-3-4, filing 51901, and KURAMURA'S 15-3-4, each being the ordinary vesting form. The Certificate of Title is in TAKATA'S possession. It has since been discovered that KURAMURA died on 7-2-39, and therefore the vesting filed as to his interest is invalid.

Mr. A.G. Freeze, Official Administrator, at Nanaimo, was requested on 1-5-6 by the Custodian to apply for letters of administration of KURAMURA'S estate, and letters were granted to him on 21-5-7.

Through the Comox Valley Lands an offer to purchase was received from Arne Walter Anderson at a price of \$778.00, on 13-2-7, and upon receiving approval of Mr. Freeze, the purchase price was paid in full and is in possession of the Custodian.

Mr. Freeze applied to the Land Registrar at Victoria to have title to the half interest transmitted to his name. The application was rejected, as the Certificate of Title was not submitted. Mr. TAKATA has been asked several times to produce this certificate and on 26-4-6 acknowledged receipt of our request but did not send it, declaring his unwillingness to sell. A similar request was made 10-6-7, with no response.

Consequently Mr. Freeze will not be able to convey title and it will be necessary to file a Special Vesting Order and proceed by transmission to the Custodian. The circumstances are unusual as KURAMURA left no natural heirs, also there is the possibility that he disposed of his interest. Mr. TAKATA claims that he did so to him by verbal agreement, but this claim may be disregarded. The Special Vesting will have to be of "any unknown Japanese interest." Such a vesting would be accepted by the Registrar in Vancouver but refused in New Westminster, and the attitude of the Registrar in Victoria is not known.

Such a Special Vesting is attached, and ^{is being} ~~it may be~~ submitted to the Registrar at Victoria for his comment before being sent to Ottawa with a transmission and deed for execution. One-half of the net proceeds of sale would be remitted to the Official Administrator to the credit of the estate.

Ian Macpherson

IM:JS

Attch.

January 27, 1948.

Comox Valley Lands,
Courtenay, B. C.

Dear Sirs:

Re: Catalogue No. 531, Lot 14, Block 29,
Plan 2281, Comox District.

We have to acknowledge your letter of January 24. Delay in delivering Title to the above property has been caused by the necessity of administering the estate of a deceased Japanese who was a joint owner of the property. Unfortunately the Certificate of Title cannot be located at the present and this has been holding up the conveyance of the property to the Official Administrator. It may be necessary to file a Special Vesting in order that this property may be transmitted by the Custodian and this matter will be given immediate consideration in order to close the transaction and we would appreciate your so advising your client.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

AGM/AC

Archie G. Watson

P.O. Box 7
Phone 94

COMOX VALLEY LANDS

REAL ESTATE and INSURANCE

Agent for Sun Life
Insurance Company
of Canada

Courtenay,
Vancouver Island, B.C.

Fire - Automobile
Casualty Insurance

January 24th, 1948.

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

Re: Catalogue No. 531,
Headquarters, B. C.
14/29/2281.
File Nos. 5446 & 13920.

Dear Sirs:

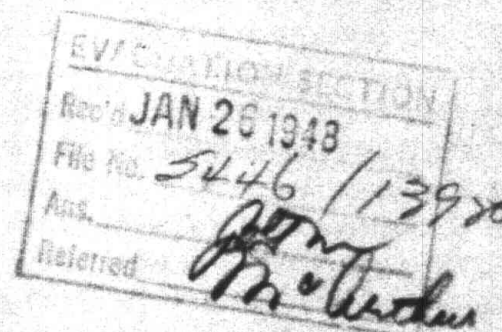
We wrote you on July 28th, 1947 regarding the purchase of this property by Arne Walter Anderson. Up to the present time, we do not seem to have received a reply. Mr. Anderson is very anxious to know how this matter is progressing and we would, therefore, appreciate your advising us at your early convenience.

Yours very truly,

COMOX VALLEY LANDS.

Per: 

AGW:eg



5445.

June 13th, 1947.

Mr. Morikichi TAKATA,
Registration No. 06497,
Camp 32,
Spruce Falls Pulp & Paper Co.,
Kapuskasing, Ontario.

Dear Sir:

We are in receipt of your letter of the 2nd instant, returning our cheque for \$3.25, which has been re-deposited in your account.

You ask us to check our records with regard to the claim of \$294.38 filed against you, and we have done so. The claim is in the form of a statement on the office stationery of T. Matsuyama & Company Ltd. of 467 Powell Street, Vancouver, and is against Morikichi Takata of Headquarters, B. C. The statement is referred to as No. 17 in a sworn affidavit signed by Ryotaro KITA, manager of T. Matsuyama & Co. Ltd. under date of June 30th, 1942.

Please let us know whether you acknowledge or repudiate this claim. If the latter it will be referred back to the Liquidator of the Company for any action he may decide to take.

Yours truly,

R. G. Ball,
Office of the Custodian.

RGB/P.
Encl. (receipt).

13920, 5446

June 10, 1947.

A. G. Fresso, Esq.,
Official Administrator,
Cumberland, B. C.

Dear Sir:

Re: Estate of Sanojo KURAMURA, Deceased.
Our file No. 13920.

We have your letter of June 7, stating that Certificate of Title No. 16961-M was mailed on October 6, 1933, to W. B. Inglis, Courtenay, B. C.

The declaration of Morikichi Takata, joint owner of this property, stated that in May, 1942, this Certificate was in his, Takata's, possession. We are writing today, for the second time, to obtain this title from this man and will advise you at once if we are successful. Mr. Takata, according to the last report from the Department of Labour, is at present c/o Spruce Falls Power & Paper Company, Kapuskasing, Ontario, and it might be helpful if you would write to him demanding production of the Certificate. Our letter to him enclosed a stamped envelope addressed to the Custodian's Office, and it is hoped that he will return this document to us to be forwarded to you.

Yours truly,

AGM/AC

A. G. McArthur,
Office of the Custodian.

13920, 5446

June 10, 1947.

Mr. Morikichi Takata,
Registration No. 06497,
c/o Spruce Falls Power & Paper Co.,
Kapuskasing, Ontario.

Dear Sir:

Your declaration to the Custodian, dated May 26, 1942,
stated that Certificate of Title No. 16961-M was held in your
possession.

The matter of the disposition of the interest of
Sanojo Kuramura, deceased, in this property has been placed in
the hands of A. G. Freeze, Official Administrator, and he has
written to us requesting production of this Certificate.

We enclose a stamped addressed envelope and request
that you forward the Certificate to this office without delay.
It would be advisable to see that the letter is sent by
Registered Mail if possible.

Yours truly,

AGM/AC
Enc. envelope.

A. G. McArthur,
Office of the Custodian.

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 5446.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

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

May 10th, 1947.

REGISTERED MAIL.

Mr. Morikichi TAKATA,
Registration No. 06497,
c/o Spruce Falls Power & Paper Co.,
Kapuskasing, Ontario.

Dear Sir:

Re: Accounts.

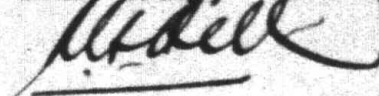
This file is up for review and to enable us to close for the present your Personal Account, which is inactive, we are enclosing our cheque in your favour for \$3.25, representing the balance standing at the credit thereof.

The Headquarters property (our Cat. No. 531) registered in the names of yourself and Sanojo KURAMURA is carried in a Joint Account in both names. It is in course of sale at the present time but procedure is taking longer than usual because of the necessity of having the estate of Sanojo KURAMURA (Deceased) administered. As soon as the transaction is completed the proceeds of the sale will be dealt with.

On the 15th March, 1943, we wrote you on the subject of a claim of \$294.38 filed against you by T. Matsuyama & Co. Ltd. but cannot trace having received any reply from you. Provision for this debt must be made until it is disposed of, by settlement through this office, or by you direct (or cancelled if incorrect), and we would therefore ask you to confirm it, if correct, or supply the information needed to correct our records if it is incorrect, and that you do this now to avoid unnecessary delay in dealing with proceeds from sale of Real Property when these become available on completion of sale.

A stamped addressed envelope is enclosed for your convenience in acknowledging today's remittance and in replying with regard to the above mentioned debt.

Yours truly,



R. G. Bell,
Office of the Custodian.

RGB/P.
Encl. 2.

*Returned with
cheque. See
covering letter.
B. June 2/47*

Files 13920, 5446

March 14, 1947.

MEMORANDUM.

To: Mr. Ian Macpherson.

From: A. G. McArthur.

Re: Lot 14, Block 29, Plan 2281

When preparing conveyance in this matter

Would you please refer to my letter to Mr. Freeze dated March 4th and give consideration to the fact that Mr. Freeze is going to join with the Secretary of State in conveying this property and your transmission will deal only with the interest of the Japanese still living.

I think we will follow the procedure relative to Agreements for Sale and have Mr. Freeze sign before sending the conveyance to Ottawa for signature.

The documents may be prepared but will not be sent to Mr. Freeze until he advises us that his Letters have been filed in the Land Registry Office.

AGM:AH

A. G. McArthur

Mr. Crozier - Please prepare

- 1. Cert of Survey Muramura int. from
A. G. Freeze, Official Administrator
to Anne Walter Anderson*

- 2. Transmission and deed of Takata int.
Conveyance to Anderson - 10/2/47*

*These to be held as file pending
issue of Letters of the to Freeze*

*Registrar demands also of T. & S.
before conveying to Freeze
the same written for by A. G. McArthur*

13920, 5446

March 4, 1947.

A.G. Freeze, Esq.,
Official Administrator,
Cumberland, B.C.

Dear Sir:

Re: Estate of Sanojo KURAMURA, Deceased, and
Lot 14, Bk. 29, Plan 2281, registered in
the names of Morikiri (Morikichi) TAKATA,
and Sanojo KURAMURA. Certificate of Title
No. 16761-H.

As advised in our letter of February 13th last
another purchaser has been found who is willing to pay the price
approved by you in your letter of April 25, 1946. The full amount
of the purchase price has now been received and we will be pleased
if you will proceed with administration of this estate.

It will be in order for you to file your Letters
of Administration against this property and we would ask you to
please advise us when this is done and send us a certified copy
for our file. We will then require you to join with the Secretary
of State in the conveyance to the purchaser and after the registration
of the documents, the net share belonging to the deceased will be
sent to you. The conveyance will be prepared on the usual form used
by this Department.

Please refer to our letter of April 24, 1946 and
further to the information given we may say that there will be
approximately \$300 payable to this estate from sale of this property
after taxes, agent's commission, valuation fee and other incidental
expenses have been paid.

Morikichi Takata, the tenant in common with the
deceased, claimed in a letter dated April 11, 1945, that Kuramura
gave his interest in this property to him before his death. In
the event of Takata claiming against the estate and your wish to
give consideration to it, we attach a copy of his letter for your
information.

Incidentally, taxes including 1942 are being taken
care of from this office from rents and the purchase price.

A.O. Freeze, Esq.,

2.

March 4, 1947.

We enclose for your information Certificate of Incumbrance dated March 15, 1944, and would ask you to kindly return this as soon as it has served your purpose.

Yours truly,

A. G. McArthur,
Office of the Custodian.

AGM:AH

encl. Copy of letter from Takata, dated April 11, 1945.
Original Certificate of Incumbrance dated March 15, 1944.

Files 13920 & 5446
Evacuee Section

April 27, 1946.

MEMORANDUM

TO: MR. R. G. BELL
FROM: MR. W. J. JOHNSTON

Re: Estate of Saneio KUBANURA, Dec'd.

We duly received your memorandum of the 23rd instant and in reply wish to advise you that we wrote to Mr. A. G. Freeze, Official Administrator, the following day and have now received his reply, under date of April 25, 1946, which reads as follows:

"I beg to thank you for your letter of April 24th furnishing me with particulars of the estate of the above named deceased who is the owner of a half interest in Lot 14 of Block 29, Comox District, Plan 2251, which parcel of land it is proposed to sell at \$775.00.

"After looking into the matter of the valuation of the property, I may say that the proposed sale has my full approval."

WJJ/AC

c.c. Mr. Peters

W. J. Johnston.

Archie G. Watson
Manager

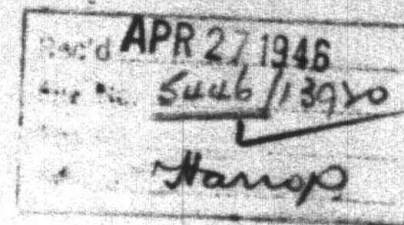
PHONE 94

V. Schjelderup
B.C. Land Surveyor,
Notary Public

COMOX VALLEY LANDS

REAL ESTATE and INSURANCE
Courtenay,
Vancouver Island, B.C.

April 25, 1946.



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

Dear Sir:

Re: Cat. No. 531- Lot 14, Block 29,
Map 2281 Headquarters, B.C.

We regret to advise you that the party who
we wrote you about in connection with the above, on April 11
last, has now withdrawn his offer on this property.

Yours very truly,

COMOX VALLEY LANDS

Per 

AGW:mmc

13920 & 5446
Evacuee Section

509 Royal Bank Building,
Vancouver, B. C.
April 24, 1946

A. G. Freeze, Esq.,
Official Administrator,
Cumberland, B. C.

Re: Estate of Sanojo KURAMURA, Dec'd

Dear Sir:

We are in receipt of advice that the above named Japanese, who, prior to his decease, resided at Headquarters, B. C., died on February 7, 1939, and we are writing to request that you kindly undertake the administration of his Estate.

The only asset of the deceased, of which we have knowledge, is a one-half interest in Lot 14 in Block 29, Comox District, Plan 2281, being a farm of 66.2 (more or less) acres, at Headquarters, B. C., on which is situate a small dwelling and barn. This property is rented to the owner of adjacent land at a nominal charge of \$15.00 per annum. The assessed value of the above-mentioned asset is as follows: Land - \$480.00, Improvements - \$150.00; Total - \$630.00.

The Custodian has widely advertised this property for sale by means of a Catalogue published by this Office in the spring of 1944. Only recently, however, have we received an offer to purchase, which is in line with the independent appraisal of Mr. R. U. Hurford of Courtenay, B. C. Both the valuation of Mr. Hurford and the offer to purchase, received through Comox Valley Lands, also of Courtenay, are for the same amount, viz., \$778.00.

At a meeting of the Advisory Committee on Rural Properties, of which His Honor Judge David Whiteside is Chairman, held on April 15, 1946, the above offer of \$778.00 was approved, but before we forward relative documents to Ottawa for the signature of the Secretary of State, we feel that you should be conversant with particulars of the transaction and add your approval to this sale.

13920 & 5446

A. G. Freeze, Esq.,

-2-

April 24, 1946

For your information, we are enclosing herewith copy of our Catalogue, in which the above property is included under No. 531, together with copy of the above-mentioned offer and valuation report.

Then and if the proposed transaction is completed, we will forward to you one-half of the net proceeds received from said sale, together with a statement of the account of the deceased as it appears on our books, and a complete statement regarding this sale.

As far as we are aware, there are no unregistered charges against the above noted property, and the only registered charge is as follows: "No. 75834-G Reservations of minerals etc., in favour of the Esquimalt & Nanaimo Railway Company".

The only claim against the deceased, known to us, is one for an undetermined amount for taxes etc., mentioned in the attached letter, dated April 11, 1946, received from Morikichi Takata, who is also the registered owner of the other one-half interest in this property. This letter from Mr. Takata contains the only information which we have concerning whether or not the deceased left a Will or any relatives surviving him. In view of the fact that no person by the name of Kuramura registered with the Royal Canadian Mounted Police at the time of evacuation, we believe it is safe to presume that the decedent had no relatives living in Canada.

For the reason that we have had considerable difficulty in liquidating the above asset, we are anxious to be in a position to accept the offer forwarded by Comox Valley Lands as quickly as possible, and we would appreciate hearing from you by return mail, approving, if you see fit, the offer mentioned herein.

Yours very truly,

W. J. Johnston
Administration Department

VJJ/JF
Encl.

5446 & 13920.

April 17th, 1946.

Mr. Merikichi TAKATA,
Registration No. 06497,
New Denver, B. C.

Dear Sir:

Re: Lot 14 in Block 29, Comox District, Plan 2281.

In conformity with the Dominion Government's policy of liquidation the above property was included in a catalogue published in the Spring of 1944 and was widely advertised for sale.

In spite of this publicity and the efforts of real estate agents no acceptable bid was received until recently but we have now received an offer of \$778.00, which is in line with the value placed on the property by a qualified independent appraiser and is therefore being forwarded to Ottawa for acceptance.

As soon as the final adjustments (taxes, etc.) that are incidental to all sales of real property have been made a complete statement of the transaction will be sent you, together with a statement of your Joint Account in which this property is carried, showing the net proceeds passed to your credit, and the final balance in the Joint Account. In the meantime, we would be obliged if you would send us your Certificate of Title (No. 16961-N) and we enclose a stamped addressed envelope for your convenience in doing so.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 1.

MEMORANDUM

TO: Files 5446 and 13920.

FROM: Mr. R. G. Bell.

April 26th, 1945.

Re: Lot 14 of Block 29, Comox District,
Plan 2281.

From information received today it appears that Sanajo KURAMURA, deceased, the holder of a one-half interest in the above property, died at Headquarters, B. C. on the 7th February, 1939.

As the few dollars in this Joint Account would not justify applying for the administration of the Estate of the deceased this step should await the realisation of the assets represented by the above real property.

\$12.50

X no.
7

RGB/P.

COPY

New Denver, B. C.,
April 11, 1945.

Office of Custodian,
Vancouver, B. C.

Dear Sir:

I am sending the information you wished about
Sanojo Kuramura.

- (1) Sanojo Kuramura was residing at Headquarters, B. C., at the time of his death.
- (2) He died on February 7, 1939.
- (3) Kuramura did not leave a written Will but before he died he said that he will leave his half interest of the property to me, in payment for what I did for him when he was an invalid.
- (4) Kuramura has no heir.
- (5) During his absence and sickness I paid the taxes and for the entire improvement of the property.

Yours truly,

"Morikichi Takata"
Reg. No. 06497.

5446
Ont. No. 532.

January 31st, 1945.

Attention Mr. M. L. Brown.

B. C. Security Commission,
Dick Building,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

Re: Morikichi TAKATA - Reg. No. 06497.

We are in receipt of your letter of the 30th instant asking for information regarding above Evacuee's assets.

The property referred to was included in our Statement of Assets dated 22/10/1943. The Estate of Sanao KURAMURA (File 13920) holds a half-interest. The Joint Account in which the property is carried shows a credit balance of \$12.50 at the present time but outstanding taxes amount to \$69.33 and there is no revenue, the former tenant being unwilling or unable to pay the nominal rent of \$15.00 per annum.

There are no funds in Mr. Takata's personal account, and we are not expecting any until the Real Property is liquidated-- and our Agents have so far failed to find a buyer.

Yours truly,

R. G. Ball,
Administration Department.

*pd in
file*

RGB/P.

5446 (G/531) &
13457 (G/534).

October 18th, 1944.

J. D. Patterson, Esq.,
Regional Supervisor,
Soldier Settlement Board &
Veterans' Land Act,
201 Campbell Building,
Victoria, B. C.

Dear Sir:

Confirming our discussions last week at Courtenay, and again at Nanaimo, we give below the present position of the properties in which you may be interested.

Catalogue No. 531 (Files 5446 and 13920): Lot 14, Block 29, Comox District, Plan 2281 (66.2 acres, 7 cleared). This small farm near Headquarters, is still available. The improvements consist of a 3-room bungalow and outhouses. Our lowest price for this property is \$778.00. ||||

Catalogue No. 534 (File 13457): Lots 6 and 7, D.L. 85, Newcastle District, Plan 2018 (18 acres). This small farm at Bowser is no longer available, an acceptable offer having been received on the 19th September, and the property now being in course of delivery to the buyer, Miss Gladys Pendleton.

Fraser's Bay (Uelualet) Properties: Due to the closing of the R.C.A.F. station at Uelualet the houses occupied by station personnel are now, or soon will be, vacant. This situation offers an exceptional opportunity to secure properties that meet the special requirements of fishermen, and we, therefore, give you our Catalogue Number and the appraised value of those still available:

Catalogue No. 508	House No. 9	Appraised \$1300.00
" " 510	House No. 7	" \$1000.00
" " 511	2 vacant lots	" \$ 300.00
" " 513	House No. 4	" \$1000.00
" " 514	House No. 3	" \$ 450.00
" " 515	House No. 2	" \$ 400.00
" " 516	House No. 1	" \$ 500.00

We have made a note to advise you of any other properties in which you might now be interested and shall be glad to learn in due course if you are interested in any of the above, which are offered subject to being unsold.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Soldier Settlement Board,
Vancouver, B. C.

5446

15th January, 1943.

Mr. T.H. Carey,
Agent, Fidelity (Fire) Underwriters,
Cumberland, B.C.

Dear Sir:-

Re: Morikichi TAKATA

We are today sending our cheque covering the premium on Phoenix Policy No. 121318 (Kamesuke KANAMOTO) in the amount of \$6.50, made payable to your order, to Mr. Matt Brown.

In connection with the second item on your statement dated January 8th, shown as TAKATA, Noukichi, (File 5466), in checking this up we believe this name should be spelled Morikichi TAKATA and that the file number is 5446 instead of 5466. The premium on this policy, being No. 16586 Michigan Fire & Marine Insurance Company, in the amount of \$3.50, was paid to you as per our letter of January 7th, which you receipted and returned to us. Although your statement shows an amount due on this premium of \$3.90, we find, on referring to the policy, that it should be \$3.50.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

5446

January 7, 1943.

Mr. Morikichi TAKATA,
Registration No. 06497,
NEW DENVER, B.C.

Dear Sir:

Re: Michigan Fire & Marine Policy #16586

The above numbered Policy covering on your property at Merville, Vancouver Island was placed last July the 1st to take the place of Traveller's Fire Insurance Policy #25607, formerly carried by yourself and cancelled by the Insuring Company.

We are today sending a cheque for \$3.50 to T.H. Carey, our Insurance Agent at Cumberland to cover the Premium on Michigan Fire and Marine Policy mentioned above.

This amount will be charged to your account, which we recently credited with \$3.50 sent to us for you by Leo P. Anderton. I understand from Mr. Anderton that you had left \$3.50 with him for renewal of your former Policy, but as his Company would not renew the risk, he sent the money here.

Yours truly,

S.M. Gibson
Insurance Department.

SMG:EL

5446

November 9th, 1942.

Mr. Matt Brown,
P. O. Box 431,
Cumberland, B. C.

Dear Sir:

Re: Morikichi TAKATA, Reg. No. 06437

We acknowledge with thanks your report in duplicate dated the 4th instant regarding the above property.

The land was rented to Mr. Anderson, of Headquarters, B. C., by Mr. Takata on April 14th, 1942, for a period of one year at \$15.00 per annum, before he left the district. Was the rental money paid to Tanaka or does Anderson still owe the rent?

We note that certain effects belonging to the Evacuee were left in the house on this property, now vacant and boarded up, and that Mr. Anderson has the key to the house. In view of this and of the value placed on these effects by the Evacuee, it will be well to have an Inventory in duplicate taken and signed by Anderson and one copy forwarded to this office.

Awaiting your attention and further advice,

Yours truly,

Administration Department.

BT

GENERAL AGENTS FOR BRITISH COLUMBIA

BRITISH EMPIRE ASSURANCE COMPANY
EMPLOYERS' LIABILITY ASSURANCE
CORPORATION LIMITED
GUARDIAN ASSURANCE COMPANY LIMITED
GUARDIAN ASSURANCE COMPANY OF CANADA
CASUALTY BRANCH
HARTFORD ACCIDENT & INDEMNITY COMPANY
HARTFORD FIRE INSURANCE COMPANY
LONDON-CANADA INSURANCE COMPANY
SPRINGFIELD FIRE & MARINE
INSURANCE COMPANY
TRAVELERS FIRE INSURANCE COMPANY

Shaw
ROBERT S. DAY & SON LIMITED
ESTABLISHED 1891

Insurance

VANCOUVER, B. C.

May 16, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 18 1942

GENERAL AGENTS FOR VANCOUVER ISLAND
CANADA SECURITY ASSURANCE COMPANY

Attention: R. P. ALEXANDER
Assistant Manager

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

Dear Sirs: Re: MORIKIRKI TAKATA
Your File No. 5446

We have for acknowledgment your letter of May 14, 1942, in reply to our letter of April 16, 1942, in connection with the cancellation of Travelers Fire Insurance Policy No. 25607 in favour of the above. We wish to inform you that we have already forwarded a Registered Letter of Cancellation, addressed to G. W. McPherson, Official Custodian, Department of the Secretary of State, Royal Bank Building, Vancouver, B. C., and enclosed our Cheque No. 6990, in the amount of \$1.00, being the amount of return premium in view of the cancellation of the above policy. This Registered Letter of Cancellation was forwarded on April 30, 1942, and will expire on May 17, 1942.

For your information, we wish to advise you that the correct location of the property covered under the above mentioned policy is Lot 14, Map 2281, Merville, Vancouver Island, B. C.

Yours faithfully,

ROBERT S. DAY & SON LIMITED

Per: *M. David*

MP:GL

Not Recd.

ROBERT S. DAY & SON LIMITED
ESTABLISHED 1891

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 17 1942

GENERAL AGENTS FOR BRITISH COLUMBIA

BRITISH EMPIRE ASSURANCE COMPANY
EMPLOYERS' LIABILITY ASSURANCE
CORPORATION LIMITED
GUARDIAN ASSURANCE COMPANY LIMITED
GUARDIAN INSURANCE COMPANY OF CANADA
CASUALTY BRANCH
HARTFORD ACCIDENT & INDEMNITY COMPANY
HARTFORD FIRE INSURANCE COMPANY
LONDON-CANADA INSURANCE COMPANY
SPRINGFIELD FIRE & MARINE
INSURANCE COMPANY
TRAVELERS FIRE INSURANCE COMPANY

Insurance

VANCOUVER, B. C.

GENERAL AGENTS FOR VANCOUVER ISLAND
CANADA SECURITY ASSURANCE COMPANY

Mr. Shear

April 16, 1942

Please investigate this

Attention: Mr. C. L. Drewry

The Department of the Secretary of State,
Office of the Custodian,
501 Royal Bank Building,
Vancouver, B.C.

Dear Sir:

We have a fire insurance policy written through this Office in favour of a Japanese by the name of Morikirki Takata covering his dwelling in the amount of \$200.00. This dwelling is located at Merville, Vancouver Island, B.C. and we have been informed by our Courtenay representative, Mr. P. L. Anderton, that our Insured has now left the vicinity and that the building in question is now unoccupied.

In view of the circumstances we are finding it necessary to cancel the above mentioned policy and it will, therefore, be necessary that a Registered Letter of cancellation be forwarded to the Insured. We understand that at the present time your department is in charge of these affairs and we would appreciate your informing us at your early convenience, to whom the Registered Letter should be addressed and to whom the return premium cheque should be made payable.

In order that we might complete this matter as soon as possible, we would appreciate your kind reply.

Yours faithfully,

ROBERT S. DAY & SON LIMITED

Per: *[Signature]*

*Has registered.
Insurance to us
advise Bill location?
Priority*

MP:SB



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IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

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

Toronto, Ontario,
November 24, 1943.

IN THE MATTER OF THE CLAIM OF
WORKING TAIATA

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, Esq., K.C.,	appearing for the Dominion Government,
F.A. BROWN, Esq.,	appearing for the Claimant.
<hr/>	
A. SMITH, Esq.,	Secretary,
D.J. HANFORD, Esq.,	Official Interpreter,
A.G. VEITCH, Esq.,	Official Reporter.

N. Takata,
Dir., ex.

SHIKICHI TAKATA, the claimant herein, being
first duly sworn, testified
through the interpreter as
follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Your claim is partly in respect to a farm land
in Naville. Is that right?

A. Yes.

Q. Is that near Courtenay, B.C.?

A. Yes.

Q. Have you had a form setting out some of the
facts about your property completed?

A. Yes.

Q. And this is your signature (indicating)?

A. Yes.

Q. And are all the facts stated in this state-
ment correct?

A. Yes.

MR. BREWIN: I submit that as Exhibit 1.

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

Q. Now, I understand that this property was
registered in the name of yourself for half interest and
a Mr. Sanojo Kurasawa for the other half interest?
Is that correct?

A. Yes. It was registered in our two names.

MR. CHRISTIE: I tender at this point the cer-
tificate of Encumbrance, showing the registration in the
two names.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT
NO.2)

MR. BREWIN: Q. According to the form this
property was purchased by you in 1931. Is that

1 right? A. Yes.

2 Q. For \$750.? A. Yes.

3 Q. And at that time did Mr. Kuranuma pay any
4 of the money towards the purchase price?

5 A. Yes. He put out \$100.

6 Q. And did you advance all the rest of the
7 money? A. Yes.

8 Q. And at some later date did you repay him
9 \$100.?

10 A. No. That was just left as it was, but I paid
11 all the taxes and other expenses.

12 Q. And Mr. Kuranuma was a fisherman?

13 A. Yes.

14 Q. Was he often at the farm?

15 A. He was on the farm for a short while the
16 first winter and then he died.

17 Q. In what year did he die? I understand it
18 was on the 7th February, 1939. Is that about right?

19 A. Yes. That is about the time.

20 Q. Was he a married man?

21 A. Yes; in Japan.

22 Q. He died in Japan? A. No. He was
23 married in Japan.

24 Q. The Custodian's note says he was a bachelor.

25 A. Many Japanese whose wives were in Japan
26 were classed as single men.

27 Q. Did Mr. Kuranuma leave a will, or anything
28 of that sort?

29 A. No. He went to the hospital and died and
30

1 there was no will.

2
3 Q. Do you know if he left any next-of-kin or
4 anybody who has claimed any share of this property after
5 he died?

6 A. No. He had no close relatives and for that
7 reason before he died he said that "In case anything
8 happens to me my \$100. interest will go to your son,
9 Saburo."

10 MR. CHRISTIE: I am wondering what status the
11 claimant has before this Commission to claim for the
12 whole property. It would seem to me that he should
13 have established his claim to Kuramuro's share before
14 this was heard before this Commission. He died in
15 1938.

16 THE SUB-COMMISSIONER: As I understand it this
17 man only put in \$100. and this witness says he instru-
18 cted him to pay the \$100. to his son. That is, there
19 cannot be an oral will in such circumstances, but I
20 would say it was getting pretty close to an abandonment
21 of his interest in the property. That would be my
22 first suggestion.

23 My ^{one} second is again the old story I do not think
24 my duties go that far. I cannot disallow this man's
25 claim on the basis that somebody else should have been
26 joined in the claim. My functions are exceedingly
27 restricted, but it will be on the record now, the
28 objection which you take. I think that is as far as
29 we can go.

30 MR. BREWIN: Q. Now, you paid Mr. McLaughlin
\$750. for the property? A. Yes.

M. Takala,
Dir. ex.

1 Q. At that time only half an acre was cleared.
2 Is that right?

3 A. Probably a little less than half an acre.

4 Q. And you proceeded to clear six and one-half
5 acres. Is that right? A. Yes; about that, because
6 I estimated altogether there were about seven acres
7 cleared.

8 Q. And you built a number of buildings, a root
9 house, a barn and a chicken house on the land. Is that
10 right? A. Yes. These were built afterwards.

11 Q. What was the soil like; was it good soil
12 or what type of soil?

13 A. Of the total of 65 acres it was very good in
14 some parts and not so good in others, but at least half
15 of it was very good quality soil.

16 Q. The appraiser says that the owner had trouble
17 in getting sufficient water in dry periods from the
18 present well. What do you say about that?

19 A. During the 10 years that I was there I
20 deepened the original well and got another one besides,
21 a second one.

22 Q. There were two wells when you left?

23 A. Yes.

24 Q. And were you having any trouble getting
25 sufficient water in dry periods?

26 A. No. After digging the second well I had no
27 trouble in regard to water for about four or five years
28 prior to evacuation.

29 Q. Yes. And you have set out in the corn here
30

1 about the ditching and the fencing you did on the
2 property?

3 A. Yes.

4 MR. BREWSTER: Perhaps my friend intends to file
5 the report?

6 MR. CHRISTIE: Yes.

7 I will file as Exhibit 3 an undated appraisal of
8 the property by H.J. Hartford. The amount is \$775.

9 MR. BREWSTER: Q. Now, I notice from Exhibit 1
10 that you had started to build a new barn at the time
11 of evacuation, which is not referred to in the report
12 here. How far had you proceeded with the barn?

13 A. It was quarter finished.

14 Q. About a quarter finished. What was the size
15 of the barn?

16 A. Maybe 28 by 34 or 36. I forget now.

17 Q. And, were you building it, yourself or did
18 you get somebody else to build it?

19 A. I was working on it, myself, and also
20 was employing someone else.

21 Q. Do you know how much you had spent on mater-
22 ials for it?

23 A. Most of the material was from my own place
24 except just a little lumber which I bought.

25 Q. Was there any standing timber on the property
26 which would have any value at all?

27 A. There was no timber there which was valuable
28 as salable timber, but there was a lot of trees.

29 Q. I see that you are also claiming for personal
30

7
M. Takata,
Dir. ex.

1 property \$206.90. I think that is the figure. There
2 is a small reduction from the amount set out in the
3 original claim, and also the claim for real property
4 is amended by acknowledging \$772. received. It reduces
5 the claim by that amount.

6 The items for which you are making a claim are
7 set out in your original claim form?

8 A. The personal property?

9 Q. Yes? A. Yes.

10 MR. BROWN: Would you file the Analysis of Per-
11 sonal Property Claim?

12 MR. CHRISTIAN: I tender as Exhibit 4 the Analysis
13 of Personal Property Claim.

14 THE WITNESS: The things such as cattle, cows
15 and things which I had to sell in a hurry, in the three
16 days that I was allowed before execution, are not
17 included.

18 MR. BROWN:

19 Q. The items for which you are making a claim
20 appear in this Analysis, in the third column there. Is
21 that right?

22 A. Yes.

23 Q. And did you have this form entitled personal
24 chattels filled in, giving some details about the chattels
25 Mr. Takata?

26 A. Yes.

27 Q. That is your signature (indicating)?

28 A. Yes.

29 Q. And the facts there are all correct?

30 A. Yes.

MR. BROWN: That will be Exhibit 5.

(PARTICULARS OF PERSONAL CHATTELS, MARKED
EXHIBIT No. 5)

Q. When you left the farm where did you leave
these things for which you are claiming?

A. They were left in the house on the property
and all locked up and the windows were all boarded up
and the key handed to the Custodian.

Q. How did you arrive at the values which you
put here for the different items? How did you come to
fix those amounts?

A. Those were what I got from my account book,
my notebook.

Q. Did you put in what you paid for them or did
you take something off what you paid for them or how did
you get them?

A. No. Those are marked down to what I consider-
ed was the fair market price at that time.

Q. I think that is all, thank you.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form dated April 22,
1942. Whose signature is that (Indicating)?

A. That is my signature.

MR. CHRISTIE: I file this J.P. Form as Exhibit
No. 6.

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

A. I think that was signed at Hastings Park.

Q. I have here a letter of April 11, 1945. It is
addressed to the Custodian. I ask you, whose signature

1 that is? A. Yes. I remember.

2 Q. That is your signature?

3 A. It was written for me by my daughter.

4 Q. It was on your instructions, though?

5 A. Yes; that is correct.

6 Q. Well, now, in the third paragraph you say:

7 "Kuremura did not have a written will but before
8 he died he said that he will leave his half-
9 interest of the property to me in payment for what
10 I did for him while he was an invalid."

11 Did Kuremura have a half interest in this property?

12 MR. BREWIN: That would be a legal question.

13 MR. CHRISTIE: I will find out what he means by

14 B.

15 MR. BREWIN: I do not object to my friend asking
16 the question to get what this man knows about it, but the
17 answer might be a statement of law on which he should
18 receive advice.

19 MR. CHRISTIE: I ask him what he means by it.

20 THE SUB-COMMISSIONER: Get his explanation of
21 what he means by it. I think that is right.

22 THE WITNESS: According to the title he ^{my} have
23 had a half share, but actually his share did not amount
24 to half, referring to Kuremura.

25 Q. What had you done for him? You say that before
26 he died he told you to take his share for what you had
27 done for him. What had you done for him?

28 A. When he was in the hospital for over a year
29 we used to visit him at the hospital practically, almost
30

10
M. Takata,
Gr. ex.

1 second
2 every day. Always on every second day without missing
3 we would call to see him at the hospital and buy him
4 anything that he wanted.

5 Q. And - what? A. Buy him anything he
6 wanted and keep him supplied.

7 Q. Well, now, when he told you to take his share
8 of the property in return for what you had done for him
9 did you say to him whether or not you were willing to do
10 that?

11 A. When he said that I told him not to worry
12 about passing away or dying, but to concentrate on
13 getting well, but if the worst came to the worst then
14 my boy would succeed to his share.

15 Q. If the worst came to the worst - what?

16 A. My son would succeed to his share.

17 Q. Would succeed to his share?

18 A. Yes.

19 Q. That is all.

20 MR. CHRISTIAN: I will tender this letter of
21 April 11, 1945, addressed to the Custodian and signed
22 Morikichi Takata, as Exhibit 7.

23 (LETTER APRIL 11, 1945, MARKED EXHIBIT NO. 7)

24 Q. I am showing you a copy of a letter March 15,
25 1945, purporting to be signed by Morikichi Takata, and
26 I will read it to you:

27 "Dear sir:

28 In answer to the letter dated February 14th,
29 you questioned me on the matter of Mr. Sanjo
30 Kiyomura's heirs to his one quarter share of the

11
M. Takata,
Gr. ex.

1 "property. By lawfull rights his heirs would be
2 his parents, brothers or sisters, seeing he did
3 not have a wife or any children. But Mr.
4 Kurumura being a bachelor with no relations
5 whatsoever in Canada names cannot be given.
6

7 He did not leave a written deed but I have
8 paid all tax bills from before his death yearly.
9 As a proof that I have been, I am enclosing one
10 of my Tax Bills written per M. Takata.

11 I hope with the assistance of this informa-
12 tion matters will be cleared up."

13 Do you remember sending the original of this letter to
14 the Custodian?

15 A. Yes. The quarter-share referred to in there
16 is really a sort of rough division according to his
17 \$100. share of the total of \$750. It is just a rough
18 apportionment.

19 Q. I was wondering why in one letter there is
20 the expression half interest and as it gets nearer the
21 time of the claim there is quarter interest. Is there
22 any explanation for that?

23 A. At the time of the last letter, when it was
24 written in March 1948, I just made a rough division
25 considering \$100. out of the \$750. as roughly a quarter.

26 Q. When you purchased this property from Mr.
27 McLaughlin did you get a receipt for your money? Who
28 paid the money, you or Mr. Kurumura?

29 A. I paid.

30 Q. And did you get a receipt?

A. No, not
here.

1 It is now 10 years ago. I may have received a receipt
2 or not but I do not remember at this time. We paid
3 it up and got the title to the place.

4 Q. Why in the deed of your property did you
5 not indicate that you had a larger interest than Mr.
6 Kuremura?

7 A. At that time, at the time it was purchased
8 there was no thought of anything like this occurring,
9 and although I put the larger amount of money into
10 the venture, the idea was that we would farm this land
11 between us and therefore the title was just made out
12 as a joint affair.

13 Q. If you had farmed this land between you
14 would you have divided the profits equally?

15 A. Well, he was mainly a fisherman and the
16 profits would not have been divided equally but we
17 just registered the property in the two names.

18 MR. CHRISTIE: I tender as Exhibit C this copy
19 of the letter dated March 13, 1948, and with the signa-
20 ture Masakichi Takata at the bottom.

21 (LETTER, MARCH 13, 1948, MARKED EXHIBIT NO. 3)

22 This property was purchased in 1931. Mr.
23 Kuremura died in 1939.

24 Q. How had you been dividing the profits in
25 that period of time?

26 THE SUB-COMMISSIONER: From 1931 to 1939?

27 MR. CHRISTIE: Q. From 1931 to 1939.

28 A. During that period there were no profits, in
29 fact, I was still putting money into the place, several
30

1 hundred dollars a year clearing it and pulling out
2 stumps and so forth.

3 Q. Did you have any other occupation besides
4 that of a farmer?

5 A. Yes. I used to go logging in the winter
6 time.

7 Q. What was the purpose in starting this new
8 barn? Was it because the old barn was in poor condi-
9 tion?

10 A. Yes. The old one was not so good, so I was
11 building a new one right alongside.

12 Q. In regard to the personal chattels, do you
13 remember from when you purchased this stove?

14 A. The kitchen stove must have been bought at a
15 Vancouver hardware store, because I took it with me
16 but the heater was bought in Cumberland.

17 Q. I suppose all these chattels belonged to you
18 and none to Mr. Kuzumura?

19 A. The chattels were all mine.

20 Q. That is all, thank you.

21 THE SUB-COMMISSIONER: Anything more, Mr.

22 Brewin?

23 MR. BREWIN: No.

24
25 THE SUB-COMMISSIONER: Any further exhibits,
26 Mr. Christie?

27 MR. CHRISTIE: Yes. I tender as Exhibit 9 the
28 Assessment Notice for the year 1946.

29 (ASSESSMENT NOTICE, 1946, MARKED EXHIBIT NO. 9)
30

16
M. Takata claim.

1 The land is assessed at \$400., improvements at
2 \$150., making a total assessment of \$550.

3 I tender as Exhibit 10 the Real Property Summary.
4 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 10)
5 I tender as Exhibit 11 the auctioneer's sheet.
6 (AUCTIONEER'S SHEET, MARKED EXHIBIT 11.)

7 That seems to be all the exhibits, your honour.

8 It is submitted that the real property was sold
9 at its fair market value.

10 The question of the respective shares of owner-
11 ship of the claimant and of Mr. Takamura I submit is
12 not a matter for the decision of this commission.

13 I further submit that these articles of personal
14 property which were sold were sold at their fair market
15 value.

16 It is submitted that the other articles are
17 valued excessively.

18 MR. MURWIN: One thing I would like to point out
19 from the analysis is, for example, there is a cross-
20 cut saw which is marked as having been sold at auction
21 for which we are claiming \$11., and that is included
22 in their summary. I see no indication in this auction
23 sheet, unless the saw be included in the word "tools."
24 It might be and it might not be. It looks to me as if
25 the saw might very well be in the column "Not accounted
26 for."

27 MR. CHRISTIE: That is all, your honour.

28 THE SUB-COMMISSIONER: Very well.
29
30

(PROCEEDINGS ADJOURNED SINCE 1941)

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

A.O. Vitch

A.O. Vitch,
Official Reporter.

I, M.A. Miller, Deputy Commissioner, appointed to hear a Commission to investigate claims of Japanese Canadians for property loss, do certify the foregoing is a true copy of the evidence heard on the within claim.

M.A. Miller

M.A. Miller, Deputy Commissioner.

DEFENCE BRIEF

Morikichi TAKATA, Reg. No. 06497
File 5446
Case 1301

REAL AND PERSONAL PROPERTY CLAIMS
(All claims shown are gross)

- (1) Real Property, Vancouver Island (Cat. 531: Lot 14 in Block 29, Comox District, Plan 2281 - 3-room Bungalow and Outhouses on 66.2 acres at Merville - near Courtenay) Sold for

\$2,000.00 as listed in original claim (Nov. 21/48) and amended Claim (Exh. 1301-1) \$778.00

Net amount of claim as per Exh. 1301-1 \$1,222.00

Evidence: Claimant was the registered owner of a half-interest in above real property (see Exh. 1301-2 - C/E. dated Mar. 15/44) but considers himself entitled to all, or at least half, of (deceased) co-owner's interest, the latter - who died (Feb. 7, 1939) intestate and without known next-of-kin - being credited with that intention (see letter of Apr. 11/45 - Exh. 1301-7; also Transcript pp. 2-4 & p.9, line 22). See attached Memorandum of today's date for record of administration of Estate of Sanojo KURAMURA, which is still in the hands of Official Administrator A. G. Freeze, Cumberland, at this date.

According to amended claim (Exh. 1301-1) claimant paid \$750.00 for this property in 1931 - of which sum deceased co-owner is said to have contributed \$100.00 only - subsequent investment being shown as:

\$3,325.00 Land - clearing and cultivating 6½ acres, ditching (2000') with shingle cover, fencing, wells, etc.
\$1,175.00 Improvements - Root House, Barn, etc.

Estimated value at date of sale is shown as \$3,200.00 (\$1500.00 Land; \$1700.00 Improvements).

Assessed value (1946) was: \$630.00 (Land \$480.00; Improvements \$150.00). Taxes for 1946 amounted to \$15.32. Appraised at \$778.00 by R. U. Hurford, Courtenay, who described the Land as partially cleared to the extent of "approx. 5 acres", the balance being uncleared, logged off land with no marketable timber. He placed a value of \$403.00 on the Land, and the Buildings collectively as worth \$375.00.

Witness: R. U. Hurford (Appraiser).

DEFENCE BRIEF...Page 2.

- (2) Personal Property (Household and Personal Chattels as listed in original claim and Custodian Personal Property Claim Analysis - Exh. 1301-4)

Sold for

\$ 215.00 as per amended claim (Exh. 1301-5)

\$ 10.10

Net amount of Claim:

\$ 204.90

Evidence: Custodian Personal Property Claim Analysis (Exh. 1301-4) and Auction Sheet (Exh. 1301-11) show goods valued at \$76.00 in Claim to have realized only \$10.10 at auction, and the same over-valuation would appear to apply to the balance of personal property claim amounting to \$139.00. Writing with reference to these goods, Custodian Agent for the district (Matt Brown) wrote (Nov. 4/42): "All of which are of very little value", being discarded on the premises as not worth the expense of removal for sale by Auction.

Witness: Matt Brown.

\$2,215.00 Gross total.

Net amount of Claim:

\$1,426.90 \$788.10

VANCOUVER, B. C.
16th MARCH, 1949.

RGB/P.

<u>Summary of Witnesses</u>	<u>Where Required</u>	<u>Index to Defence Brief Documents</u>
R. U. Hurford (Appr.).	(1)	(A) DEFENCE BRIEF.
Matt Brown (Cust. Agt.).	(2)	(B) TRANSCRIPT.
		(C) EXHIBITS:
		(1) Exh. 1301-1 (Claimant's RP Summary).
		(2) Exh. 1301-2 (C/Encumbrance - Mar. 15/44).
		(3) Exh. 1301-3 (Hurford's Appraisal Cat. 531).
		(4) Exh. 1301-4 (Cust. Anal. of PP Claim).
		(5) Exh. 1301-5 (Claimant's PP Summary).
		(6) Exh. 1301-6 (Custodian "JP" Form).
		(7) Exh. 1301-7 (Letter, Apr. 11/45, from M. Takata re deceased co-owner).
		(8) Exh. 1301-8 (Letter, Mar. 15/48, from M. Takata re deceased co-owner).
		(9) Exh. 1301-9 (Assessment Notice - 1946).
		(10) Exh. 1301-10 (Real Property Summary).
		(11) Exh. 1301-11 (Auction Sheet - Feb. 21/45).
		SUPPLEMENTARY DEFENCE BRIEF DOCUMENTS:
		(12) Original Claim (November 21st, 1947).
		(13) Custodian Combined Analysis (August 27th, 1948).
		(14) Letter (Apr. 26/46) from M. Takata, protesting sale of Real Property.
		(15) Let. (30/8/48) to Claimant encl. Sales Statement of RP and Statement of Account.
		(16) Let. (Apr. 25/46) from Official Administrator approving of sale of Real Property.
		(17) Certified copy of Letters of Administration (Estate of Sanojo KURAMURA).
		(18) Office Memorandum re above.
		(19) Inventory of Chattels (signed December 14th, 1942).
		(20) Cust. Agent (Matt Brown) Report (Nov. 4/42) on Real and Personal Property.

Name of Claimant TAKATA, Norikichi

Case 1302

Custodian File 5446

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
		778.00			12.50 98.90					129.20
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price					
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
28.85	10.10	3.03	39%	186.15	65.15		68.18			
TOTAL RECOMMENDATION										197.38