

00

5845

BUREAU HASTINGS PARK

FILE NO. 5842

FORM "J"

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

To be completed by persons of the Japanese race having no property in any protected area.

NAME: TAKEUCHI, Tsunekichi *No claims Rep 4/6/42*
HOME ADDRESS: 920 E. Cordova St. Vancouver, B.C. REGISTRATION No. 01494
SEX: Male AGE: 64 MARRIED? Yes
OCCUPATION AND EMPLOYER: Second-hand dealer - none
NAME OF WIFE OR HUSBAND: Kikuj1 *File 10455* ADDRESS: same as above
NAMES OF LIVING CHILDREN: None ADDRESS:

ADDRESS:

ADDRESS:

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 23rd day of April 1942.

WITNESS:

(Signature)

T Takeuchi

FOR DEPARTMENTAL USE

HOW DO YOU PROPOSE TO PAY THESE OFF?

LIST OF LIABILITIES

INFORMATION FROM R.C.M.P.

DATE 11/6/43

Our File No. 5842

Full Name TAKEUCHI, Tsunekichi
(Surname in Block Letters)

Registration No. 01494

^V
Male - Female
(Check)

Age Nov. 16, 1878

Former Address 920 E. Cordova Street, City.

Date Evacuated Mar. 30/43

^V
Naturalized - Canadian-Born - National
(Check)

Present Address

Tashme, B. C.

29-8-46-

Minto Mines, B.C.

^V
ried - Single
(Check)

Name of Wife Kikuji #11653

Name of Husband - - -

Name of Mother - - -

Name of Father - - -

Names of Children under 16

Requested by E.B.

Registered with Custodian Yes
(Yes or No)

Additional Information

Second-hand dealer.

File No. 5842

-- SUMMARY --

September 5th, 1946

-- REAL ESTATE --

Reg. No. 01494

Catalogue No: 164

Japanese Name: Tsunekichi TAKEUCHI

Civic Address: 2676 Oxford Street, Vancouver, B.C.

Legal Description: Subdivision 13, Lot 16, Town of Hastings, Suburban Lands, Plan 4419, City of Vancouver, B.C.

Classification: Dwelling

Registered in the name of: Tsunekichi TAKEUCHI as Certificate of Encumbrance Feb. 2, 1943.

Title: Clear

Sold to: George Lowe and Jeanette Lowe, his wife, for \$1650.00 Cash, as August 7, 1943.

Title delivered to: George Lowe and Janette Lowe, Nov. 24, 1943. Certificate of Title No. 91318-L. Adjustments made.

NOTE: According to the application to register, the names of the Purchasers are given as George Low and Jeanette Low, and according to the signed receipt for Certificate of Title Mrs. Lowe's name is signed Janette Lowe.

Funds released to: Tsunekichi TAKEUCHI as November 23, 1943.

Chattels: Not involved.

Fire Insurance: Transferred to purchasers and policy delivered to them November 24, 1943.

Remarks:

This property was inherited from his son Reikichi TAKEUCHI, who passed away Nov. 2, 1942 bequeathing all his Estate, real and personal, to his father, Tsunekichi TAKEUCHI. Mr. A.H. Young, Attorney, handled the Probate of the Will and as Dec. 29, 1942 the title to the property was placed in the name of Tsunekichi TAKEUCHI.

These premises were rented at the rate of \$21.00 per month, and were in charge of the Toronto General Trusts Corporation Ltd., Agents, who reported to this office. A new hot water tank was installed at a cost of \$20.30 as August 1943. The property was reported in a "fair state of repair" (April 10/42) and the file does not reveal any other payment for up-keep than the above.

(13,450.00)

(over)

Remarks:
continued. -

Assessed Value 1943

Land	-	\$380.00
Improvements	-	<u>1500.00</u>

Appraised value	-	\$1250.00
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Sale price	-	1650.00
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The above Summary is certified to be in
accordance with the information on file,
September 5th, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

Catalogue No. 164

File No. 5842

Japanese Name: TAKEUCHI, Tsunekichi Reg. No. 01494

Civic Address: 2676 Oxford Street, Vancouver.

Legal Description: Subdivision 13, of Lot 16, Town of
Hastings, Suburban Lands, Plan 4419.

Classification: Dwelling.

Registered in the name of: Tsunekichi TAKEUCHI

Clear Title.

SOLD to George Lowe and Jeanette Lowe for \$1,650.00 Cash as at
August 7, 1943.

Title delivered Mr. & Mrs. Lowe on Nov. 24, 1943.

1943

Dec. 13th
Dec. 13th

Memo re Chattels (Nil)
Memo re Claims (Nil)

December 3, 1947

REAL ESTATE

re Claim filed

Tsunekichi TAKEUCHI,
Reg. No. 01494

13

Re: - 2676 Oxford Street, Vancouver, B.C.

Mr. TAKEUCHI claims gross	---	\$2750.00
for this Realty		

This property was sold for \$1650.00 gross as August 7, 1943.

Prior to Sale the following procedure was taken:-

- 1- An appraisal of \$1250.00 was received as per original letter on file.
- 2- Advertised under Catalogue #164
- 3- Two tenders were received for \$1280.00 and \$1650.00 as per original letters on file.
- 4- Acceptance of tender \$1650.00 is shown as per copy of Custodian letters by Mr. Shears and the sale was consummated.

The Administration and Liquidation of this property showing the figures relating to same are shown in the General Statement and Sales Statement of the property. This General Statement can be broken down as follows:-

RECEIPTS -

From sale of Oxford Street property		
as shown on Sales Statement	-	1589.32
From Rents Collected -		337.30

DISBURSEMENTS

To Land Taxes	\$130.89
" Account paid	35.00
" Water rates	21.00
" Agent's comm.	16.86
" Ins. premium	3.00
" Repairs	33.75
" Land Registry Office	2.00
" Funeral expenses	50.00
" Hospital account	45.00
" Rent arrears 1942 to City	
of Vancouver re 920 East Cordova	
St. -	60.00
To Cheque to you	1529.12

1926.62

1926.62

B.R. Dusenbury
B.R. Dusenbury
Office of the Custodian.

Taken from

File 5842

13

TAKEUCHI, Tsunekichi
2656 Oxford St., Vancouver, B. C.
Evac. File 5842



Picture Taken April 9, 1943

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

3
TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
802 WEST HASTINGS STREET
VANCOUVER, B.C.

30th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 5842

Dear Sirs

Catalogue No. 164
Lot 13 Block 16 Hastings Townsite
2676 Oxford Street

We have inspected this property and beg to report as follows:-

<u>Location</u>	Popular east end suburban district.
<u>Land</u>	33' x 122', concrete walk. Fences dilapidated, no gardening.
<u>Building</u>	1 1/2 storey frame house on concrete foundation, shingled walls and roof, 5 rooms and bathroom (off kitchen) 2 ship lap rooms in attic, Basement concrete floor, old hot air furnace, tubs.
<u>Condition</u>	Exterior in neglected and dilapidated state. Interior very poorly planned and in poor condition. Plumbing fixtures old except hot water tank. Furnace out of order.
<u>Rent</u>	\$21.
<u>City</u>	
<u>Assessment</u>	\$1,880 (Land \$380 Building \$1,500)
<u>Taxes</u>	\$64.22
<u>Appraisal</u>	In view of the bad appearance and condition of the house and lot and the poor plan of the house, we are of the opinion that the market value of the property is not more than \$1,250.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Reeves

THE TORONTO GENERAL TRUSTS CORPORATION

590 Pender Street West,
Vancouver, B. C.
April 10, 1942.

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

Attention Mr. C. L. Drury

Dear Sirs:

LOCATION AND NATURE OF PROPERTY

A 5 room frame semi-bungalow at 26¹/₆ Oxford Street, Vancouver,
B.C.

OWNER

Reikichi Takeuchi. (Wid) Transferred to Takeuchi
TAKEUCHI

DESCRIPTION OF PROPERTY

A 1¹/₂ storey frame semi-bungalow approximately 27 years of age
in a fair state of repair. The ground floor contains 5 rooms
with bathroom off kitchen. The upstairs contains 2 small rooms.
There is a full concrete basement and hot air furnace. Size
26' x 36'. Frame garage. Land 33' x 120'

INVENTORY OF CONTENTS

No furnishings or personal property of any kind. See [initials]

INSURANCE

We are advised that there is \$1000 fire insurance in the
Sentinel Fire Insurance Company expiring June 23, 1944. The
policy, we understand, is in the possession of the owner.

LIABILITIES

We have no information regarding any liabilities.

RECOMMENDATIONS

The property is rented to E. Walker at \$21.00 per month from
April 5th, 1942. As at today's date no rental has been paid.
We are today advising Mr. Walker that all rentals are to be
paid at the office of The Toronto General Trusts Corporation.
We recommend that Mr. Walker be allowed to remain in the prem-
ises at a monthly rental of \$21.00.

Yours very truly,


N. M. Armstrong
MANAGER REAL ESTATE DEPARTMENT

NMA:EB

October 18th, 1943.

MEMORANDUM

To: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Tsunakichi TAKEUCHI
Subd. 13 of Lot
16, T.N.S.L.,
Plan 4439.

With reference to the above property which was recorded in the Vancouver Land Registry Office, September 23rd, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 91317-L dated September 23rd, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 91318-L dated September 23rd, 1943, registering the property in the names of George Low and Jeanette Low - Joint Tenants (Deed).
3. Duplicate of Transmission dated September 4th, 1943.
4. Duplicate of Deed dated September 4th, 1943 - Secretary of State to George Low and Jeanette Low - Joint Tenants.
5. Certificate of Indefeasible Title number 91318-L dated October 14th, 1943, covering the above property in the names of George Low and Jeanette Low - Joint Tenants.

D. A. Cramer

DAC:JS
Encl.

Catalogue No. 164
File No. 5842

Receipt of Certificate of Title No. 91318-L is by us hereby
acknowledged and we agree that all adjustments and incidents
in connection with the sale to us of the property covered by
the said certificate have been settled.

Receipt is also acknowledged of copy of Sentinel Fire Insurance
Company policy No. 82501 with assignment thereof in quadruplicate.

Dated at Vancouver, B. C., this 24 day of November 1943

George Lowe
Janette Lowe

STATEMENT RE SALE OF:

Name: TAKEUCHI, Tsunakichi

Catalogue No: 164

File No: 5842

Street Address: 2676 Oxford St.
Van. B.C.

Reg. No. 01494

Legal Description: 13/16/T.H.S.L.

Aug. 7/43

Date of Sale and Adjustments

Sale Price \$1,650.00

Real Estate Agents Commission \$ 82.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

~~Unpaid Taxes~~~~Mortgages~~~~Arrears of Taxes~~~~Other Charges~~

Adjustments:

Fire Insurance 2.21

Taxes 26.62

Water 5.49

95.00 1684.32

Net Proceeds credited to your account
as at Aug. 7/43 1589.32

Date: December 11th, 1945.

Compiled by: Mr. George Peters

George & Jeanette Lowe
2165 West 4th Avenue
Vancouver, B. C.

IN ACCOUNT WITH

THE TORONTO GENERAL TRUSTS CORPORATION

DATE	PARTICULARS	DR.	CR.
	Re: Custodian of Enemy Property, Japanese Section re 2676 Oxford Street, Vancouver, B. C. S/d 13 of Lot 16, H. T., Plan 4419. <u>Adjustments as at August 7th, 1943.</u>		
	To Purchase Price	\$ 1,650.00	
	To Purchaser's Proportion Water rates, \$7.00 $\frac{1}{2}$ yearly paid to December 31st, 1943	5.49 ✓	
	To Purchaser's Proportion Taxes - 1943 - \$66.57 net	25.32 26.60	
	To Purchaser's Proportion Premium Sentinel Policy No. 82501 covering \$1000, expires June 23rd, 1944. 3 yr. Premium \$7.00	2.07 ✓	
	By Vendor's Proportion Rent - Tenant E. Walker - rent \$21.00 payable 5th monthly - paid to September 5th, 1943		19.86
	By Balance due		\$ 1,663.02
		<u>\$ 1,682.88</u>	<u>1,682.88</u>
	To Balance due Brought down	<u>\$ 1,663.02</u>	
	N. & O. E. Dated at Vancouver, B. C. This 7th day of September, 1943. THE TORONTO GENERAL TRUSTS CORPORATION per <i>[Signature]</i>		

*Added Receipt from P. [unclear]
\$16.50 5/26/43
754*

File No. 5842
Catalogue No. 164
2676 Oxford Street
13/16/T.H.S.L.

ADJUSTMENTS

As of August 7, 1943 - 146 days to go.

Debit purchasers

146/365 x \$66.57 taxes for 1943	\$26.62
146/184 x \$ 7.00 water July to Dec.	5.49
21/72 x \$ 7.00 insurance premium (expiry 23/6/44)	2.21
Registration fees on deed - \$1,650.00	<u>7.55</u>

Total debits	<u>\$41.87</u>
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Credit purchasers

(Rental date - 5th of each month)

Proportion rents for month ending September 5 - 29/31 x \$19.95	\$18.65
Rents collected for month ending October 10 -	19.95
" " " " " November 5 -	<u>19.95</u>

Total credits

Less total debits

DUE TO PURCHASERS

\$58.55

41.87

\$16.68

FILE NO. 01491	NAME TAKEUCHI, Tsunekichi (See also File No. 1414)					FILE NO. 9842
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Sentinel Fire Insurance Co.	<i>Transferred to new Owner - June 20-11-44</i> 82501	\$1000.00	June	23	1944	Lot 13, Blk. 16, Hastings Townsite, 2146 Oxford Street, Vancouver, B. C.

File No. 5842

— SUMMARY —

September 5th, 1946

— FIRE INSURANCE —

Tsunekichi TAKEUCHI,
Reg. No. 01494

Fire Insurance was maintained while required and as at date of sale was transferred to purchasers. Policy No. 82501-Sentinel Fire Insurance Co. was delivered to them as November 24th, 1943. A Return Premium of \$2.21 was allowed Tsunekichi TAKEUCHI in the adjustments.

The above Summary is certified to be in accordance with the information on file, September 5th, 1946.

B.R. Eusenbury
B.R. Eusenbury,
Administration Department.

January 11th, 1946.

-- LIABILITIES --

Tsunekichi TAKEUCHI,
Reg. No. 01494

The File of TAKEUCHI reveals a claim by the City of Vancouver, Rental Department against the above for \$60.00. This amount was paid in full, the final payment being made July 20th, 1943.

His son, Reikichi TAKEUCHI, died Oct. 31st, 1942. By Will he left all of his Estate to his father, naming him Executor and sole beneficiary. Claims were lodged against the Estate of Reikichi TAKEUCHI, deceased, as follows:-

- | | |
|--|---------|
| 1. Department of Labour, Jap. Division
Funeral Expenses | \$50.00 |
| 2. Provincial Board of Health,
(T.B. Division) | 45.00 |

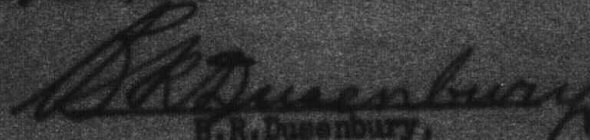
Claim #1- This was paid in full, the final payment being made July 20th, 1943.

Claim #2- This was paid in full, the final payment being made June 16th, 1943.

These were paid from funds accruing to the account of Tsunekichi TAKEUCHI.

No other Claims against or indebtedness of Tsunekichi TAKEUCHI are revealed on his file.

The above Summary is certified to be
in accordance with the information on file,
January 11th, 1946.


H.R. Dusenbury,
Administration Department.

File No. 5842

-- SUMMARY ----

September 5th, 1946

-- PERSONAL PROPERTY --

re:- Tsunekichi TAKEUCHI,
Reg. No. 01494

CHATELS:

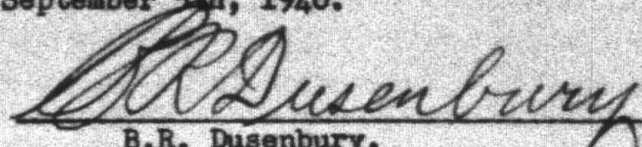
No Chattels are declared by Tsunekichi TAKEUCHI and none are revealed on the file. This is noted also in memo Dec.13, 1943.

SPECIFIED ARTICLES:

There are no Cameras, radios, Fire Arms or Vessels revealed in the registration or the file.

No Personal Property is revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
September 5th, 1946.


B.R. Dusenbury,
Administration Department.

MEMORANDUM

Files 9938
5842

April 16th, 1945.

TO: The File

FROM: Protection Department

RE: 921 East Cordova St.

A search was made for one stone mortar, the property of Tsunekichi TAKEUCHI, said to have been left at this address.

There was no trace of this mortar.

GBS:LEM

1414
5-8-42
Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 17 1942

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET.

PHONE: MARINE 2825

Vancouver, B.C.,

Canada

November 17th 1942.

Attention of Mr. Alexander.

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

Dear Sirs:-

Re: Reikichi Takeuchi, deceased.

This is to advise you that the above person died at Hastings Park, on the 31st of October last and that I was instructed by his father Tsunekichi Takeuchi who is named executor and sole beneficiary in the deceased's will to apply for Letters Probate.

When all the proceedings are completed and the property vested in the executor I shall communicate with you.

Yours truly,



9042 & 1414

21st November, 1942.

Albert H. Young, Esq.,
Barrister and Solicitor,
207 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Reikichi TAKEUCHI, Deceased

Thank you very much for your letter dated November 17th. When proceedings are completed we would appreciate your communicating with us.

At the present time we have on file the following claims against the estate of the late Mr. Reikichi Takeuchi:

\$50.00 burial expenses incurred by the British Columbia Security Commission.

Notice from the Collector of Institutional Revenue that they have a claim for an unnamed amount against the late Mr. Reikichi Takeuchi.

Our books indicate that we have on hand at this time, following payment of taxes on the property at 2656 Oxford Street and of water rates on the same property, a balance of \$33.27 standing to the credit of the late Mr. Takeuchi. Relative property is being rented to a Mrs. Walker at \$21.00 per month and the rents are being collected by the Toronto General Trusts Corporation who are acting as our agents.

Yours truly,

R. P. Alexander
Manager

RPA:LF

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING

OFFICE: 506 WEST HASTINGS STREET.

RECEIVED
DEC 15 1942

Vancouver, B.C.,

PHONE: MARINE 2825

Attention of Mr. Alexander.

Canada

December 11th 1942.

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

Dear Sirs:-

Re: Your File Nos. 5842 & 1414.

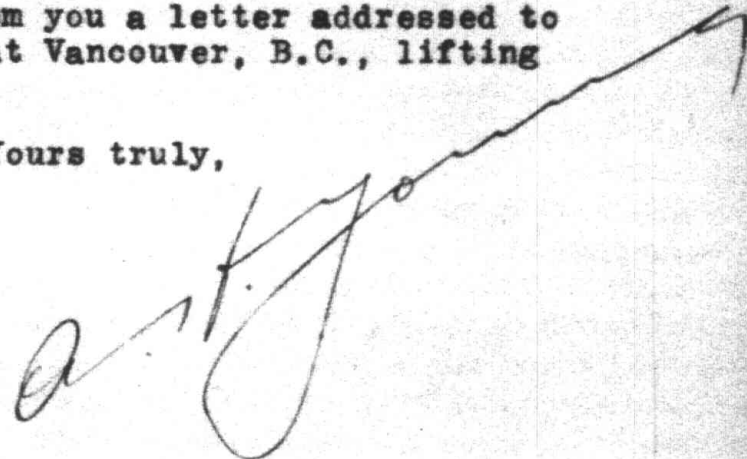
This is to advise you that in the estate of Reikichi Takeuchi, deceased, who died on the 31st of October last, Letters Probate were granted on the 2nd of December by the Supreme Court of British Columbia, to Tsunekichi Takeuchi, father of the deceased.

As there are no infant interests involved in this estate and as I wish to complete all the proceedings while Mr. Tsunekichi Takeuchi is in Vancouver, I intend to make concurrent applications to the Registrar of Land Titles, at Vancouver, B.C., that is to say, with the application for transmission of the estate to the executor, I am going to make an application for the transfer of the property from Mr. Tsunekichi Takeuchi in his capacity of executor to himself as beneficiary named in the will, instead of waiting the required period of six months.

This step will entail the preparation of a special affidavit setting out all the facts in support of the application, but in the long run it will save money and a lot of time and requires the lifting of the vesting order only once.

I am making the applications early next week and I would like to receive from you a letter addressed to the Registrar of Land Titles, at Vancouver, B.C., lifting the vesting order.

Yours truly,



5842 & 1414

December 15, 1942

Mr. Albert H. Young
Barrister & Solicitor
1009 Dominion Bank Bldg.
Vancouver, B. C.

Dear Sir:

Re: Reikichi TAKEUCHI
- deceased

Thank you very much for your letter dated
December 11th which reached us today.

In response to the request contained in the
last paragraph of your letter, please find attached
letter addressed to the Registrar, Land Registry Office,
Vancouver, vacating Certificate of Vesting.

Following transfer of the property from Mr.
Tsunekichi TAKEUCHI in his capacity of Executor to him-
self as Beneficiary named in the Will, please advise us
immediately in order that we may re-vest the property.

Yours truly,

R. P. Alexander
Manager

RPA:NDK
Enc.

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET.

PHONE: MARINE 2825

EVACUATION SECTION
DEC 30 1942
File No. 5842 & 1414
Ass. [Signature]
Ref. [Signature]

Vancouver, B.C.

Canada

Attention of Mr. Alexander.

December 30th 1942.

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

Dear Sirs:-

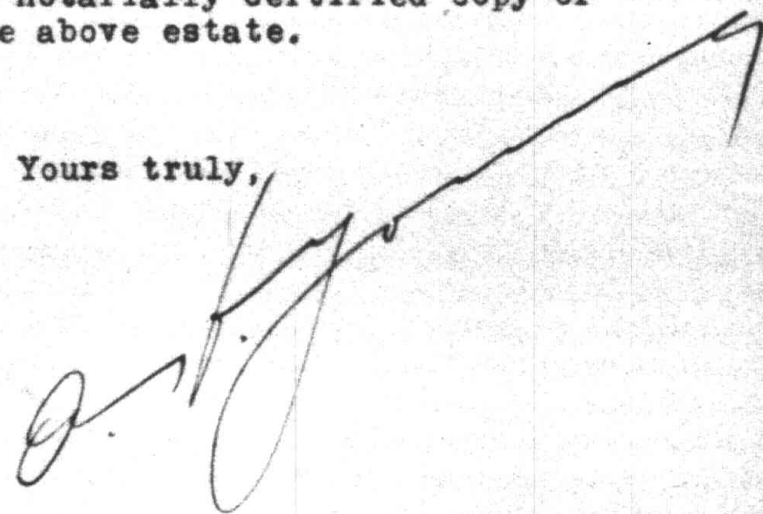
Re: Your File Nos. 5842 & 1414.

This is to advise you that all the proceedings in respect of the estate of REIKICHI TAKEUCHI, deceased, have been completed and the only estate, viz: Subdivision Thirteen (13) of Lot Sixteen (16), Town of Hastings Suburban Lands, Plan No. 4419, is now vested in fee simple in Tsunekichi Takeuchi, the beneficiary named in the will of the said deceased.

The Certificate of Indefeasible Title issued in the name of Tsunekichi Takeuchi, covering the above property is dated December 29th 1942 and numbered 81543-L-. This certificate will be handed to Mr. Takeuchi when he comes in.

As requested by your Mr. P. H. Russell in his letter of the 21st inst., I enclose a notarially certified copy of Letters Probate granted in the above estate.

Yours truly,



5842 & 1414

5th January, 1943.

The Toronto General Trusts Corporation,
590 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Reikichi TAKEUCHI, Deceased

Reference is made to property at 2656 Oxford Street previously owned by Mr. Reikichi Takeuchi, Registration No. 00835, occupied by E. Walker, which you are administering on behalf of this office.

Hereafter when sending us rental statements would you please take note of the following changes in the description of the property in question:

1. Owner

This property is now owned by Mr. Tsunakichi Takeuchi, Police Registration No. 01494.

2. Street Number

The Building Department of the City of Vancouver have notified us that the number of this property, in order to maintain the continuity of street numbers in the same block, should be 2676 Oxford Street and is no longer to be known as 2656 Oxford Street.

Yours truly,

R. P. Alexander
Manager

RPA:LF

1414 & 5842

5th January, 1943.

Albert H. Young, Esq.,
Barrister and Solicitor,
207 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Estate of the late
Reikichi TAKEUCHI

Thank you very much for your letter dated December 30th, for forwarding to us notarially certified copy of Letters Probate and for advising us that land mentioned in your letter is now in the name of Tsunekichi Takeuchi.

We would appreciate your advising us at this time whether or not you have now effected settlement of claims mentioned in our letter to you dated November 21st.

Yours truly,

R. P. Alexander
Manager

RPA:LF

5842

15th January, 1943.

Internal Audit Department,
City Hall,
Vancouver, B. C.

Dear Sirs:

Re: Tsunekichi TAKEUCHI

Reference is made to your Rental Charge No. 6417 dated January 1st, 1943 showing arrears of \$60.00 said to be owing by Mr. Takeuchi on dwelling at 920 East Cordova Street, Vancouver, concerning which we telephoned to you on January 14th.

Mr. Takeuchi entered Hastings Park Manning Pool on July 27th, 1942 and states that before doing so he notified the City Rent Collector. Mr. Takeuchi agrees that the amount owing by him in arrears stands at \$48.00, consisting of \$12.00 per month for the months of April, May, June and July, 1942.

From information we have been able to obtain Mr. Takeuchi's statement regarding date of entry appears to us to be correct and we therefore request that you send us an amended statement. Mr. Takeuchi has further authorized us to make payment to you of the amount due of \$48.00 in installments as funds become available through rental of property under the management of the Custodian.

Yours truly,

R. P. Alexander
Manager

RPA:LF



CITY OF VANCOUVER

EVACUATION SECTION	
Date	JAN 22 1943
File No.	5842
Ans.	<i>Ans.</i>
Referred	<i>Alexander</i>
<i>but 67</i>	

Lands & Rentals

OFFICE

CITY HALL

January 21st, 1943.

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

Dear Sir:

Your File #5842.
Re: Tsunekichi TAKEUCHI.

In response to yours of the 15th instant, referred to me today, regarding Rental Charge No. 6417, dated January 1943, covering 920 East Cordova Street, from our records we find that the above-noted entered Hastings Manning Pool July 27th, 1942, but his family remained in possession and occupied 920 East Cordova Street until August 26th, 1942, thus owing the City another month's rental, making a total of \$60.00.

Under these circumstances, I am of the opinion that the City is entitled to the full amount of \$60.00.

Yours faithfully,

W. L. Woodford

Supervisor of Lands & Rentals.

WLW:MB

5842 - 1417

February 25, 1943

The Toronto General Trusts
Corporation,
590 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: TAKEUCHI, Tsunekichi

We have had a complaint from a neighbour of the tenant, Mr. E. Walker, who occupies the premises at 2676 Oxford Street, stating that the occupants of this property are letting the place rapidly deteriorate, and also that they have no garbage cans and have been burying the garbage in the back yard.

We would appreciate a check-up and report on this property.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

THE · TORONTO · GENERAL · TRUSTS · CORPORATION ✓

S/E CORNER PENDER & SEYMOUR STS

VANCOUVER, CANADA

TORONTO
MONTREAL
OTTAWA
WINNIPEG
SASKATOON
VANCOUVER
REGINA
CALGARY
WINDSOR

CABLE ADDRESS
"TRUSTS"

March 5th, 1943.

Department of Secretary of State
Japanese Evacuation Section
506 Royal Bank Building
Vancouver, B. C.

RECEPTION SECTION
MAR 8 1943
File No. 5842
Ans. [Signature]
Refer to [Signature]
↑ [Signature]

Dear Sirs:

Re: Takeuchi, Tsunekichi, Your File #5842
Our File No. 1466A

In reply to your letter of February 25th, the Manager of our Rental Department yesterday inspected the premises at 2656 Oxford Street and he reports that the tenant was not at home when he called. However, he states that the exterior of the house and the lot are well cared for and further that the tenant is digging up the garden. He could find no trace of any untidiness.

We have made a note to make a further inspection of the property at a later date at which time we will report further to you.

Yours truly,

N. M. Armstrong
N. M. Armstrong
Manager, Real Estate Department

NMA/SW

THE · TORONTO · GENERAL · TRUSTS · CORPORATION

8/8 CORNER PENDER & BEYHOUR STS.

VANCOUVER, CANADA

TORONTO
MONTREAL
OTTAWA
WINNIPEG
SASKATOON
VANCOUVER
REGINA
CALGARY
WINDSOR

EVACUATION SECTION	
JUN 3 1943	
<i>[Signature]</i>	
CAME ADDRESS	
TRUSTS	
Referred	<i>Milson</i>

June 2nd, 1943.

Department of Secretary of State
Japanese Evacuation Section
506 Royal Bank Building
Vancouver, B. C.

Attention Mr. Milson

Dear Sirs:

Re: Takeuchi, Your File #5842, Our File #1466A
2676 Oxford Street, Vancouver, B.C.

As the writer informed you verbally a few days ago, we have received complaints concerning the tenant of this property.

The writer today personally inspected the interior of the premises and finds that there is no real basis for the complaint. It is a fact that the grass around the house needs cutting. Also one or two rooms in the house need decorating, otherwise there is no undue depreciation. We may state that the City Health Department recently visited the property and found things to their satisfaction.

Yours truly,

[Signature]

J. G. Lewis
Manager, Rental Department

JGL/SW

*Complained from neighbor
which some conversation
Muddy Hite*

5842
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
August 23rd, 1943.

G. W. McPherson, Esq.,
Executive Assistant,
Office of the Custodian,
Victoria Bldg., 7 O'Connor St.,
Ottawa, Ontario.

Dear Mr. McPherson:

Re: Tsunekichi TAKEUCHI

The above named Evacuee is the owner of property known as 2676 Oxford Street, in the City of Vancouver. The property was one of those listed in the catalogue in Group "A", catalogue no. 164, tenders for which closed on July 19th, 1943. Valuation placed upon the above property by Mr. Reeve is \$1250.00. The sale to George and Jeanette Low, for the sum of \$1650.00, was approved by the Advisory Committee on Japanese Properties in Greater Vancouver on August 5th, 1943.

According to the Certificate of Encumbrance, the property is unencumbered.

The taxes for 1943 in amount of \$66.57 have not yet been paid.

On February 1st, 1943, a Certificate of Vesting was filed by the Custodian.

The full amount of the purchaser price, namely \$1650.00, has been received by this Office.

We enclose herewith Transmission and Conveyance in duplicate for signature by the Deputy Custodian. Attention at your earliest convenience would be appreciated.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CUSTODIAN

KWW/W
Encl.

5842

REGISTERED.

September 5th, 1946

Mr. Tsunekichi TAKEUCHI,
Reg. No. 01494,
Minto Mine, B.C.

Dear Sir:-

We are in receipt of your letter of the 30th ultimo requesting that we forward to you your remaining balance on our books.

Preparatory to doing so, we have reviewed your file and your affairs that have vested with the Custodian, in order that we may send you this closing report.


The premises at 2676 Oxford Street were your principal asset coming under our control. The Toronto General Trusts Corporation Ltd. looked after the collection of rentals, reporting to this office with proceeds of same which were credited to your account on our books. The property was sold as August 7, 1943 for \$1650.00 and a letter of advice was sent to you November 24, 1943. More recently we forwarded to you a General statement showing a credit balance of \$1529.12 and a Real property statement of 2676 Oxford Street. These statements provided you with the information in respect to this property.

We are now forwarding as requested, our cheque for \$1529.12, payable to you. This represents your entire balance on our books.

The foregoing appears to account for all your affairs that have vested with the Custodian and we shall be obliged if you will confirm same when acknowledging receipt of the attached cheque.

For your convenience in replying, we are enclosing a self addressed envelope.

Yours truly,


B.R. Dusenbury,
Administration Department.

BRD/DD.
Enc 1.

5842

November 23, 1943.

Mr. and Mrs. George Low,
2165 West 4th Avenue,
Vancouver, B. C.

Dear Sir and Madam:

Re: Catalogue No. 164
2676 Oxford Street
13/16/T.E.S.L.

Title to Subdivision 13 of Lot 16, Town of Hastings
Suburban Lands, has now been received in your names jointly and is ready
for delivery to you. Assignment of the relevant insurance policy is also
ready for delivery and you should cause this to be registered with the
insurers.

A letter, copy of which is enclosed sheet has been sent
to the tenant of this property.

Adjustments as of August 7th as shown by the enclosed
sheet have been calculated and a balance of \$16.68 has been brought down
in your favour.

Will you please be good enough to call at this office at
your convenience and delivery of the title in question with a cheque for
the amount mentioned can be arranged at once.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc. 2

5842

November 24, 1943.

Mr. Tamekichi TAKEUCHI,
Registration No. 01494,
Tashoo, B. C.

Dear Sir:

Ref. Catalogue No. 164
2676 Oxford Street
13/16/T.H.H.L.

Please be informed that 2676 Oxford Street, Vancouver, has been sold as of August 7th for the sum of \$1,650.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price		\$1,650.00
Less commission @ 5%	\$82.50	
Less taxes for 1943	<u>66.57</u>	<u>149.07</u>
Net credit to your account		<u>\$1,500.93</u>

These funds are available to you in the usual way.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MLA
cc B. C. Security Commission

Name of Claimant **TAKEUCHI, Tomokichi**Case **24**Custodian File **5842**

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		
11.50 16.50	22.50 12.50								95.00	
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 & 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 CHATELS										
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			
TOTAL RECOMMENDATION										95.00

December 4, 1950.

Mr. Chisato TAKEUCHI,
Devine, B.C.

Dear Sir: Re: Japanese Property Claims Commission
 Case 14 - Estate of Tamekichi TAKEUCHI

We have received through Mr. R. J. McMaster, our
form of Release which has been executed by yourself on
behalf of the beneficiaries of the above Estate, covering the
award recommended under the Claims Commission for \$95.00.
Cheque in your favour is enclosed for \$95.00.

Yours truly,

F.G. Shears,
Director.

FGE/GN
Encl.

BRIEF

Kamloops, B.C.
10 Dec. 47

Notes in Defence

Tsunekichi TAKEUCHI

File No. 5842

Case No. 144

Claim:

		Sold for	Claim
Land and Buildings	2750.00	1650.00	1100.00

Trans. Page 7 - McMaster's request for fire policy. Policy No. 82501 Sentinel Fire Ins. Co. Amount \$1,000. was transferred to purchaser.

See also Toronto General Trust Corp. letter dated 10 Apr. 1942 now on file.

Question of value.

Johnson Rees Twakow agent

No submission.

RWN/mw

1
CASE NO. 14.

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

JAPANESE PROPERTY CLAIMS COMMISSION.

BEFORE
(THE HONOURABLE MR. JUSTICE R.I. KIRK, COMMISSIONER).

20
Kawato, N. C.,
December 10th, 1947.

IN THE MATTER OF THE CLAIM OF
YOSHIOKI TAKEMOTO.

PROCEEDINGS AT HEARD.

20 APPEARANCES:

J.W.C. MINTON, Esq., appearing for the
Dominion Government.

R.J. McMASTER, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.
G.H.E. UPTON, Esq., Official Interpreter.
T.P. HOSKIN, Esq., Official Reporter.

20

T. Takouchi,
In Chief.

MR. McMASTER: I would ask to take No. 13 on the list, my lord, which will be Case No. 24. We will need an interpreter in this case.

THE COMMISSIONER: Which is this man's surname?

MR. McMASTER: I believe it is Takouchi.

THE INTERPRETER: The surname is the first name.

MR. McMASTER: Would you be good enough to ask him what is his name?

THE INTERPRETER: Tamekichi Takouchi.

10 MR. McMASTER: Takouchi is the surname, is that correct?

THE INTERPRETER: Yes.

TAMEKICHI TAKOUCHI, the claimant herein,
being first duly sworn,
testified through the interpreter
as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q You are the claimant in this case? Just ask him whether he is the claimant.

A Yes.

Q And is that your signature on the declaration?

20 A Yes.

Q Mr. Takouchi, at the time of your evacuation from the Coast, you owned a piece of property in the City of Vancouver?

A Yes.

Q At 2676 Oxford Street? A: Yes.

MR. McMASTER: I take it my learned friend will agree that the assessed value of the land was \$300.00 and the improved value \$1500.00, as shown on his file.

T. Takemachi,
In Chief.

MR. NEWTON: \$300.00 and \$2500.00.

MR. McMASTERS: Right.

Q How would you explain to the Commissioner how you came to own this land?

A From his son.

Q What was his son's name?

A Dikichi.

Q I am advised that your son died, is that right?

A Yes.

20 Q About what date?

A In October,

1938.

Q 1938?

A He says yes,

he thinks so.

MR. NEWTON: I think that date is wrong.

MR. McMASTERS: Yes, I think it is 1943.

MR. NEWTON: 1942.

MR. McMASTERS: 1942, rather.

THE INTERPRETER: He says he is rather old and he forgets very easily.

MR. McMASTERS: The Custodian says, and I will agree to it, November 2nd, 1942.

20 Q Your son left a will in which he left this property to you?

A Yes.

Q And you employed a Mr. Young, a solicitor in Vancouver, to put the will through the Court?

A Yes.

Q Now, how long had your son owned the house?

A He says he thinks about four or five years.

THE COMMISSIONER: Q: Four to five years?

30 A Four or five.

T. Takemaki,
In Chief.

MR. HENNINGER: Q Four or five years before his
eviction, that is before the claimant's
eviction?

A Yes.

Q Do you know from when your son bought the property?

A He says he isn't quite certain but his recollection
goes that his son told him he bought it at the
tax sale.

19 Q Now, at the time that Mr. Young prepared the
papers for Court with regard to the will, did he
have him sign any documents?

A He did get some documents from Young.

Q And does he remember what value was shown for
this property on those documents?

A He says he thinks there was a price there but
he is so old he has forgotten.

Q He doesn't remember?

A Yes.

Q When he inherited this property from his son,
did he live in the property?

A No, he didn't.

20 Q And was the property rented?

A Yes. The son had rented it.

Q And at the time the claimant was evicted, were
the premises rented, and, if so, at what rental?

A The rental was \$22.50 and he carried it on.
That was done by his son and he carried it on
afterwards, the same way.

Q Now, my understanding is that you were first
placed in Hastings Park at the time of the
eviction, witness?

21 A For one month.

5
T. Takemachi,
In Chief.

Q And before you were evacuated away from the
Coast, did you have any opportunity to sell this
property?

A: He says whilst
he was working as janitor in the hospital at
Hastings Park, a Chinese approached him with regard
to the sale of the land.

Q Does he remember the name of the Chinese?

A He had no intention of selling, therefore he
didn't bother to find out the man's name.

20 Q And did the man give any definite offer to buy
that property?

A: The Chinaman
said he would buy for \$2500.00 cash.

Q And did the claimant indicate to the Chinaman
for how much he might sell it?

A He said he wouldn't sell for less than \$3000.00.

Q And the Chinaman wouldn't pay that much, is that
correct?

A: No, the
Chinaman didn't raise his offer.

20 Q In the valuator's report which has been produced
from the Custodian's file, the valuator states
that there was an old hot-air furnace in those
premises. Does the claimant know anything about
the furnace in those premises?

A It is from the Custodian's report, is it?

Q Yes, his valuator's report.

A It was old, was it?

Q He said an old hot-air furnace.

A He said the furnace was about two or three years
old. It was two or three years old.

30 Q And how does he know that?

6
T. Takemichi,
In Chief.

A He said his son went to the wholesalers and bought it, and when it was put in the place he went along and helped.

Q Does he know the name of the place where his son bought that furnace?

A At Columbia and Powell. He says it was some place at Columbia and Powell, but he doesn't know the name exactly.

Q Does he know when the house was last painted?

10 A He says he is not quite certain but it was very shortly after he had bought the house.

Q That would be about four or five years before his evacuation? At Yes.

Q Now, in the valuator's report some mention is made with regard to the condition of the fence of these premises. Does he know anything about the condition of the fence at these premises?

20 A He said whilst he was at Hastings Park he went back and he had a look at the fence and he fixed it up and made repairs to anywhere he thought it was necessary.

Q Was there any garden at these premises?

A There was a lawn in front. He said he planted grass at the back.

MR. HUNTER: Q I am sorry, I didn't get that.

A He planted grass at the back.

MR. McMASTER: Q On the account rendered to you by the Custodian, I notice that he has charged you with a fire insurance premium. Do you know how much insurance was on these premises?

7
T. Takemachi,
In Chief,
Cross-Exam.

A He says that he doesn't know very well. He said that his boy insured it and handed the policy over, and he handed all the documents over to the Canadian and he is not quite certain with regard to the amount.

MR. MCMASTER: I would ask Mr. Hunter if he would be good enough to produce the insurance policy. I don't think it is on that file, Mr. Hunter, but it may be filed at a later date or you can show it to me and I can file it.

MR. HUNTER: I am not sure that I can produce the policy. I can probably produce the amount of the premium.

MR. MCMASTER: If you give me the details, I would appreciate it. Your witness.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Takemachi, did you ever live in this house?

THE COMMISSIONER: He says not.

MR. HUNTER: I beg your pardon, my lord?

THE COMMISSIONER: He said not. He was asked that before.

MR. HUNTER: Q: Did you ever stay in this house at any time? A: He says

whilst he was in Hastings Park he went over to look at the house, and he asked the person who was in the house for permission to do so.

Q Did he ever stay there? Did he ever sleep in the house at any time? A: No, no.

Q Why did you go from Hastings Park to the house

to inspect the fence?

A He said he was expecting to be evacuated very shortly from Hastings Park to a place called Tashu, and he thought it might be advisable to go and see his house before he was evacuated. He didn't know when he was going to be evacuated.

Q He stated that while at Hastings Park he went back and inspected the fence and fixed it up where necessary?

At Yes.

10 Q Did he make a trip specially to inspect the fence and fix it up, and, if so, why?

A He repeats the answer that he made before, that he expected to be evacuated to Tashu at any time and he thought it advisable to go and see his property prior to being evacuated.

Q Very well. He stated, or at least I thought you stated that you had planted grass at the back of the premises?

A Yes.

20 Q I am not sure about that; does he mean his son planted it or he personally did?

A The tenant planted the grass.

MR. HUTCH: There is nothing else, my lord.

MR. McMAURER: That is all, my lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DEE)

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

J. P. Harrobin
"T. P. Harrobin"
Official Reporter.