

9778



P.D. 19-11-42

✓  
INFORMATION FROM R.C.M.P.

Date 26-4-43

Our File No. 9778

Full Name

SATTA-Baku (Mrs Waichi)  
(Surname in Block Letters)

Registration No. 00808

Male - Female  
(check)

Age

Jan 7/1892

Former Address

1744 Powell St. City

Date Evacuated

Sept. 23 - 42

Naturalized - Canadian-Born - National  
(check)

Present Address

Slocan B.C.

Near Denver, B.C.

Widow  
Married - Single  
(check)

Name of Wife

Name of Husband

Waichi - She'd

Name of Mother

Name of Father

Names of Children under 16

Requested by

Am

Registered with Custodian

yes  
(Yes or No)

Additional Information



FORM "JP"  
**PERSONAL**

BUREAU POWELL STREET

FILE NO.

9778

**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: SATTA, Raku (Mrs.)

HOME ADDRESS: 1744 Powell St., Vanc'r, B.C.

REGISTRATION NUMBER 00808 SEX: Female AGE: 70

OCCUPATION: Housewife

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

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: deceased

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None Thomas Tautomu(M) 2303

ADDRESS OF CHILDREN: Taft Camp, B.C.

AGE OF CHILDREN: 29 years.

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

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

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

4. TAXES (Amount and where payable) None

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

None

6. OCCUPANCY AND LEASES (If vacant so state) None



**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: 1744 Powell St., Vanc't., B. C.

Living # 1th son (Thomas)

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:

None

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: None5. 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) \_\_\_\_\_

I Declarant lent Mrs. Tomie MORITA formerly 1867 Powell St.,  
Vanc'r, B.C. Now at R. R. #1 Kelowna, B. C. (Mr. Oikawa) \$200.00  
in August 1941. Mr. Saimatsu NAGANO <sup>#05681</sup> guaranteed same for decalant. Mrs Morita.  
326 Powell St., Vanc'r, B.C.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \_\_\_\_\_  
but no documentary evidence. Rough indebtedness  
admitted at time of registration.

8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. 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 21st day of May 1942

Wm McMur  
 \_\_\_\_\_  
 Witness

(Signature) R. Satta

FOR DEPARTMENTAL USE \_\_\_\_\_



File No. 9778

CLAIMS DEPARTMENT

September 17th, 1943.

Mrs. Raku (Waichi) SATTA  
Reg. No. 00808

CREDITORS:-

NO CLAIMS ON FILE, at this date.

DEBTORS:-

1. Tomie MORITA ..File #13604..... \$200.00 JP

See JP form for details.

/ND



Copy

REAL PROPERTY SUMMARY

**JAPANESE NAME:** Neat Toshi IKEDA      Reg. No. 01992      File No. 13020.

**CATALOGUE NO:** 367.

**PROPERTY ADDRESS:** 1349 East 7th Avenue, Vancouver, B.C.

**LEGAL DESCRIPTION:** City of Vancouver, Lot 20, Subdivision "A", Block 155, District Lot 264A, Group 1, N.W.D., Plans 442 and 1771.

**TITLE:** Registered in the name of Neat Toshi IKEDA (Spinster).

**ENCUMBRANCES:** None registered. No indication of any unregistered charges.  
Vesting Order filed No. 35376, dated December 8th, 1942.

**ASSESSED VALUE:** Land - \$ 365.00  
Improvements - \$1100.00 - \$1465.00.      Taxes - \$47.65.

**CLASSIFICATION:** This is a 2 storey 7 room house situate on a 33' x 124' lot. The valuator reported March 24th, 1944, as follows: "This is a 2 storey frame house containing living room, dining room, with fireplace, kitchen on the first floor with 2 large and two small bedrooms and bath on the second floor. Basement has plank floor in bad condition, furnace dismantled and useless. Steps and verandah floor need renewing. Eavestroughs all broken, roof has tar paper spread over the shingles and is partly blown away. Value for Sale - \$1200. W.G. Moore, Pemberton Realty Corporation Limited".

**HISTORY OF ADMINISTRATION:** This property was leased by A.W. Goodrich Co. Ltd., to J.C. Laurie on a monthly basis as from October 1st, 1942. Consideration - \$15.00 per month payable in advance. Mr. Laurie vacated on October 30th, 1942, when the lease was taken over by John Gavin on the same terms.

Rents collected - \$300.00 against which were the following charges:

Plumbing repairs	\$25.23
Roof repairs and papering	39.95
Fire Insurance Premiums	8.25
Water Rates	21.00
Commission	15.00 - <u>\$109.43</u>

**SOLD:** To Cottage Holdings Limited for \$1250.00 as at April 26th, 1944. Approval of Advisory Committee - March 29th, 1944.

Funds released to the credit of Neat Toshi IKEDA as at June 24th, 1944, against which were the following charges: Real Estate Commission - \$62.50, Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$3.50, Vendor's share of 1944 Taxes - \$16.35 - \$91.35, leaving a net credit of \$1158.65 from said transaction.

Adjustments as at April 26th, 1944, to the amount of \$4.45 - Purchaser's



Purchaser's

Page 2.

File 13020.

share of Unexpired Fire Insurance Premiums and \$2.55 - Purchaser's share of Water Rates = \$7.00, were placed to the credit of Neat T. IKEDA'S account.

The following Fire Insurance Policy:-  
British Canadian Insurance Co., Policy No. 57502 - \$1500.00, covering the dwelling, was transferred to Cottage Holdings Limited as at 15th May, 1944.

OLD CERTIFICATES OF TITLE  
NO. 54792-I and 89098-L:

Were on deposit in the Land Registry Office, Vancouver, B.C.

Certificate of Title No. 102458 in the name of Cottage Holdings Ltd. was handed to them on 28th June, 1944, and their receipt of even date acknowledging same is on file.

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

October 12th, 1946.

DAC:JS

  
D. A. CRAMER.



May 1st, 1944.

REAL PROPERTY INFORMATION

FILE NO: 13020, 11069 & 9778

NAME: Betsu Toshi IKEDA

CATALOGUE NO: 367

RE: 1349 East 7th Avenue, Vancouver, B. C.  
Dwelling.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lot 20, Subdivision  
"A", Block 155, District Lot 264 A,  
Group 1, New Westminster District,  
Plans 442 and 1771.

Encumbrances:

None

Taxes:

1943 taxes of \$51.96 paid. No arrears.

Vested:

No. 35376

VALUATION BY APPRAISER:

\$1200.00

AMOUNT OF BID:

\$1250.00

APPROVED BY ADVISORY COMMITTEE:

March 29th, 1944.

AMOUNT RECEIVED BY CUSTODIAN:

\$1250.00

NAME OF PURCHASER:

Cottage Holdings Limited.

KW/v

K. W. WRIGHT







9778

November 10th, 1942.

Mr. Fred Fiesel,  
700 Powell Street,  
Vancouver, B. C.

Dear Sir:

Re: Mrs. Raku SATTA

With reference to your inquiry this morning regarding 1774 Powell Street, which we understand you might wish to rent if you found the premises suitable, we would advise that we are unable to give you any information about this property until the title is searched and a report is received from the agents who will be appointed by us to investigate this case.

We will communicate with you as soon as we have any definite information to give you.

Yours truly,

P. Douet,  
Administration Department.

PD:BT



9778

24th November, 1942

Mrs. Raim Satta,  
Registration F00808,  
Slocan, B. C.

Dear Madam:

In reviewing our files we notice that you did not declare any real estate on your "JP" registration form.

We have, however, received a Tax Notice in connection with Lot 20/A, Blk. 155, D.L. 264A (1349 East 7th Avenue, Vancouver) in the joint names of yourself and Hatsu SATTA. We understand that Hatsu Satta is your daughter whose married name is Mrs. Hatsu Ikeda.

We shall be very much obliged if you will kindly confirm this and also let us know what interest, if any, you have in this property.

Thanking you,

Yours truly,

R. P. Alexander,  
Manager.



13020

December 10, 1942.

A.W. Goodrich Co., Ltd.,  
235 East Broadway,  
VANCOUVER, B. C.

Dear Sirs:

Re: IKEDA, Keit Toshi (Miss) Reg. #01992

With reference to Fire Insurance on property belonging to the above named and located at 1349 East 7th Avenue. You inquired about this in your letter to us dated November 2nd.

Following that, I wrote to Hobson, Christie & Co. to get a copy of policy #9-4492, a Lumbermen's Insurance Co., which the file indicated was in force and was written in the amount of \$1500.

I now have received a letter from Hobson, Christie & Co. advising that the above numbered policy expired on November 21st and has not been renewed. As this property is under your management and is revenue producing, it should be covered immediately. Kindly have a policy written for \$1500., if in your judgment you consider that to be in line with proper Insurance values.

This letter is to confirm our telephone conversation of yesterday afternoon, when I asked you to cover the property as above as from that time.

Yours truly,

S.H. Gibson  
Insurance Department.

SHG:EL



Alison B.C.

January 5, 1943

W. S. Milcom,  
Administration Department,  
The Custodian's Office,  
Dept. of the Secretary of State,  
of Canada.

EVACUATION SECTION	
Rec'd	JAN 9 1943
File No.	9778
By	[Signature]
Ref	Milcom

Dear Sir:

In your letter, file no. 9778 you asked if proper transfer of property, Lot 20/17, Block 155, D.S. 264A was made to Miss Keat Ikeda. Also you mentioned that you find this property is registered in the name of myself and my daughter, Kate. Patta, now Mrs. Kate Ikeda who is not deceased.

Proper transfer of Lot 20/17, Block 155, D.S. 264A was made to Miss Keat Toshi Ikeda in Vancouver and is now the sole owner.

I hope I have answered your questions fully. Could you please write all other letters regarding this property to Miss Keat Toshi Ikeda for she will be able to give you all the information you may need more fully than I can. Thank you kindly.

Mrs. Kate Patta

Reg. #00808

per (Miss Florence Ikeda)

File #9778



Copy for File No. 9778.

Apartment 30,  
1160 St. Mark St.,  
Montreal, Quebec,  
January 30, 1943.

Mr. P. H. Russell,  
Administration Department,  
Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.

Dear Sir:

Re: File No. 13020.

Yours of December 9th last and January 18th were duly received and regret that they have been left unanswered for so long.

On the property in question are Consolidated Arrears totaling \$76.36 as at the end of 1942, payable in installments of \$19.06 annually. However, because of these arrears, I was given to understand that the Title to the property could not change hands although an Agreement of Sale was drawn up and the said property assigned to me. At the end of 4 years, when the arrears will have been paid up, the Title was to be registered in my name.

I have in my possession both the original Title Documents and the Agreement for Sale. Kindly advise what can be done in view of the foregoing circumstances.

As regards collections from accounts in my father's business, all monies are to be placed in my account. I am in no way obligated to report to my father as the disbursement of all funds also was left to my discretion.

Yours very truly,

(Signed) "(Miss) N. T. Ikeda"

Reg. No. 01992  
File No. 13020



~~13080~~ and 9776

May 31, 1943.

URGENT

Miss Neat Toshi Ikeda,  
Japanese Registration No. 01992,  
Apartment No. 30,  
1160 St. Mark Street,  
Montreal, Quebec.

Dear Madam:

With reference to the property at 1349 East 7th Avenue, Vancouver, which you advise was transferred to you by your grandmother, Mrs. Raku Satta, this being confirmed by her in her letter to us of January 5, 1943, we regret that we still have no documents on our file to prove that this transfer was made. As you have the original Title documents and the Agreement for Sale in your possession, we shall be glad if you will kindly let us have these that we may copy same and return the originals to you.

You will appreciate that we must have some evidence of this property being handed over to you, and would advise that it is in your interest to let us have these documents, as it is impossible to remit any funds to you from rentals received until this matter is cleared up.

Incidentally, we shall be paying shortly a portion of the consolidated taxes outstanding and 1943 taxes, and will give you particulars of these payments in due course.

In the meantime, please do not fail to send us the documents requested, and to facilitate your prompt reply, a stamped and addressed envelope is enclosed.

Yours truly,

P. Douet,  
Administration Department.

PD:BT  
Encl. 1



9778

August 12, 1943

File No. 13020

MEMORANDUM TO FILE

Re: Nete Toshi IKEDA  
Lot 20, S.D. "A", Block  
155, D.L. 264A, Maps 442  
& 1771, N.W.D.

We attached the following documents in  
connection with the registering of Deed to above Lot.

Raku Satta and Hatsu Satta  
to  
Rete Toshi IKEDA

1. Copy of application No. 89098L dated August 2/43<sup>6</sup>  
registering Deed
2. Copy of requisition for cheque showing distribution  
of Fees.
3. Post card acknowledgment dated August 10/43 from  
Land Registry Office, No. 89098.

*H. H. H. H.*

DAC:FL



13620 and 9778

August 19, 1943.

Miss Noto Toshi Ikeda,  
Japanese Registration No. 01992,  
Apartment No. 30,  
1160 St. Mark Street,  
Montreal, Quebec.

Dear Madam:

With reference to your property at 1349  
East 7th Avenue, viz. Lot 20/A, Block 155, D.L. 264A,  
1349 East 7th Avenue, will you kindly note that the  
Deed has been registered in your name, the number being  
85098. The Title is in the Land Registry Office, Van-  
couver, for safekeeping and is held there to your order.

Yours truly,

P. Doucet,  
Administration Department.

PD:BT



WILSON

File Nos. 13020, 11062 and 7772.

TO: Mr. Ian Macpherson.

FROM: Mr. W. J. Johnston.

September 28th, 1943.

Re: Miss Hato Toshi KUDA - File 13020.

Property at 1349 East 7th Avenue,  
Vancouver.

There is no copy of Certificate of Encumbrance, Vesting Certificate, or Confirmation of Ownership on file 13020.

Lot 20, Subdiv. "A", Block 155,  
D.L. 264-4, Group 1, H.W.D.,  
Plans 442 and 477.

This property was registered in the names of Roku SATTA and Hato SATTA but has now been transferred and registered in the name of Miss Hato Toshi KUDA and she is now the sole owner. In view of the fact that Roku Satta and Hato Satta have no further interest in the property, the above-mentioned Vesting Certificate should now be vacated and a new Certificate of Encumbrance and Vesting Certificate obtained. I would appreciate same if you would kindly obtain these and have copies made for the above-mentioned files.

*not necessary  
need not be  
subject to  
vacature  
but*

WJ/P.

.....



State phone  
Dy. 03974.

511 First St  
Honolulu B.C.  
March 25<sup>th</sup> 44

To The Custodian of Japanese Property  
Royal Bank Bldg.

Rec'd	MAR 25 1944
File No.	7778/11069/14-20
Ans.	File
Referred	HARRIS

Honolulu B.C.

Dear Sir

Cat. No 367

no 1349 - 7<sup>th</sup> Thome East

I hereby tender the check of the  
Cottage Holdings Ltd for the sum of \$125<sup>00</sup>  
being 10% of the offer of \$1250<sup>00</sup> (Twelve  
hundred and fifty dollars) in cash for the above  
property.

There will be no commission payable  
to any agent as I obtained my information  
from an advertisement in the newspaper.

Yours Truly

*S. W. F. I. e*

for Cottage Holdings Ltd.



9778/11069/13020

31st March, 1944.

The Cottage Holdings Ltd.,  
511 Howe Street,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 367  
1349 East 7th Avenue

Your letter of the 25th instant enclosing cheque for \$125.00 and offer to purchase the above property for the sum of \$1,250.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$1,125.00.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the Transferee is a British subject.

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

A statement of adjustments of taxes etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

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

Yours truly,

F. G. Shears,  
Director.

FGE



Note: Miss. Ikeda signed her "J.P." Form. Heat Toshi Ikeda.  
Certificate of Encumbrance shows her name Heat Toshi Ikeda.  
March 31st, 1944.

REAL PROPERTY MEMORANDUM

File No. 13020  
11069 /  
9778  
Name..... Heat Toshi IKEDA..... Registration No. 01992...

Re: Catalogue No. 367

Address: 1349 East 7th Avenue, Vancouver, B. C.

Legal Description: Lot 20/A/155/264 A (Dwelling)

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 59098 L

Whereabouts: Land Registry Office,  
Vancouver, B. C.  
Reg. No. 01992

Registered owner: Heat Toshi IKEDA (Spinster)

Property: Lot 20, Subdivision "A", Block 155, District Lot 264 A,  
Group 1, New Westminster District. Plans 442, and 1771.

B. Charges.

Registered: Nil

Vesting: Yes. Vested in Custodian. Filing No. 35376 (Haku Satta)

Unregistered: Nil

Taxes: \$51.96 (1943) paid in full to Dec. 31, 1943. Arrears: Nil

Water: \$7.00 (Net) paid in full for period Jan. 1st to June 30, 1944  
Arrears: Nil

Insurance: \$1500.00. Expiry date Dec. 8, 1945.

Assessed Value: Land: \$365.00

Improvements: \$1100.00

Valuation by Appraiser: \$1200.00

Amount of Bid: \$1,250.00

Approved by Advisory Committee: March 29, 1944

Paid as shown in attached letter: \$1,250.00

Name of transferee as attached letter: Cottage Holdings Ltd.


ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)  
Rented unfurnished on a month-to-month basis at \$15.00 monthly.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)  
Nil

Chattels: Particulars of those stored on the premises.  
Nil

Named Agent: A. W. Goodrich Company Limited.





# GORDON M. THOMPSON LTD.

GENERAL  
REAL ESTATE  
BROKERAGE



PROPERTY  
MANAGEMENT  
INSURANCE

TELEPHONE: PACIFIC 8377  
511 HOWE STREET  
VANCOUVER, CANADA

April 26th, 1944.

Rec'd	APR 26 1944
File No.	9778/11069/130
Ans.	THM
Referred	HARROP

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

*Cat. 367.*

re: 1349 East 7th Avenue.

Dear Sir:

We enclose herewith a certified cheque for the sum of Eleven Hundred and Twenty-five (\$1125.00) Dollars being the balance of the purchased price on the above house. If you'll be good enough to make out a Deed infavor of our clients, Cottage Holdings Limited, and return same to us we should be greatly obliged.

Yours very truly,

GORDON M. THOMPSON LTD.

Per: *[Signature]*

/DJ  
Encl.



9778/11069/13020

26 April, 1944.

Messrs. Gordon M. Thompson Ltd.,  
511 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 367  
1349 East 7th Avenue

This will acknowledge receipt of your letter of to-day's date in which you enclose certified cheque for \$1,125.00. We have now received \$1,250.00, the full amount of the purchase price of the above property.

We note that you wish this property to be registered in the name of Cottage Holdings Limited, a Company incorporated under the laws of British Columbia and having their office at 413 Granville Street, Vancouver, B. C.

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.

Yours truly,

F. G. Shears,  
Director.

PMH



13604  
9778

May 21, 1947.

Mrs. Raku SATTA,  
Reg. No. 00806,  
New Denver, B.C.

Dear Madam:

Re: MORITA, Yaso Tomiye (Mrs.) - \$200.00  
Formerly of 1867 Powell Street.

On several occasions we have written to Mrs. MORITA (now Mrs. Yaso Tomiye TAKEUCHI) in connection with the claim you filed against her, but she has failed to reply. There are no funds available in her account, and we regret that we are unable to collect this claim on your behalf.

Should you desire to contact her, we give you her present address:

C/o H. KUKITA,  
Kelowna, B.C.

Yours truly,

F. Matheson,  
Office of the Custodian.

CC