

11576

FORM "J"

BUREAU POWELL STREET  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE NO.

11576

11576

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

NAME: TAKASHIMA Toshiharu  
HOME ADDRESS: 1723 W. 2nd Ave., Vancouver REGISTRATION No. 06646  
SEX: Male AGE: 41 MARRIED? Yes  
OCCUPATION AND EMPLOYER: Gardener, self  
NAME OF WIFE OR HUSBAND: Mitsuko ADDRESS: same as above  
NAMES OF LIVING CHILDREN: Sumiko (F) 14 ADDRESS: " " "  
Sachiko (F) 12 ADDRESS: " " "  
Sho (M) 10 ADDRESS: " " "  
Masaru (M) 2 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 21st day of July 1942.

(Signature)

Toshiharu Takashima

WITNESS: D. M. Chope.



REAL ESTATE

BUREAU POWELL STREET  
OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

FILE NO. 11576

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: TAKASHIMA Toshiharu

HOME ADDRESS: 1723 W. 2nd Ave., Vancouver, B. C.

REGISTRATION NUMBER 06646 SEX: Male AGE: 41

OCCUPATION: Gardener

(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: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Mitsuko 11260

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Sumiko (F) Sachiko (F)

Sho (M) Masaru (M)

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 14, 12, 9, & 3 yrs.

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

1. LOCATION AND DESCRIPTION: 1723 W. 2nd Ave., City of Vancouver.

1 lot details unknown. Declarant states that wife, Mitsuko

registered all his property as he was evacuated on March 12,

He has just returned from camp;

2. BUILDINGS AND OTHER IMPROVEMENTS: One 6 roomed, 2 storey,

frame house. 1 Garage.

3. INSURANCE (Give particulars; state where policies are) Fire insurance details

registered by wife, Mitsuko. Details unknown, to declarant

4. TAXES (Amount and where payable) 1942 paid, details unknown. no tax

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) per July 3<sup>rd</sup> 1943

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by declarant & family.

When evacuated the house will be rented. Agent's name unknown

to declarant.

Lot 25- Ak218  
At 526  
property  
noted  
see file 11260

no tax  
per July 3<sup>rd</sup> 1943  
m 1943  
tax



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Bank of Montreal, Main & Hastings.

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:

Declarant states that a list of the furniture was registered

by declarant's wife, Mitsuko.

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 23rd day of July 1942.

(Signature)

*Toshikazu Takashima**D. M. Chope*

Witness

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



11576

INFORMATION FROM R.C.M.P.

Date August 20th, 1943.

Our File No. 11576

Full Name TAKASHIMA, Toshiharu  
(Surname in Block Letters)

Registration No. 06646 Male - Female  
(check) Age Aug. 8, 1900

Former Address 1723 W. 2nd Avenue, Vancouver, B. C.

Date Evacuated 11/3/42 Naturalized - Canadian-Born - National  
(check)

Present Address Tashme, B. C. *2nd 3/45 L.R. No. 3  
of E. Huchel, B.C.*

☒ Married - Single  
(check)

Name of Wife Nee' ADACHI, Mitsuko - #06647

Name of Husband \_\_\_\_\_

Name of Mother Nee' TAKASHIMA, Kiku / (Japan) Name of Father Mura, Miyamatsu (Deceased)

Names of Children under 16 Sumiko - Mar. 26/28; Sachiho - July 12/30;

Sho - Feb. 3/33; Masaru - Apr. 21/39.

Requested by ECT.

Registered with Custodian \_\_\_\_\_  
(Yes or No)

Additional Information Gardener.









**F. A. CLELAND**  
A JUSTICE OF THE PEACE  
**FINANCIAL & INSURANCE BROKER**

ROOM 22  
239 PENDER STREET. W.  
VANCOUVER, B.C.

REPRESENTING  
SCOTTISH CANADIAN  
ASSURANCE CORPORATION  
THE BRITISH CANADIAN  
INSURANCE CO.  
RENTAL AGENT  
MONEY TO LOAN

Rec'd	OCT 2 1943
File No.	
Ans.	
Referred	Harop

October 1st. 1943.

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

Dear Sirs:-

Re Catalogue # 311.

Lot 15, Block 228, Dist. Lot 526, known as 1723 W.2nd.

This property is located on the North side of Second Avenue in the second block West of Granville, in a very poor district, among old and delapidated dwellings, and consists of six rooms on Cement block foundations, no basement, no furnace, no fireplace. Bath and toilet. The interior is in fair condition. The exterior requires considerable repairs.

My valuation \$1,000.00.

Yours very truly,

*F. A. Cleland*

FAC/C.

*Repe description incorrect but  
street address is right; also  
catalogue number is right*



11976

January 24, 1944.

Mr. Toshihara TAKASHIMA,  
Registration No. 06646,  
Yokohama, B. C.

Dear Sir:

Re: Catalogue No. 311  
1723 West 2nd Avenue  
23/216/8-6

Please be informed that 1723 West 2nd Avenue has been sold as of November 10th for the sum of \$1,000.00 which is equal to the valuation 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	\$1,000.00
Less Agent's commission @ 5%	<u>50.00</u>
Net credit to your account	<u>\$ 950.00</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,  
Administration Department.

GP:MA  
cc B. C. Security Commission



11576

October 28th, 1943

Messrs. J.L. Clark Realty Co.,  
2173 West 2th Avenue,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 311,  
1723 West 2nd Avenue

This will acknowledge receipt of your letter of the 25th instant in which you advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$1,000.00.

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 \$1,000.00, the full amount of the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser 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 your client will then be in a position to assume control of this property.

Yours truly,

F.C. Shears,  
Director.

FCS/AV



PERSONAL PROPERTY

The claim relative to Household Goods and Furniture, also Garden Tools, has been filed by Mr. Toshiharu TAKASHIMA, but as these effects were declared by his wife, Mitsuko TAKASHIMA, Reg. No. 06647, File No. 11260, they were administered on her file.

All information relative to the disposition of the goods claimed has been taken from Mrs. Takashima's file and placed in a separate folder which has been attached to the Claim File prepared for Mr. Takashima's claim.



11576  
11260

March 16th, 1944

Mr. Toshiharu TAKASHIMA,  
Registration No. 06646,  
428 Fourth Avenue,  
Tashme, B. C.

Dear Sir:-

Thank you for your letter of March 10th. We cannot understand why Mr. Woods is unwilling to release your effects. There must be some reason of which this office is not aware and we suggest that you consult with your Supervisor and see what he can arrange on your behalf. We note from our file that some of the articles shipped to you were refused by you, reason not given, and it may be that there are now some outstanding charges.

We are requisitioning for a cheque payable to your wife for everything sold as it was she who declared the chattels. We have disposed of everything formerly at 1723 West 2nd Avenue and have nothing further on hand.

Yours truly,

H. F. Green  
Protection Department

HFG:IF



2  
BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

EVACUATION SECTION	
Rec'd	OCT 9 1943
File No.	11876
Ans.	
Referred	IN 1126

Address: TASHME B.C.

Date: OCT. 5, 1943

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, TAKASHIMA Toshihara, Police Registration No. 06646

hereby request you to release to me the under-noted property

stored at Home, 1723 2nd AVE., W. Vancouver B.C.

in possession of \_\_\_\_\_

and I release you from any claim whatsoever with respect to such property.

Description of Property:

1 - Roll LINOLEUM ✓

1 only GRAMAPHONE ( In possession of party residing at above address ) ✓

1 only each - 10 gal. and 3 gal. CROCK ✓

Also some Gramophone Records

*Shipped the above  
moments ago  
B666*

Original Address: --- Vancouver B.C. ---

Date Evacuated to Vancouver: -----

Date Evacuated to Present Address: -----

Number in Family - 12 years and over -----

Number in Family - 5 to 11 years old -----

Number in Family - under 5 -----

Total Number in Family - -----

I agree to pay all charges as required by the British Columbia Security Commission.

34  
APPROVED:  
BRITISH COLUMBIA SECURITY COMMISSION

Per: T. C. Orford  
ASSISTANT SUPERVISOR

T. Takashima  
Claimant Signs Here

G-165-A

Vancouver, B.C. October 7th, 1943.

Custodian of Alien Property, Royal Bank Bldg.

Two copies of Release to you. Shipment will be made when mutually convenient. This man advises charges are to be deducted from his account with Custodian, and have asked for letter authorizing. For information of fieldman, if convenient goods may be shipped via Wood's Truck Line through Rural Truck Lines warehouse, 760 Cambie.

CWF:FF

E.C. SECURITY COMMISSION

Per C. W. Fisher

C. W. Fisher, Transportation.



MEMORANDUM.

Further particulars of the registration of:-

TAKASHIMA, Mitsuko (Mrs. Toshiharu),  
1723 W. 2nd Ave.,  
Vancouver, B. C.

Reg. No. 06647.

On the 9th of July, Declarant registered her Husband's property  
(Mr. Toshiharu TAKASHIMA, ~~XXXXXXXXXX~~ evacuated March 11th, 1942),  
and the following articles were omitted:-

\$50.00 worth of gardening tools - stored in the  
basement of the above address.

Mr. R. Evans, 2115 Granville Street, Vancouver, B. C., is the  
Agent who is in charge of the above property, and Declarant is  
leaving the key to the house with him.

July 13th, 1942.

*D. C.*

*Mitsuko Takashima*  
Signature.....



## ANALYSIS OF CLAIM

File 11576

Relative to Real Property formerly owned by  
Toshiharu TAKASHIMA, #06646, File 11576

- Lot 25, Blk. 218, D.L. 526, Group 1, N.W.D., -  
Plan 590 - 1723 W. 2nd Ave., Vancouver, B.C.

CATALOGUE NO. 311 (Tenders closed October 4, 1943).  
APPRAISAL \$1000.00 - F. A. Cleland, October 1st, 1943.  
TENDERS 1 only.  
\$800.00 - September 20, 1943 from J.L. Clark Realty Co. on  
behalf of Jeannette L. Lawler. Rejected.  
OFFER \$1000.00 - October 25, 1943 from J. L. Clark Realty Co. on  
behalf of Jeannette L. Lawler. ACCEPTED.

Approved by Advisory Committee October 27, 1943  
Custodian letters re acceptance of offer, October  
28 and November 10, 1943, on Claim File.

SOLD BY  
CUSTODIAN:

\$1000.00 to Jeannette L. Lawler.  
Date of Adjustments - November 10, 1943  
Statement of Adjustments on Claim File.  
Japanese advised of sale on December 28/43 and  
January 24, 1944.

Actual net credit from sale - \$946.45, as per Statement of  
Sale on Claim File.

NOTE: Estimated value of property given by Japanese on Claim	\$2,000.00
Less amount at which Mr. Takashima states property was sold by Custodian (Actual sale price \$1000.00)	924.47
AMOUNT NOW CLAIMED - - - - -	<u>\$1,075.53</u>

CONDITION OF  
PROPERTY:

Interior in fair condition, exterior requires considerable  
repairs - reported by F.A. Cleland in Appraisal Report (1/10/43).

Very bad state of repair, especially foundation, and roof be-  
yond repair - reported by J.L. Clark in letter of Sept. 20/43  
when submitting Tender of \$800.00 on behalf of Mrs. Lawler.

Redecorating amounting to \$67.55 expended during Custodian  
administration.



SUMMARY

File No. 11260

January 20, 1948

Re: TAKASHIMA, Mitsuko 706647

The claim gives no details in regard to the individual items of household goods, furniture and garden tools referred to, and the claim for \$150.00 does not mention the credit received from the sale of goods.

The gross amount realized from sale at auction was \$69.35.

The net amount realized from sale at auction was \$49.43.

If the claim refers to all goods left by Mrs. TAKASHIMA and not later shipped to her, then the credit of \$49.43 should be deducted from the \$150.00.

Mrs. TAKASHIMA has received auction sheets showing the individual items sold. Therefore it may be that she has placed an estimated value of \$150.00 on the goods which were abandoned as valueless and on the goods which are not accounted for.

The house in which these chattels were left was owned by Toshiharu TAKASHIMA, File 11576 (who is the person who has actually filed the claim). This house at 1723 West 2nd, Vancouver, was rented to tenants immediately following the evacuation of Mrs. TAKASHIMA, September 10, 1942. Mrs. TAKASHIMA appointed J.L. Clark as rental agent of her husband's property.

On September 11, 1942, the Custodian sent Mr. Clark a copy of the list of goods declared and asked that he have the tenant sign. The result was the short list (under date September 28, 1942) signed by the tenant, with the notation signed by Mr. Clark giving information regarding the locked room and stating that he did not know what the room contained.

The tenant, J. Shvachik, apparently occupied the house until its sale. Following the sale the chattels were removed to auction. No record of the goods moved is on file. We have only the auction sheets, and the memorandum of November 29, 1943, stating that two items were abandoned. What happened to the articles that were declared but were not shipped, sold or abandoned is not known.

The persons sent out to pick up goods were, we have been informed by Mr. Green, supplied with a list of the goods declared. The list is not on file in this case and any notes the fieldman may have made regarding the chattels are not on file.

Mrs. TAKASHIMA reported to the Custodian on July 9 and 13, 1942. She left the protected area on September 10, 1942. She may have disposed of some or all of the goods which are not accounted for.

The missing goods may have been left in the house as not being worth moving to auction. If Mrs. TAKASHIMA's estimated value of \$100.00 for her household goods and furniture does not indicate goods of high quality.

*Emathison*

*No actual copy  
of analysis for my file*



11576 - 12818

November 13th, 1944.

Attn: Mr. M. L. Brown

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

Dear Sirs:

Re: Toshiharu TAKASHIMA - #06646,  
428 - 4th Ave., Tashme, B.C.

With reference to the enclosed form we would refer you to our letter of April 13th, 1944 and the previous correspondence we have had with you regarding the debt owed by Takashima to Toshiaki Sumi, Reg. #07918.

We would advise that nothing was done by us in this matter subsequent to our letter of April 13th, 1944 although not having heard from you we should have assumed that you agreed to our proposal, namely, to debit Takashima's account with \$400.00 and credit Sumi's account accordingly.

As we understand that Takashima is still at Tashme, before transferring these funds we thought it would be advisable to again refer the matter to you and if you agree to the transfer being made please sign the forms enclosed and return one copy at your earliest convenience.

Yours truly,

P. Douet,  
Administration Department.

PD/ER  
Encs.



11576/12218

April 13th, 1944.

Mr. M. L. Brown,  
B. C. Security Commission,  
360 Homer Street,  
Vancouver, B. C.

Dear Sir: Re: Toshihara TAKASHIMA - #06646

Your letter of April 11th has only just come to the writer's notice and we would explain that in his "JP" form dated 23/7/42 Takashima declared he had no debts, which was incorrect—according to our records he was evacuated 11/3/42 but we are not sure that this date is correct. However, Toshiaki SUMI, Registration No. 07918, registered his claim against Takashima on the 8/9/42, and he was evacuated on the 29/9/42.

The claim was for \$400.00, the debt being of one year's standing. It was only after Takashima's property was sold recently that he informed us that he owed \$600.00, not \$400.00, to Sumi. In these circumstances, and as we have been requested by Takashima to pay off \$600.00 from his account to Sumi, we propose to credit Sumi's account with \$400.00 only and debit Takashima's account accordingly.

We note you do not wish any remittance to be made to Takashima at this time and we will be guided accordingly. Unless we hear from you to the contrary within a day or so regarding the \$400.00 we shall take the necessary action.

Yours truly,

P. Douet,  
Administration Department.

PD/ER



11576  
11260

March 16th, 1944

Mr. Toshiharu TAKASHIMA,  
Registration No. 06646,  
428 Fourth Avenue,  
Tashme, B. C.

Dear Sir:-

Thank you for your letter of March 10th. We cannot understand why Mr. Woods is unwilling to release your effects. There must be some reason of which this office is not aware and we suggest that you consult with your Supervisor and see what he can arrange on your behalf. We note from our file that some of the articles shipped to you were refused by you, reason not given, and it may be that there are now some outstanding charges.

We are requisitioning for a cheque payable to your wife for everything sold as it was she who declared the chattels. We have disposed of everything formerly at 1723 West 2nd Avenue and have nothing further on hand.

Yours truly,

H. F. Green  
Protection Department

HFG:IF



11575

REGISTERED

October 18th, 1943

J.L. Clark Realty Co.,  
2173 West 4th Avenue,  
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 311,  
1723 West 2nd Avenue

Your letter of the 20th instant written on behalf of a client enclosing cheque for \$800.00 and offer to purchase 1723 West 2nd Avenue for the sum of \$800.00 has been received and considered.

We are not able to accept this tender and are returning your 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 bid less than \$1000.00.

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.D. Shears,  
Director.

FGS/AW  
HCL.

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Catalogue No. 311  
File No. 11576  
1723 West 2nd Avenue  
25/218/526

Receipt of certificate of Title No. 95753-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of General Security Insurance Company of Canada policy No. 59032 together with assignment thereof in quadruplicate.

Receipt is also acknowledged of cheque for \$16.72 representing closing adjustments on sale to you of 1723 West 2nd Avenue.

Dated at Vancouver, B. C., this 28<sup>th</sup> day of January, 1944.

*J. L. Clark Agent*  
*for Jannette A. Lawler*



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

Dear Sirs:-

Re: 1723 West 2nd Avenue

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

..........Signed







MEMORANDUM

April 13th, 1944.

TO: File No. 11576

FROM: Administration Department

CLAIM

CREDITOR:

Toshiaki SUMI, #07918.....\$400.00

P. Douet.

*paid*  
*13/11/44*  
*[Signature]*



SUMMARY of LIABILITIES

File No. 11576

December 3, 1945.

Re: Toshiharu TAKASHIMA,  
Reg. No. 06646.

Although no reference to any debt owing by the above Japanese person was made on his Declaration Form dated July 23rd, 1942, this file reveals that a claim for \$400.00 was lodged against this man by Toshiaki Sumi, Registration No. 07918 (file 12818) on January 5th, 1943. The above claim was paid in full by Toshiharu Takashima on November 21st, 1944.

No other claims against this Evacuee are revealed on this file.

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

*P. Doust.*  
P. Doust.

PD/ER

There is no change to be made in the Liability Summary at this date.

November 5th, 1946.

DAC/JS

*D. A. Cramer.*  
D. A. CRAMER.

*I see no claims on the info file 11260.*

*YR*  
*Nov. 5/46.*



REAL PROPERTY SUMMARY

JAPANESE NAME: Toshiharu TAKASHIMA Reg. No. 06646 File No. 11576.  
CATALOGUE NO: 311. Copy for File 11260.  
PROPERTY ADDRESS: 1723 West 2nd Avenue, Vancouver, B. C.  
LEGAL DESCRIPTION: Lot 25, Block 218, District Lot 526, Group 1, N.W.D., Plan 590.  
TITLE: Registered in the name of Toshiharu TAKASHIMA.  
ENCUMBRANCES: None registered. No indication of any unregistered charges.  
Vesting Order filed No. 34617, dated August 11th, 1942.  
ASSESSED VALUES: Land \$450.00  
Improvements \$650.00 - \$1100.00. Taxes - \$40.36.  
CLASSIFICATION: 1 - 6-roomed, 2 storey frame house. 1 garage.  
Inspector reported as follows: House has 6 rooms - 3 down and pantry  
and 3 up and bathroom. There is no basement.  
"The interior is in fair condition. The exterior requires considerable  
repairs - my valuation \$1,000.00".  
HISTORY OF  
ADMINISTRATION: J. L. Clark was appointed rental agent for this property by Mitsuko  
TAKASHIMA (Mrs. Toshiharu) File 11260, which appointment was confirmed  
by the Custodian.  
This property was leased by Mr. Clark as from 11th September, 1942 on  
a monthly basis to Dimitri Kovrchik. Consideration - \$20.00 per month  
payable in advance.  
Rents collected \$313.30, against which were the following charges:-  
Decorating etc. \$67.55  
Water Rates 14.00  
Sundry 3.20  
Commission 17.67 - \$102.42.  
Part of November, December and January net rentals included in above  
were turned over to the new owner when adjustments were made.  
SOLD: To Jeannette L. Lawler for \$1,000.00 as at November 10th, 1943.  
Approval of Advisory Committee - October 27th, 1943.  
Funds released to the credit of Toshiharu TAKASHIMA as at January 28th  
1944, against which were the following charges:- Real Estate Commis-  
sion - \$50.00, Valuation - \$5.00, Advertising - \$4.00, Registration  
Fees - \$3.50 = \$62.50, leaving a net credit of \$937.50 from said  
transaction.  
Adjustments to the amount of \$1.37 - Purchaser's share of Unexpired  
Fire Insurance Premiums, \$5.64 - Purchaser's share of 1943 Taxes and  
\$1.94 - Purchaser's share of Water Rates = \$8.95, were placed to the  
credit of Toshiharu TAKASHIMA'S account.



account.

Page 2.

File No. 11576.  
Copy for File 11260.

**The following Fire Insurance Policy:-**

General Security Insurance Co., Policy No. 59032 - \$1,000.00,  
was transferred to Jeannette L. Lawler, 18th December, 1943.

**OLD CERTIFICATE OF TITLE**

No. 68337-L:

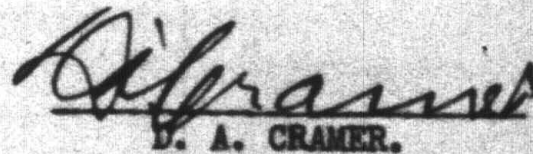
Toshiharu TAKASHIMA declared on his JP Form, signed 23rd July, 1942, that his Title Documents were in the Bank of Montreal, Main and Hastings Branch.

Certificate of Title No. 95753-L in the name of Jeannette L. Lawler, was handed to J.L. Clark (her agent) 28th January, 1944. A signed receipt of even date is on file.

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

November 5th, 1946.

DAC:JS

  
D. A. CRAMER.



NAME TAKASHIMA, Mitsuko (Mrs. Toshihara)

REGISTRATION NO. 06647

FILE NO. 11260

The following chattels were sold by public  
 auction at 992 Powell, Vancouver, B.C. on November 25, 1943.

2 Bowls  
 Large Plate  
 Large Plate  
 Large Plate  
 Large Plate  
 Vase & lacquer bowls  
 Skates & Leggings  
 Bowl  
 Large Pan & Contents  
 Box & Contents  
 Basket of Crockery  
 Shoemaker's Last  
 2 Baskets & Contents  
 Box & Contents  
 Box & Contents  
 Mail & Contents (Kettle)  
 Saucepan  
 Tray of Toys  
 2 Dolls  
 2 Dolls  
 2 Dolls  
 Flower Vase & Stand  
 2 Boxes Ceremonial  
 Picture Boat  
 Picture Boat  
 3 Pictures  
 Black Board & Rods

\$ 0.50  
 0.75 ch.  
 0.75  
 1.60  
 1.75  
 1.30 misc  
 1.00  
 0.55  
 1.60 K  
 0.70  
 0.70  
 0.80 misc  
 0.50  
 0.35  
 0.50 K  
 0.25  
 1.50  
 0.50  
 0.80  
 0.10 misc  
 0.50  
 1.00  
 0.30  
 1.00  
 1.25  
 1.25  
 0.50

Total: carried forward:

\$ 22.30

Less Expenses:

\$

Net Proceeds Credited:

\$

Members of Custodian Staff Present.

Extracted from Auctioneering list No.

Remarks:

*original mailed  
 Mar 11/47*



NAME TAKASHIMA, Mitsuko (Mrs. Toshiharu)

REGISTRATION NO. 06647

FILE NO. 11260

The following chattels were sold by public  
auction at 992 Powell, Vancouver, B.C. on November 25, 1943.

	Total brought forward:	
Room Decorations		\$ 22.30
Box & Contents		2.50
Bag of toys		1.50
Walnut Dresser		0.60
Counter Case		+ 18.50
Chest of Drawers		0.50
Standard Lamp		+ 2.00
2 Chairs		1.10
2 Tables		+ 1.50
2 Kit. Chairs		+ 1.25
2 Kit. Chairs		+ 0.50
Lawn Mower & Catcher		+ 1.00
Lawn Mower		+ 3.00
Pick, Mattock & Cutter		+ 3.50
Gas Plate Parts		+ 1.00
3 Iron Bars		0.25
Fir desk		+ 0.10
Wicker Chair		+ 3.50
		+ 1.75

*misc*  
*F*  
*T*  
*misc*  
*F*

Total:

Less Expenses: (Auctioneer's Fee: \$6.64  
(Advertising: 3.00  
(Moving: 9.60

Net Proceeds Credited:

\$	66.35
\$	19.24
\$	47.11

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. Vancouver 6.

Remarks.

*Original  
implied May 11/47*



NAME TAKASHIMA, Nihonka (Mrs. Toshikazu)

REGISTRATION NO. 06647

FILE NO. 11260

The following chattels were sold by public  
auction at Vancouver, B. C. on December 21st, 1945.

Assorted box

\$ .50 *misc*

Total

\$ .50

Less Expenses: (Auctioneer's fee \$ .05  
(Advertising .03  
(Moving .02

\$ .11

Net Proceeds Credited:

\$ .39

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks.

*original mailed  
Mar 11/47*



NAME TAKASHIMA, Mitsuko (Mrs. Toshiharu)

REGISTRATION NO. 06647

FILE NO. 11260

The following chattels were sold by public  
auction at 992 Powell, Vancouver on December 7, 1943.

Couch  
Couch

\$ 2.00 )  
+ .50 ) F

Total:

\$2.50

Less Expenses:

(Auctioneer's fee: \$.25  
(Advertising: .07  
(Moving: .25

\$ .57

Net Proceeds Credited:

\$1.93

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 7.

Remarks.

*original mailed  
Mar 11/47*



PERSONAL PROPERTY SUMMARY

File No. 11576

December 7th, 1945.

Re: Toshiharu TAKASHIMA  
Reg. No. 06646.

Chattels:

No chattels were declared by the above Evacuee. They were declared by his wife and have been dealt with on her file 11260. Total funds from the sale of her chattels were sent to Mrs. Takashima on March 22nd, 1944.

This file reveals no personal property belonging to this Japanese person.

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

*P. Douet.*  
\_\_\_\_\_  
P. Douet.

PD/ER



File No. 11576  
Catalogue No. 311

January 19th, 1944.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Toshiharu TAKASHIMA  
Lot 25, Blk. 218,  
D.L. 526, Op. 1,  
N.E.D., Plan 590.

With reference to the above property which was recorded  
in the Vancouver Land Registry Office, January 6th, 1944, we  
enclose herewith the following documents in connection therewith.

1. Copy of application number 95752-L dated January 6th,  
1944, registering the property in the name of the  
Custodian (Transmission).
2. Copy of application number 95753-L dated January 6th,  
1944, registering the property in the name of Jeannette  
L. Lawler (Deed).
3. Duplicate of Transmission dated November 27th, 1943.
4. Duplicate of Deed dated November 27th, 1943 - Secre-  
tary of State to Jeannette L. Lawler.
5. Certificate of Indefeasible Title number 95753-L dated  
January 19th, 1944, covering the above property in  
the name of Jeannette L. Lawler.

DAC:JS  
Encls.

*D. A. Cramer*



Catalogue No. 311  
File No. 11576  
1723 West 2nd Avenue  
25/218/526

ADJUSTMENTS

As of November 10, 1943 - 51 days to go.

Debit purchaser

51/365 x \$40.36 taxes for 1943	65.64
51/184 x \$ 7.00 water July to Dec.	1.94
11/72 x \$ 9.00 insurance premium (expiry 12/1/44)	1.37
Registration fees on deed - \$1,000.00	<u>6.00</u>

Total debits \$14.95

Credit purchaser

Proportion rents for month of November - 20/30 x \$19.00	\$12.67
Rents collected for month of December	<u>19.00</u>

Total credits	\$31.67
Less total debits	<u>14.95</u>

<u>NET AMOUNT DUE TO PURCHASER</u>	<u>\$16.72</u>
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## STATEMENT RE SALE OF:

Name: **TAKASHIMA, Toshiharu**Catalogue No: **311**File No: **11576**Street Address: **1723 W. 2nd Ave.,  
Vancouver, B. C.**Reg. No: **06646**Legal Description: **25/218/526.**Date of Sale and Adjustments **November 10, 1943.**.....Sale Price \$ 1000.00Real Estate Agents Commission \$ 50.00Charge for Valuation 5.00Charge for Advertising 4.00Land Registry Office Transmission Fee 3.50

## Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Advance of Taxes~~~~Other Charges~~

## Adjustments:

Fire Insurance 1.37Taxes 5.64Water 1.94

---

62.50 \$ 1008.95

Net Proceeds credited to your account

\$ 946.45 *BC*Date:..... **December 7th, 1945.**.....Compiled by:..... **George Peters.**.....



File No. 11576  
Reg. No. 05546

Toshihara TAKESHIMA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 January 19	Land Registry Office - Certificate of Encumbrance	\$ 1.00		\$
	Repairs	57.55		
March 11	Water rates	7.00		
July 3	Taxes	80.33		
August 11	Repairs	2.20		
August 30	Cheque to you	40.00		
October 12	Cheque to you	20.00		
	Water rates	7.00		
November 3	Cheque to you	10.00		
	Rents collected		273.30	
	Agent's commission	16.67		
November 10	Balance rents to date, nett		6.33	
	Credit re Sale of Property		946.45	
December 3	Shipping charges	5.86		
1944 January 4	Cheque to you	25.00		
February 5	Cheque to you	20.00		
November 23	T. Sumi - account paid	400.00		
		\$ 702.61		\$1,226.08
Oct. 10/45	Transferred to account of Mitsuko TAKESHIMA (11260)			
	-Certificate of Encumbrance charged to wife in-			
	stead of husband			
Dec. 3/45	Cheque to you	1.00		
Nov. 5/46	Cheque to you	450.00		
		73.47		
		<u>523.47</u>		
				CR \$ 523.47
				CR NIL



Name of Claimant **TAKASHIMA, Toshihara**  
 Custodian File **11576**

Case **144**

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
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		
1000.	50.00 12.50									62.50
<u>PERSONAL PROPERTY</u>										
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			
<u>NETS</u>										
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			
<u>MISCELLANEOUS CHATELS</u>										
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			
100.	69.35	20.20	64.23%	91.75	58.91		79.71			
TOTAL RECOMMENDATION										142.21



11576

December 28th, 1950

Mr. Toshiharu TAKASHIMA,  
23 Badgerow Ave.,  
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 144

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$ 142.21.

Cheque in your favour is enclosed for \$ 134.78 and we have paid the Co-Operative Committee .. \$ 7.43 for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FGS:BN  
Encl.



BRIEF

VERNON  
16 February 1948

Notes in Defence

Toshiharu TAKASHIMA

File No. 11576

Case No. 144

Claims: 1. Land and Buildings.  
2. Chattels.

*Dwelling*

*1723 W 2nd Ave*

Claim 1.

Land and Buildings \$2000.00. Sold for \$1000.00. Claim \$1000.00.

Transcript Page 2 - Claimant states value at least \$1500.00 and is relying on being able to call expert evidence, therefore does not wish to reduce his claim.

Exhibit 1 - "Improvements, approximate cost \$280.00" were repairs. "Shingled the entire roof" - see J. L. Clark's letter 20 Sept. 1943, "Roof beyond repair".

*Claim App. v*

Claim 2.

Chattels.

Household goods  
Garden Tools

\$100.00

50.00

\$150.00

Sold for:

(a) 108.00

Auction \$69.35 64%

(b) 5.00

Abandoned

(c) 37.00

Recorded now missing

(b) Book case \$5.00

(c) Bureau \$10.00

Table 13.00

Cabinet 4.00

Roller 10.00

\$37.00

*Thompson and  
Wills ad. v.*

Submission:

*Real*

Personal property sold for fair market value.

Also that that personal property which was sold, was sold for fair market value. Where the claimant has claimed for something which was not sold or lost, destroyed or stolen, his claim is exorbitant. Where he is claiming for shrubs, plants or flowers, they were undeclared, that the Custodian had no notice of same, and that they would naturally have been sold with the property as a fixture—if plants can be called fixtures—or as part of the real property.

RWN/CH



CASE NO. 144.

IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92.

JAPANESE PROPERTY CLAIMS COMMISSION**B E F O R E**

(THE HONOURABLE MR. JUSTICE H. I. BIRD, COMMISSIONER)

10

Vernon, B.C.,

February 16th, 1948.

IN THE MATTER OF THE CLAIM OF  
TOSHIHARU TAKASHIMA.

PROCEEDINGS AT HEARING.20 APPEARANCES:

J.W.G. HUPFER, Esq.,

appearing for the  
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the  
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

30



2  
T. Takashima,  
In Chief.

MR. McMASTER: Case No. 22 on the list, my lord,  
Toshihara Takashima.

THE COMMISSIONER: This will be Claim No. 144.

TOSHIHARA TAKASHIMA, the claimant herein,  
being first duly sworn, testified  
through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, is that your signature on the claim form  
and did you swear this declaration?

10 THE WITNESS: A: Yes.

MR. McMASTER: My lord, with respect to the claim, the  
claim on the real estate is stated to be \$2000.00.  
In the statement which will be filed the claimant  
is stating that the value is at least \$1500.00 but  
he is relying on being able to call expert evidence  
and doesn't wish to reduce his claim.

Q Witness, did you instruct me to draw this statement  
with regard to your real estate claim?

A Yes.

20 Q Is that your signature on it?

A Yes.

Q And are the contents true to the best of your know-  
ledge and recollection? A: Yes.

MR. McMASTER: I file that as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: Q: Witness, what was your occupation  
before you were evacuated?

THE INTERPRETER: A: Gardener.

THE COMMISSIONER: I am sorry, I did not hear you.

30 THE INTERPRETER: Gardener.



MR. McMASTER: Q: And in the execution of that occupation did you have any dealings with plants and shrubs?

A Yes.

MR. McMASTER: Now, my lord, I would like to refer to Exhibit 1. This was a house, a two-story house at 1725 West 2nd Avenue in Vancouver.

THE WITNESS: The address is 7025.

THE COMMISSIONER: Yes, it is 23 in the claim and 25 in your form, Exhibit 1. 23 is correct.

10 MR. McMASTER: Yes. There are seven rooms, three down and four up. Concrete foundation, a dwelling house on a lot 25 feet x 110 purchased by the claimant in 1941, October 26th, for \$900.00. Subsequent to purchase he did certain work on the premises in the way of improvement, and to satisfy my friend, repairs totalling \$280.00 approximately and he also planted in his garden various plants from time to time. At the time of his evacuation there was left there certain plants and shrubs which appear  
2 on the statement, my lord, the total value of which he says is \$54.75. The premises were rented for \$20. a month and he sets forth his basis thereof, considering that it was at least worth \$1500.00.

THE COMMISSIONER: When was the property sold by the Custodian?

MR. HUNTER: November 10, 1945.

THE COMMISSIONER: November?

MR. HUNTER: November 10th, '45.

MR. McMASTER: Feb--?

30 MR. HUNTER: For a thousand dollars.



T. Takashima,  
In Chief.

MR. McMASTER: Q: Now, witness, did you instruct me to draw this statement with regard to your personal chattels with respect to which you are claiming?

A: Yes.

Q: Is that your signature on that statement?

A: Yes.

Q: And is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

10 MR. McMASTER: I file that as Exhibit 2, my lord.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. HUNTER: My lord, I am not trying to raise objections that will impede justice at all, but is Mr. Takashima applying for these chattels on behalf of his wife, or what is the situation? I might say, my lord, that these were declared by his wife, not by him, and of course were credited to her and the funds from the sale were sent to her and therefore I have nothing on this file to defend or cross-examine upon.

20 THE COMMISSIONER: Well there is an endorsement on the back of the claim, "These goods were stored in my name but were later transferred to my husband's account, Mitsuba Takashima." I suppose that is the wife, is it?

MR. McMASTER: Q: Did your wife make this endorsement on the back of the claim form, Mr. Takashima? Translate the endorsement to him.

MR. HUNTER: I am sorry, my lord, I find I have her file here and I am prepared to go on. I would

30



5  
T. Takashima,  
In Chief.

just like to be clear -- is he applying as her agent?

THE COMMISSIONER: She has filed an independent claim?

MR. HUNTER: Yes, my lord, not an independent claim but she filed an independent J.P. Form and declared this property was hers, and he has none on his.

THE COMMISSIONER: Well it is understandable that he may have been evacuated before she was.

MR. HUNTER: I am not objecting; I think one or the other, if entitled to it, should get it. I would like to know which.

MR. McMASTER: My lord, having regard to the endorsement on the claim signed by her, I think that should be adequate.

THE COMMISSIONER: I think that should be sufficient.

MR. McMASTER: Now, my lord, with regard to the statement, I am sorry, you will notice I made a mistake in the name. I have corrected it at the top there. I don't think I need to refer to the various items. All of the goods, he says, were left in one room and I think all of the goods appear as having been declared on the claims analysis of the Custodian. I just draw attention, my lord, that all of the goods which he left were not listed there, some of the major goods are; perhaps my friend would like to file the analysis of personal property claim.

MR. HUNTER: Yes, I will.

THE COMMISSIONER: Well now, I notice the form, Exhibit 2, shows a total value on goods of



6  
T. Takashima,  
In Chief.

\$91.00, and the claim is for \$200.00.

MR. McMASTER: The claim is for \$150.00, is it not, my lord?

THE COMMISSIONER: Where is that?

MR. McMASTER: The itemized goods come to \$100.00 and then he says underneath, "The value of all my goods including the above I estimate to be \$150.00." This includes my tools".

THE COMMISSIONER: I see.

10 MR. McMASTER: In other words, there were other items which appear on the claims analysis. We can't, in these things, I think, expect to give details to the last saw and hammer.

THE COMMISSIONER: Oh yes, I agree, but the fact you had given some led me astray.

MR. McMASTER: I might say that generally in preparing these we have in mind to try and set out what appear to be the major items in detail so as to give some idea as to the reasonableness of the claim.

20 THE COMMISSIONER: Well that is very helpful, all right.

MR. McMASTER: I file on behalf of my friend the Custodian's analysis of personal property claim, my lord.

(ANALYSIS MARKED EXHIBIT NO. 3).

MR. McMASTER: Your witness, Mr. Hunter.

MR. HUNTER: It is submitted, my lord, that the personal property was sold for its fair market value.

30 It is also submitted that that personal property which was sold was sold for its fair market value.



It is submitted that where the claimant has claimed for something which was not sold or lost, destroyed or stolen that his claim is exorbitant. It is submitted that where he is claiming for shrubs, plants or flowers that they were undeclared, that the Custodian had no notice of same, and that they would naturally have been sold with the property as a fixture, if plants can be called fixtures, or appert of the real property.

10 MR. McMASTER: Does my friend admit the real property was not declared, my lord?

THE COMMISSIONER: No, but you can understand his position just as I do. Normally on the purchase of real estate, one takes into account that there is a tree there but doesn't value it in the price of the property.

MR. McMASTER: My lord, I would draw attention that while the claim has set out the values of those various shrubs, the claimant isn't claiming separately for them, that is part of the real estate claim.

20

THE COMMISSIONER: That is what I took it to be. It goes to show his idea of value. Yes, Mr. Hunter.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Takashima, this property had no cellar, had it?

A: It had no proper basement. It had a small structure, about 4 feet deep, in which he was able to keep certain things.

30 Q It had no furnace? A: No.