

10736



67 June 1941

# REAL ESTATE

BUREAU POWELL STREET

FILE No. 10736

## 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: SAKAKI, Sakae (Mrs. Tetsuo)

HOME ADDRESS: 2396 Cambridge St., Vanc'r, B. C.

REGISTRATION NUMBER 01627 SEX: Female AGE: 56 34

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: Tetsuo

ADDRESS OF WIFE OR HUSBAND: 2396 Cambridge St., Vanc'r, B. C.

NAMES OF ANY LIVING CHILDREN: Teruo(M); Isao(M); Hayako(F); Rayko(F); Norio(M); Hiroko(F).

ADDRESS OF CHILDREN: 2396 Cambridge St., Vanc'r, B. C.

AGE OF CHILDREN: 11; 9; 7; 6; 4 and 2 years respectively.

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

1. LOCATION AND DESCRIPTION: 2396 Cambridge St., Vanc'r, B. C.  
in the city of Vancouver, Lot 6, Block 13, D.L. 184  
Title No. 12612L. This property is owned jointly with  
husband (Tetsuo)

2. BUILDINGS AND OTHER IMPROVEMENTS 2-storey, 6-room wooden frame  
dwelling house, 1-garage.

3. INSURANCE (Give particulars; state where policies are) \$2,000.00 taken out with  
Tanaka Ins. Agents. Co. & Policy No. unknown, policy in  
owner's possession.

4. TAXES (Amount and where payable) about \$115.00 paid 1941 payable City  
Hall, Vanc'r, B. C. 1941 paid

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

6. OCCUPANCY AND LEASES (If vacant so state) Owner - declarant has rented  
house to Mr. James Adams, 2400 Blk. Oxford St., Vanc'r, B. C.  
for \$20.00 monthly. G.P. Jacobs & Co. 245 Hastings St., E.  
Vanc'r, B. C. drew up lease for property which extends to  
the end of this war. Lease in owner's possession.



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registrar's Office, Vanc'r, B. C. *None*  
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: *None*  
9. IF FARM LAND STATE CROPS SOWN: *None*

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: *None*

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: None

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

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

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

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

**LIABILITIES:**

1. PERSONAL DEBTS: 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 16th day of June 1942.

(Signature) Satore Sakaki

D.M. Chope.  
Witness

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



INFORMATION FROM R.C.M.P.

Date July 2 1943

Our File No. 10736

Full Name SAKAKI (Sakae) Mrs. Tetsuo  
(Surname in Block Letters)

Registration No. 01627

Male - Female  
(check)

Age Sept 6, 1907

Former Address 2396 Cambridge St, Vancouver.

Date Evacuated June 22/42

Naturalized - Canadian-Born - National  
(check)

Present Address Lillooet, B.C.

Married - Single  
(check)

Name of Wife \_\_\_\_\_

Name of Husband Tetsuo #016275

Name of Mother \_\_\_\_\_

Name of Father \_\_\_\_\_

Names of Children under 16 See Husband's sheet.

Requested by L

Registered with Custodian \_\_\_\_\_

(Yes or No)

Additional Information Housewife



REAL PROPERTY SUMMARY

**JAPANESE NAMES:** Tetsuo SAKAKI Reg. No. 01675 File No. 10735  
Sakae (Mrs. Tetsuo) SAKAKI Reg. No. 01627 File No. 10736

**CATALOGUE NO:** 29

**PROPERTY ADDRESS:** 2396 Cambridge Street, Vancouver, B. C.

**LEGAL DESCRIPTION:** Lot 6, Block 13, District Lot 184, Group 1, New Westminster District, Plan 178.

**TITLE:** Registered in the names of Tetsuo Sakaki and Sakaye Sakaki (Joint Tenants).

**ENCUMBRANCES:** Registered: Vesting Order filed No. 35958 dated March 29, 1943.  
Unregistered: No indication of any unregistered charges.

**ASSESSED VALUES:** Land \$ 520.00  
Improvements 2500.00 - \$3,020.00 Taxes - \$106.58

**CLASSIFICATION:** This is a 1½ storey seven-room house 26'6" x 37' with projections, hot air furnace. One garage 12' x 18', concrete floor. We quote from the valuator's report of July 19th, 1943,  
"Over 20 years old. Poorly planned. No heat to Dining room nor upstairs, furnace has only two hot air ducts. Two bedrooms no closets. Wash basin cracked. Fence backyard needs new posts."  
"We are of the opinion that the fair market value of this property is \$2,750.00."  
"D.W.REEVE"

**HISTORY OF ADMINISTRATION:** This property was leased by Tetsuo Sakaki and Sakae Sakaki, 16th May 1942 to James Adams from 25th May 1942 for the duration of the war between Great Britain and Japan, or until such time as the Lessee wishes to vacate or the Lessor wishes to take possession, either party will give 30 days notice, consideration \$20.00 falls due and payable on the 25th day of May 1942, and the sum of \$20.00 falls due and payable on the 25th day of each and every consecutive month thereafter until the term of the lease is completed.  
The Lessor reserves one room upstairs as a storage room. The Lessor also reserves a space in the basement for storage. Messrs. G.F. Jacobs and Company Limited were appointed rental agents.  
Rents collected \$380.00 against which were the following charges:  
Art Glass \$ 6.70  
Water Rates 21.00  
Commission 19.00 - \$46.70



\$46.70

SOLD:

- Page 2 -

File Nos. 10735 and 10736

To: William Mitarewski for \$2900.00 as at March 23rd, 1944.  
Approval of Advisory Committee December 1st, 1943.

Funds released to the credit of Tetsuo Sakaki and Sakae Sakaki's Joint Account at May 5th, 1944, against which were the following charges: Real Estate Commission \$145.00, Valuation \$5.00, Advertising \$4.00, Registration Fees \$3.50, Taxes \$23.98, Water Rates \$3.16 = \$184.64 leaving a net credit of \$2,715.36 from said transaction.

Adjustments as at March 23rd, 1944, to the amount of \$2.48 Unexpired Fire Insurance Premiums, \$7.00 Purchaser's share of Water Rates = \$9.48 were placed to the credit of Tetsuo Sakaki and Sakae Sakaki's Joint Account.

The following Fire Insurance Policy:

New England Fire Insurance Company, Policy No. 6251549  
- \$3,000.00 - \$2,000.00 covering on 1½ storey dwelling  
on Lot 6, Block 13, District Lot 184 - 2396 Cambridge  
Street was transferred to William Mitarewski and the  
\$1,000.00 covering Household Effects was cancelled.

OLD CERTIFICATE OF TITLE

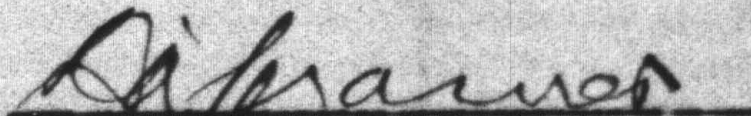
No. 12612-L

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

Certificate of Title No. 100443-L in the name of William Mitarewski was handed to him on the 2nd May 1944 and his receipt of even date acknowledging same is on file.

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

April 28th, 1947.

  
D. A. CRAMER.

DAG:ie



10735 & 10736

July 30th, 1943

Messrs. H. A. Roberts Ltd.,  
466 Howe Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 29.

Your letter of the 9th instant written on behalf of a client enclosing cheque for \$32.50, and offer to purchase 2396 Cambridge Street for the sum of \$325.00 has been received and considered.

We are not able to accept this tender and are returning your client's cheque herein. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2750.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears  
Director.

FCS/GH

Enc.



13735 & 13736

July 30th, 1943

Messrs. Moore & Moore,  
1044 Halville Street,  
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 29.

Your letter of the 19th instant in which you offer to purchase 2396 Cambridge Street for the sum of \$1619.00 has been received and considered.

No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$2750.00.

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

It will not be necessary to send any deposit until we advise you whether your revised bid will be recommended for acceptance.

Yours truly,

F. G. Shears  
Director.

FOS/GH



Catalogue No. 29

Files No. 10735 & 10736

2396 Cambridge Street

6/23/84

ADMINISTRATIVE

As of March 23, 1944 - 83 days.

Debit purchaser		
Registration fees on Deed. \$2,900.00	\$ 10.30	
Insurance premium - 24.8% @ \$10.00	2.48	
(Ex. 20/12/44)		
Water paid to June 30, 1944	7.00	
	<hr/>	

Total debits

\$ 19.78

Credit purchaser

83/365 x \$105.46	Seller's proportion of taxes for 1944	\$ 23.98
83/284 x \$ 7.00	Water to June 30, 1944	3.16
Full amount of rent collected from March 23rd to March 24th.		
1/31 x \$19.00		.61
Full amount of rent collected from March 25th to April 24th		19.00
Full amount of rent collected from April 24th to May 25th		19.00
		<hr/>

Total credits  
Less total debits

\$ 65.75  
19.78

Net credit due to purchaser

\$ 45.97

cc to Mr. William Mitarski.



## STATEMENT RE SALE OF:

Catalogue No: 29

Street Address: 2396 Cambridge St.  
Vancouver, B.C.

Legal Description:

6/13/184

Name: SAKAI, Tetsuo  
SAKAI, Sakae  
File No: 1-735-10736  
Reg. No. 01675  
01627

Date of Sale and Adjustments ..... March 23/44 .....

Sale Price \$ 2900.00

Real Estate Agents Commission \$ 145.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.50

**Encumbrances:**~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other Charges~~

## Adjustments:

Fire Insurance 2.48

Taxes 23.98

Water 3.16 7.00

---

124.64 \$ 2609.18

---

Net Proceeds credited to your account  
as March 23/44

2724.84

April 28th, 1947

Date:.....

Mr. Geo. Peters

Compiled by:.....



File Nos. 10735 & 10736.  
Catalogue No. 29.

April 24th, 1944.

MEMORANDUM

TO: Mr. George Peters

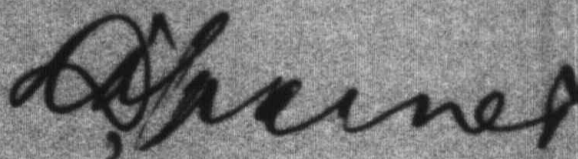
FROM: Mr. D. A. Gramer.

Tetsuo SAKAKI  
and  
Sakaye SAKAKI  
Lot 6, Blk. 13, D.L. 184,  
Sp. 1, N. W. D., Plan 178.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated April 11th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 100442-L, dated April 11th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 100443-L, dated April 11th, 1944, registering the property in the name of William Mitarewski (Deed).
3. Duplicate of Transmission dated March 27th, 1944.
4. Duplicate of Deed dated March 27th, 1944 - Secretary of State to William Mitarewski.
5. Certificate of Indefeasible Title number 100443-L, dated April 21st, 1944, covering the above property in the name of William Mitarewski.

DAC:JS  
Encls.





REG. NO.

01675

NAME

SAKAKI, Tetsuo

FILE NO.

10735

(See also File 10736)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
New England Fire Insurance Company	6251549	\$3,000.	Dec.	20	1944	Lot 6, Blk. 13, D.L. 152, 2396 Cambridge St., Vancouver, B. C.

FIRE INSURANCE SUMMARY

Tetsuo SAKAKI Reg. No. 01675 File No. 10735  
 Sakae (Mrs. Tetsuo) SAKAKI Reg. No. 01627 File No. 10736

The above-named Japanese declared on their respective J. P. Forms signed 16th June 1942 that they carried a \$2,000.00 Fire Policy with the Tanaka Insurance Agency. It was found that the following Policy was in force:

New England Fire Insurance Company, Policy No. 6251549 -  
 \$3,000.00 - expiring December 20th, 1944. \$2,000.00  
 covering the dwelling at 2396 Cambridge at Vancouver, B.C.  
 This was transferred to William Mitarewski 18th April 1944, and the  
 \$1,000.00 covering Household Effects was cancelled.

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

April 30th, 1947.

W. A. Cramer  
 W. A. CRAMER.

DAC:ic



LIABILITY SUMMARY

Tetsuo SAKAKI Reg. No. 01675 File No. 10735  
Sakae (Mrs. Tetsuo) SAKAKI Reg. No. 01627 File No. 10736

The above-named Japanese declared on their respective J. P. Forms signed 16th June 1942 that they had no Personal or Trade Debt.

However, there was a claim filed against Tetsuo SAKAKI by the Alien Property Custodian and Liquidator of the Nippona Spinning Bank Limited, Seattle, Washington. The claim being based on a Demand Note dated May 2nd, 1940.

U.S. FUND . . . . . \$931.49  
Interest @ 5% paid to October 20th, 1941

With reference to this Liability see Mr. G.W. McPherson's letter to Mr. F.G. Shears dated September 20th, 1944, copy on file 10735 from which we quote:

"Suspense until it is determined whether or not the Alien Property Custodian's rights are to be recognized in Canada."

Following out these instructions, the following amounts were placed in No. 2 Suspense Account - November 3rd, 1944, and charged to:

Tetsuo Sakaki)	\$970.01
Sakae Sakaki)	
Tetsuo Sakaki	<u>231.51</u>

\$1201.51

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

April 30th, 1947.

  
D. A. CRAMER.

DAC:is



"COPY"

10735 & 10736

October 14, 1942

Messrs. G. F. Jacobs &  
Company Limited,  
245 East Hastings St.,  
Vancouver, B. C.

Dear Sirs:

Re: SAKAKI, Tetsuo  
SAKAKI, Sakse (Mrs. Tetsuo)

We would appreciate a reply to our letter of September 28 in connection with the property at 2396 Cambridge Avenue which was placed in your hands for a report on June 17. Will you please advise us of the date on which Mr. James Adams took possession of the house and also the amount of rent you have collected from him.

Yours truly,

G. D. Milson  
Administration Department

GDM/GH

*Check. Now collecting ok*



"COPY"

10735 & 10736

October 16, 1942

Messrs. George F. Jacobs & Co.,  
245 East Hastings Street,  
Vancouver, B. C.

Dear Sirs:

Re: Tetsuo SAKAKI &  
Sakae SAKAKI (Mrs. Tetsuo)

Referring to your letter of October 15, on June 17 we sent you our authority to collect the rentals in connection with this property and we are today writing Mr. John Adams informing him that in future all rents are payable to you and under no circumstances are they to be sent to the Japanese.

We would ask you to carefully read the instructions we sent you when appointing you our agent and you will note that this gives you full authority to collect all rentals.

Yours truly,

G. D. Wilson  
Administration Department

GDM/GH



*File*  
10735  
10736

7th January, 1944.

Mr. Tetsuo SAKAKI,  
Registration No. 01675,  
c/o Japanese Settlement,  
East Lillooet, B.C.

Dear Sir:-

Re: Sun Life Policy No. 2256602

We are in receipt of your letter of December 23rd in which you ask that we pay the premium due December 10th last on the above policy in the sum of \$26.78.

The credit balance in your own account at the present time amounts to only \$16.82, and in the joint account of yourself and your wife there is a credit of \$145.73. If it is your wish that we pay the above premium from this joint account, will you kindly obtain written authority from your wife and forward same to us at your early convenience.

Yours truly,

S.M. Gibson,  
Insurance Department

SM:PM



10735 & 10736

November 4th, 1944

Mr. Tetsuo SAKAKI,  
Reg. No. 01675,  
P. O. Box 734,  
Revelstoke, B. C.

Dear Sir:

As requested in your letter of October 28th, enclosed find cheque for \$89.59 payable to you and your wife, Sakae SAKAKI. This is the balance of your joint account with us.

In regard to the claim of the Alien Property Custodian & Liquidator of the Yokohama Specie Bank for \$1201.51, we are holding this amount in our Suspense Account until such time as further instructions are received from the Custodian at Ottawa.

Attached find a statement of the chattels which were sold at auction, and the amount credited to your account.

A detailed statement of your account will be sent within the course of a few days.

Yours truly,

G. D. Nilson  
Administration Department

GDM/GH

Enc.



10735  
10736

506 Royal Bank Building,  
Vancouver, B. C.  
March 6th, 1948

Mr. E. W. Wright,  
Counsel to the Custodian,  
Victoria Building,  
7 O'Connor Street,  
Ottawa, Ontario.

Dear Mr. Wright:

Re: Tetsuo SAKAKI, Reg 01675

We wrote you on February 17th with reference to the above and the amount of \$1,201.51 held by us against claim of Yokohama Specie Bank, Seattle.

Will you please let us have a reply so that we may pass the information to Sakaki.

Yours very truly,



B. Good

Comptroller

BG:BK