

12988

File No. 12988

Senji TAKASHIMA
Case No. 1137

There would appear to be no reason why
this award cannot be paid to this Japanese.

EVACUATION SECTION

Rec'd JAN 29 1946

File No.

Ans.

Refer

EXHIBIT No. 1112-1

DATE OCT 1 8 1945

FILED BY

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE No. 12988

EXHIBIT No. 1112-1

DATE OCT 1 8 1945

FILED BY

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: Senji TakashimaHOME ADDRESS: 1788 W. 1st Ave.REGISTRATION NUMBER 03722OCCUPATION: GardenerSEX: MaleAGE: 54

(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:

MARRIED? YesNAME OF WIFE OR HUSBAND: Teru TakashimaADDRESS OF WIFE OR HUSBAND: 1788 W. 1st Ave.

NAMES OF ANY LIVING CHILDREN: James, Len, Joe, Mary, and Violet.

ADDRESS OF CHILDREN: Fort William Hotel - Mink Farm, Toronto, Pt. William, New Den

AGE OF CHILDREN: 22, 21, 20, 19, 17, 14.

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

1. LOCATION AND DESCRIPTION: 1 carpet; 2 beds complete with springs; 1 heater; garden hose - 100 ft; pruning knife & other garden tools; cracks, 10, 8, 4 & 25 gals; 2 table; 1 box full of china; 1 top rock desk; 1 suitcase full of tablecloth; all found at 1788 W. 1st Ave. Vancouver 512

2. BUILDINGS AND OTHER IMPROVEMENTS:

3/218/526

INSURANCE (Give particulars; state where policies are) No.4. TAXES (Amount and where payable) All paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) No.

Agent - Ms. W. E. Wilson, 3731 W. 3rd Avenue

REAL ESTATE

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: NEW DENVER

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: No

9. IF FARM LAND STATE CROPS SOWN: No

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 1788 W. 1st Ave.

2. LANDLORD'S NAME AND ADDRESS: Senji Takashima, House

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: \$15 per month, Have received rents for June & July.

4. STATE WHEREABOUTS OF LEASE: No

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) No

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: No

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: NO
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 18th day of January 1943

(Signature)

S. Sakashina

J. Kozano
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date May 11, 1943

Our File No. 12988

Full Name TAKASHIMA, Senji
(Surname in Block Letters)

Registration No. 03722 Male - Female
(check) Age Aug. 24, 1888

Former Address 1788 West 1st Avenue, Vancouver, B. C.

Date Evacuated March 31, 1942 Naturalized - Canadian-Born - National
(check)

Present Address ~~New Denver, B. C.~~
C/o J. T. Walker, R. R. No. 1, Oakville, Ontario.

☒ Married - Single
(check)

Name of Wife (Nee' FUJIWARA) Teru - #03721

Name of Husband

Name of Mother TAKASHIMA, Yasu (Japan) Name of Father TAKASHIMA, Sotaro (Dec'd)

Names of Children under 16 Violet Shizuye (F) July 12, 1928.

Requested by E. Burraston Registered with Custodian (Yes or No)

Additional Information Gardener - owns house and property.

REAL PROPERTY SUMMARY

Catalogue No. 299

TAKASHIMA, Senji (Mr.)

Reg. No. 03722

File No. 12968

Civic Address: 1788 West 1st Avenue, Vancouver, B. C.

Legal Description: Lot 3, Blk. 218, D.L. 526, Gp. 1, N.W.D., Plan 590.

Classification: Dwelling.

-----SOLD-----

Registered in the name of: (Mr.) Senji TAKASHIMA

State of Title : Clear

Sold to : Mrs. Irene Gagen, 1927 W. 1st Ave., Vancouver, B. C.

For : \$1000.00 cash

As at : May 23rd, 1944

Title delivered to registered owner on August 4th, 1944.

Funds from above sale released to open credit of Senji Takashima's account as at July 24th, 1944 (Net amount - \$924.48.)

Insurance: Lumbermen's Insurance Co. Pol. No. 6084 for \$1000.00 on 1788 West 1st Ave., Vancouver, expiring Jan. 28, 1946, was transferred to the new owner as at June 17, 1944.

Administration:

This was a small 6-room, 2-storey, frame dwelling with no basement, erected on a 25' Lot, heated by small stoves (no furnace), in fair condition.

In June 1942 Takashima appointed W. E. Wilson as agent, who rented the premises to a C. R. Webb for \$15.00 per month from June 3, 1942. June and July rentals were paid to the Evacuee, thereafter to Wilson, who remitted to us. All repairs were done by the tenant at his expenses. Rentals were paid regularly and the property was sold as of May 23, 1944 for \$1000.00 cash, with the approval of the Advisory Committee, the net proceeds being \$924.48. The valuations were, Pemberton's - \$1450.00 and J. R. Reid & Co. - \$1250.00. No difficulties arose during our two years administration of this property and no further comments are necessary.

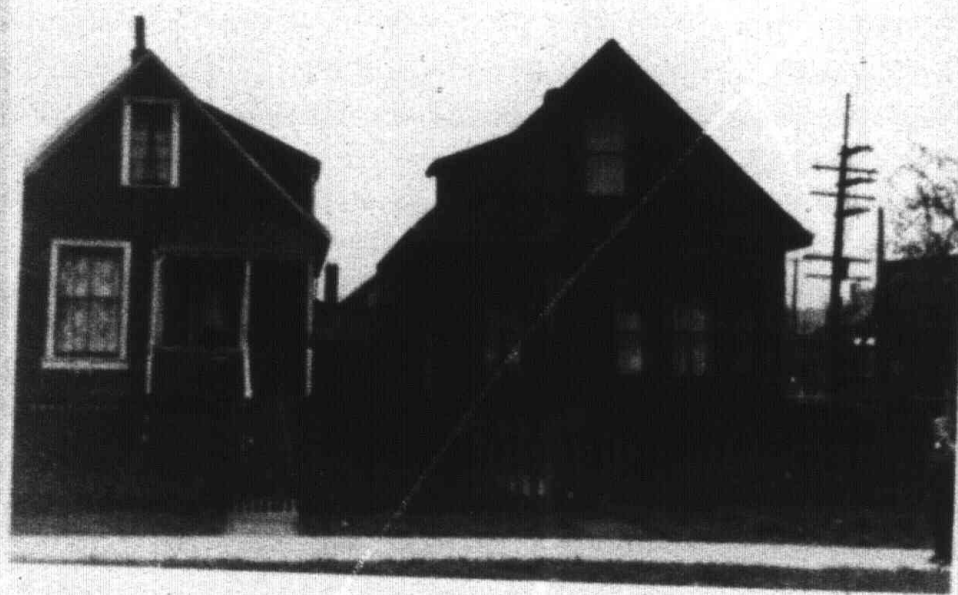
The above summary is certified to be in accordance with the information on file:

P. Doucet
P. Doucet.

PD/ER
March 15, 1946.

Pemberton's valuation is on 132 W. 1st Cat 297

TAKASHIMA, Senji
1788 W. 1st Ave., Vancouver, B. C.
Evac. File #12988



Picture Taken April 29, 1943.

David

REF. NO. 03722	NAME TAKASHIMA, Senji		FILE NO. 12988			
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Lumbermen's Insurance Company	6084	\$1000	Jan.	28th	1946	1788 West 1st Avenue Vancouver, B.C.

Lumbermen's Insurance Company Policy No. 6084 for \$1000.00, expiring Jan. 28, 1946, covering the real property at 1788 West First Avenue, Vancouver, was transferred to the new owner on June 17th, 1944.

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

P. Douet
P. Douet.

PD/ER
December 17th, 1945.

SUMMARY of LIABILITIES

File No. 12988

December 17th, 1945.

Re: Mr. Senji TAKASHIMA
Reg. No. 03722.

This file reveals no claims against the above Japanese
person.

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



P. Doust.

PD/ER

PERSONAL PROPERTY SUMMARY

Senji TAKASHIMA

Reg. No. 03722

File No. 12988

Chattels:

See Supplementary Summary and Schedule attached.

Specified
Articles:

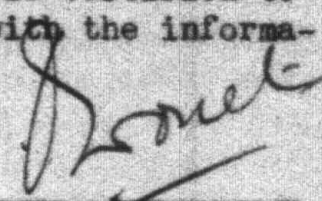
No specified articles were declared or indicated on this file.

Accounts
Receivable:

In July 1945 an amount of \$3.00 was credited to the above Evacuee's account, this representing refund of security deposit for light from the B. C. Electric Company.

NO OTHER PERSONAL PROPERTY BELONGING TO THE ABOVE JAPANESE PERSON IS
REVEALED ON THIS FILE.

The above summary is certified to
be in accordance with the informa-
tion on file:



P. Douet.

PD/ER
December 19th, 1945.

CHATELS SUMMARY

File No. 12988

Senji TAKASHIMA (Mr.)

Reg. No. Q3722

Similar chattels were declared by both Mr. and Mrs. Senji Takashima, but it was ascertained that the chattels belonged to Mr. Takashima and were thus dealt with on his file with the real property.

W. E. Wilson was appointed agent by the Evacuee, and Wilson rented the house to a Mr. C. R. Webb. The chattels were left on the premises by the Evacuee without obtaining any signature for same from Mr. Wilson. On December 18, 1942 the tenant, in response to our inquiry, signed for the following items:

1 Stove	1 End Table
1 Dresser	2 Beds
1 Roll Linoleum	6 broken Kitchen Chairs

On January 11, 1943 he advised he had also a few old crocks and three pieces of old water hose on hand. These he stated were of practically no value. At a later date another stove or heater was found on the premises and on information supplied by the tenant to our representative, this second stove, the old hose and few crocks were stated to be the property of Mrs. Obayashi (File 12269) and the proceeds from the auction sale credited to this account by the Protection Department.

The total net proceeds of the chattels sold by auction and credited to Takashima's account amounted to \$35.30, and \$4.00 was received from the tenant, Mr. Webb, for an old stove and six broken chairs.

A suitcase, stated to contain some linen, was removed to our storage at 604 E. Cordova Street and although every effort was made to trace same, it was reported as missing by Mr. Wills, and is thus unaccounted for.

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


P. Doust.

PD/ER
March 15, 1946.

CHATELS SCHEDULE

Senji TAKASHIMA

- Registration #03722 -

File No. 12988

Date Declared: January 18, 1943.

Date Evacuated: March 31, 1942

Declared on JP Jan. 18/43	Date Inventoried:	No Inventory taken		Other Disposition
	Auctioned	Sold	Unaccounted For	
1 carpet			X	
2 beds & springs	28/9/44			
1 heater				
100' garden hose				- Sold & Trans'd to Obayashi -12296 - do -
Pruning Knife & other garden tools			X	
Crocks -10, 8, 6, 4, and 2 2-gal.	10-gal crock- 5/9/45			- 4 crocks sold & trans'd to Obayashi file 12296
2 tables	5/9/45			
1 box China	5/9/45			
1 roll-top Desk	5/9/45			
1 suitcase, filled with tablecloths				- stored at 604 E. Cordova. Later ad- vised by Mr. Wills as missing.
Additional articles declared by wife on her JP form, May 20/42				
2 stoves			1 to Mr. Webb (<i>damaged</i>)	-/stated to be use- less (Dec. 12/42)
1 linoleum (used by tenant)	28/9/44			
1 bureau	28/9/44			
1 bookcase			X	
1 End Table	28/9/44			
1 Gramophone	5/9/45			
4 chairs			6 chairs to (<i>broken</i>) Mr. Webb	

Also sold
at Auctions
1 Tray
1 Dish Pan
2 Jugs
Pots & Pans

12968

March 15th, 1946.

REGISTERED MAIL

Mr. Sonji TAKASHIMA,
Reg. No. 03722,
C/o J. T. Baker,
R. R. No. 1,
Oakville, Ontario.

Dear Sir:

We enclose cheque for \$160.61, being the balance of funds standing to your credit in our books.

From time to time you have been advised in regard to the administration of your affairs and this now being completed it is felt that you would now appreciate being supplied with a brief summary.

As you are aware, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out these policies in as careful and fair a manner as possible.

You will recall your appointment of Mr. W. E. Wilson as your agent and the renting of the premises by him to Mr. C. R. Webb for \$15.00 per month from June, 1943, you receiving the first two months rent direct. Thereafter, rents were paid to us through your agent, and as repairs were effected by the tenant no expenses were incurred on this score. After almost two years tenancy the property was sold for \$1000.00 cash, the net proceeds being \$924.48, as per statement forwarded to you with our letter of August 28, 1944.

Respecting chattels, these were declared by both your wife and yourself but having ascertained that they belonged to you they were dealt with on your file and the net proceeds of \$35.30 from the disposal of the salable chattels by auction were credited to your account, as shown in the statement attached. A damaged stove, together with a few broken old chairs, were sold to the tenant, Mr. Webb, for \$4.00 and credited to your account.

With our letter of August 28, 1944 enclosing the statement showing the net proceeds from the sale of your property, we also forwarded you a detailed statement of your account showing a credit balance of \$948.81, as

Fusajiro ODAYASHI

(2)

March 15, 1946.

at June 24, 1944. We now enclose a further statement, being a continuation of the above, which brings the position up to date, showing your present credit balance of \$160.81, which is the amount of the cheque enclosed. There is thus nothing left in your account, which is being closed, together with your file.

It would appear that we have accounted for all the property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc. 2

Senji TAKASHIMA

File No. 12988

Reg. No. 03722

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
<u>1942</u>				
April 1	Rents collected - 8 months @ \$15.00 less commission	\$ 8.00	\$ 120.00	
<u>1943</u>				
Feb. 8	Land Registry Office - Certificate of Encumbrance	1.00		
Mar. 5	Insurance Premium	5.00		
May 3	Ck - Senji TAKASHIMA	50.00		
	1942 taxes - cheque	35.93		
July 3	Ck - 1943 taxes	33.93		
Oct. 30	Cheque to you	50.00		
	Rents 7 months less commission & repairs	29.50	105.00	
Dec. 23	Rents 2 months less commission	2.00	30.00	
<u>1944</u>				
January 19	Cheque - Senji TAKASHIMA	25.00		
April 14	Rent 4 months less commission	11.00	60.00	
April 17	Cheque - Senji TAKASHIMA	25.00		
May 23	Balance of rents collected		10.39	
	Credit re sale of property		924.48	
June 24	Cheque - Senji TAKASHIMA	25.00		
September 26	Sale price of stove		4.00	
October 18	Cheque to you	75.00		
<u>1945</u>				
January 4	Proceeds Auction Sale		25.19	
January 5	Cheque to you	50.00		
January 18	Cheque to you	50.00		
February 14	Cheque to you	50.00		
February 24	Cheque to you	25.00		
March 16	Cheque to you	180.00		
March 23	Cheque to you	25.00		
April 24	Cheque to you	25.00		
May 23	Cheque to you	25.00		
June 23	Cheque to you	25.00		
July 25	Cheque to you	25.00		
Aug. 6	B. C. Electric Railway co. - security deposit refunded		3.00	
August 23	Cheque to you	25.00		
September 30	Cheque to you	25.00		
October 2	Proceeds auction sale		10.11	
October 22	Cheque to you	25.00		
November 9	Cheque to you	200.00		
Mar. 15, 1946	Cheque to you	160.81		
		\$1292.17	\$1292.17	

CR NIL

12788

November 8th, 1945

Mr. Genji TANABE,
Reg. No. 03722,
C/o J. T. Walker,
R. R. No. 1,
Oakville, Ontario.

Dear Sir:

We are in receipt of your letter of the 27th of October and in view of your urgent need of funds we enclose our cheque for \$200.00 which leaves you with a credit balance of \$163.81.

The balance of your funds will be forwarded to you after the final review of your file has been made.

Yours truly,

P. Doust,
Administration Department

PD/ER
Enc. 1

NAME TAKASHIMA, Senji

REGISTRATION NO. 03722

FILE NO. 12983

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B. C. on September 5, 1945.

✓ Pots, pans etc.	\$ 0.70
✓ Tray and dishes	1.00
✓ Gramophone	2.25
✓ 2 Tables	2.00
✓ Desk	6.00
✓ Clock	3.00

Total		\$	
	(Auctioneer's Fee: \$ 1.49		14.95
Less Expenses:	(Advertising: 0.95	\$	
	(Movings: 2.40		4.84
Net Proceeds Credited:		\$	10.11

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 51.

Remarks.

DEPARTMENT OF
LABOUR



CANADA

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
March 13th 1945

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

Attention Mr P. Douet

Dear Sir,

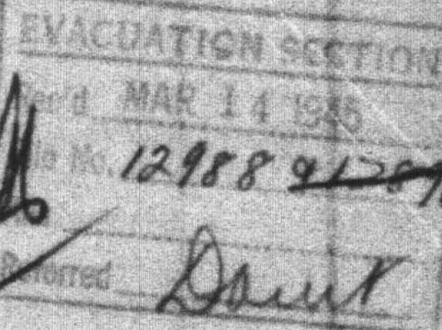
Re TAKASHIMA Senji #03722
Custodian File #12988 & 12398

We would be obliged if you would forward a cheque for \$180.00 to the above named man, in addition to the regular monthly remittances of \$25.00 which we requested you to forward in our letter of January 15th.

Yours truly,

M. L. Brown

M. L. Brown
Office Manager.



IS/MES

File #12988

EVACUATION SECTION	
Rec'd	JAN 18 1945
File No.	12 988
Ans.	
Referred	<i>[Signature]</i>

See you

Senji Takashima,
Registration #03722,
59 Main Street,
New Denver, B. C.

The Office of the Custodian,
506 Royal Bank Building,
Hastings & Granville.

Dear Sir:

I received your letter of January
3rd, with the enclosed cheque for \$50.00.

I would like to get an additional
\$50.00 to cover the bill enclosed for dental
fixtures.

Yours very truly,

Senji Takashima
Senji Takashima

12988

January 20th, 1945.

Attn: Mr. H. L. Brown

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

Dear Sirs:

Re: Senji TAKASHIMA - #03722
New Denver, B. C.

With reference to your letter of the 15th instant, and ours to the above of January 17th, we have now received a request from this evacuee for \$50.00 to pay an account for professional services rendered by Dr. Paul S. Kumagai, New Denver, for the following:

Maxillary full artificial denture
service - - - \$50.00

We shall be glad if you will confirm that it is in order to pay the above account from funds standing to the credit of Takashima's account of \$802.70.

Yours truly,

P. Doust,
Administration Department.

PD/ER

L-988

January 17th, 1945

Mr. Benji TAKASHIMA,
Reg. No. 03722,
New Denver, B. C.

Dear Sir:

At the request of the B. C. Security Commission we are enclosing a cheque for \$50.00 representing January remittance of \$25.00 and a similar amount to cover the month of February. Until further notice a similar amount will be sent to you each month, but you will understand that your next remittance will not be received by you until the early days of March.

After allowing for the enclosed cheque please note you have a credit balance of \$632.70.

Yours truly,

P. Doust,
Administration Department.

PC/ER
Enc.

12988

January 17th, 1945.

Attn: Mr. M. L. Brown

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

Dear Sirs: Re: Senji TAKASHIMA - #03722
 New Denver, B. C.

We have your letter of the 15th instant regarding the above evacuee and take it that you mean that the January remittance of \$25.00 should go forward at once. In view of this we have made the first cheque for \$50.00 which covers January and February remittances of \$25.00 each and have made this clear in our letter to Takashima.

Yours truly,

P. Douet,
Administration Department

PD/ER

DEPARTMENT OF
LABOUR



CANADA

*br loc
#852-70*

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
January 15th 1945

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

Attention Mr P. Douet

Dear Sir,

Re Senji TAKASHIMA #03722
Custodian File #12988

EVACUATION SECTION
JAN 16 1945
No. 12988
Received *Douet*

We have received a recommendation from our Welfare Manager in New Denver that a monthly remittance of \$25.00 be made to the above named man from his Custodian funds as he is at present unemployed. This amount is sufficient, she states, as he has one daughter who is working.

We would be obliged if you would forward the first remittance immediately and send the following monthly remittances of \$25.00 on the 25th of each month.

Yours truly,

M. L. Brown
M. L. Brown
Office Manager.

IS /MMS

MEMORANDUM

✓
File 12296, 11749, 12988

December 20th, 1944

To: Mr. Douet

From: The Protection Dept.

Re: Fusajiro OBAYASHI
Tase OBAYASHI
1788 West 1st Avenue.

In reply to your memorandum of December 5th, 1944.

Water hose
crooks
heating stove

These articles were sold in Vancouver Auction No. 512, and proceeds credited to file 12988. I am asking Miss Girard to transfer the funds to file 12296.

2 barber chairs
2 large mirrors
5 boxes, contents unknown
1 small cabinet
2 large dishes

These articles are stored in Custodian Warehouse at 604 East Cordova Street.

GBS:LM

Geo. W. Lyman

WHL
7909-70.
877-51.

EVACUATION SECTION	
Rec'd	DEC 27 1944
No.	12988
<i>U</i> <i>Doucet</i> <i>ans to Charlotte</i>	

Senji Takashima,
Registration #03722,
New Denver, B. C.,
December 20, 1944

The Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C.

Dear Sirs:

Please send me the amount of fifty
dollars (\$50.00) to cover expenses used for
purchasing Christmas gifts, etc. ✓

My last payment was thirty three
dollars and ninety cents (\$33.90) which is only
sufficient to supply foods for my wife and
two children.

The last cheque we received from
the Custodian covered our winter clothing
but not enough to purchase the above mentioned
articles.

Yours very truly,

Senji Takashima.

agreed
by B.C.C.
28/12/44

MEMORANDUM

December 5th, 1944.

TO: Mr. Green

FROM: Administration Department

Re: 1661 West 2nd Avenue,
Vancouver, B. C.
Fusajiro OBAYASHI - File 11749
Tose OBAYASHI - File 12296
CHATELS.

In connection with chattels at these premises we would refer you to your letter of March 17th, 1943 to the Obayashis which deals extensively with the loss of the greater portion of the chattels declared.

According to the file Mr. C. R. Webb, 1788 W. 1st Avenue, Vancouver, holds the following goods for the Obayashis:

2 or 3 pcs. old water hose ✓
1 - 10-gal. crock }
2 - 2-gal. crocks }
1 - 1-gal. crock }
3 or 4 - 6-gal. wooden tubs (no value)
1 - heating stove ✓

but in his letter of January 11th, 1943 Mr. Webb stated these goods were of no value.

The goods removed to the Custodian's Central Storage on December 11th, 1942 were as follows:

2 - barber chairs
2 - large mirrors
5 - boxes (contents unknown)
1 - small cabinet
2 - large dishes

*In custodian
warehouse
604 3. Carver St.
unsold.*

but there is no record as to whether these have yet been sold.

The correspondence relating to these chattels is on Mrs. Obayashi's File No. 12296.

P. Donet.

PD/ER

Registration No. 13722,
39, Main Street,
Vancouver, B.C.,
October 11, 1944

EVACUATION SECTION	
Rec'd	16 1944
File	12988
Ans.	
Referred	Bank

File No. 12988

Dear Sir,

My income for the past two months was only \$11.00 a month. No relief allowance is given to us, and I have a wife and two daughters, sixteen and eighteen years of age to support.

To help my income, please send me \$50.00 to supply for food and an additional \$25.00 to purchase clothing for the coming winter. Please send the above sum immediately.

Very truly yours,
Genji Takashima.

~~Home Base~~ \$75
1944
by B.C.
17/10.

Lo. Bal.
\$95'25'

NAME TAKASHIMA, Senji

REGISTRATION NO. 03722

FILE NO. 1-988

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver, B.C. September 28, 1944

Old congo	\$ 2.60
2 Jugs	0.20
Bed & spring	13.00
Bed & spring	13.50
Dresser	3.25
End table (home made)	0.55

Total	\$ 33.10
Less Expenses (Auctioneer's Fee: \$3.31	
(Advertising: 1.08	\$ 7.91
(Moving: 3.52	
Net Proceeds Credited:	\$ 25.19

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 512.

Remarks.

MEMORANDUM

File: 12988

September 27, 1944.

To: The file

From: Mr. Spain

Re: Senji TAKASHIMA

1768 West 1st Avenue.

All chattels as listed were removed from the above address to Willard's Auction Room where they were included in Vancouver Auction No. 512.

6 Kitchen chairs were sold together with the stove for \$4.00 which amount has been paid to us by the tenant Mr. C.R. Webb.

GBS/pls

Geo. W. Spain

*Note - check auction sheets
when to hand - sale of stove \$4 - was
this the one the lady was
interested in - see 12/12/42*

Seems OK

Warehouse.....

Date.....

FILE NO.....

NAME.....

ADDRESS.....

I have examined the undermentioned articles and
consider that they have no value.

1 Kitchen table Broken - N.O.

Auctioneer.....

The above mentioned articles have been abandoned

12988

September 20th, 1944

Mr. Senji TAKASHIMA,
Registration No. 03722,
New Denver, B.C.

Dear Sir:

We have your letter of the 13th instant, requesting shipment of your beds, dresser, etc., but regret that we are unable to comply with your request.

We have an arrangement with the B. C. Security Commission not to ship articles of this nature and if you will apply to the Supervisor in New Denver, he will be able to explain to you.

If you have anything of a purely personal nature, such as clothing, we will be pleased to send it along to you.

Yours truly,

GBS/MHG

Geo. B. Spain,
Protection Department.

File No 12988

~~Mr. Spaw~~

Please see
1/6/44

Office of the Custodian,
346 Royal Bank Bldg,
Hastings and Granville,
Vancouver, B. C.

Shuji Takashima,

Reg. No. 23722,

Overseas, B. C.,

September 13, 1944

EVACUATION SECTION	
SEP 18 1944	
Rec'd	
File No.	12988
Ans.	Spaw
Referred	Direct

Dear Sirs,

I received your letter informing us
that you have sold our property of 1788 First
1st Avenue.

You did not mention what became of
my remaining furniture and other articles.
I would like to obtain some of them and
would appreciate your service if you would
send them to us.

2 three-quarter bed complete with springs
1 living room linoleum which was used
by our tenant Mrs. Itabe.

1 dresser with the mirror if possible

1 suitcase with tablecloths within } at 60c G.C. 12/12/42

1 box of chinaware.

The two latter articles may be found
in the upstairs attic.

1 garden hose.

Yours very truly,
Shuji Takashima.

12988

Peters file

August 26th, 1944

Mr. Sonji TAKASHIMA,
Reg. No. 03722,
New Denver, B.C.

Dear Sir:

Re: Catalogue No. 299,
1788 West 1st Avenue,
3/218/526

Please be informed that the above property has been sold as of May 23rd, 1944 for the sum of \$1,000.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We also enclose a general statement of your account up to date which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
ADMINISTRATION DEPARTMENT

GP:lm

STATEMENT RE SALE OF:

Name: TAKASHIMA Senji

Catalogue No:

279

File No:

12968

Street Address:

1788 West 1st Ave.

REG. NO. 03722

Legal Description:

3/218/526

Date of Sale and Adjustments May 23/44

Sale Price

\$ 1,000.00

Real Estate Agent's Commission

\$ 50.00

Charge for Valuation

10.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

Encumbrances:

Unpaid vendor

Mortgagee

Arrears of Taxes

Other charges

Adjustments:

Fire Insurance

2.81

Taxes

to May 23/44

13.39

Water

1.56

~~77.89~~

\$

~~1004.37~~

Net Proceeds credited to your account

924.48

Date: August 28th, 1944

Compiled by: G. Peters.

Catalogue No. 299
File No. 12988
1788 West 1st Avenue
3/218/526

July 24, 1944.

MRS. IRENE GAGEN
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at May 23, 1944)

	DEBIT	CREDIT
Purchase price	1,000.00	
Cheques received		1,000.00
143/365 x \$34.18 seller's proportion of 1944 taxes		13.39
143/184 x \$ 7.00 water to June 30th, 1944 (Amount of rental)		5.44
May 23rd to May 31st - 8/31 x \$14.00		3.61
June 1st to June 30th		14.00
Registration fees on deed - \$1,000.00	6.00	
Insurance premium - 56.3% x \$5.00	2.81	
Water to June 30th, 1944	7.00	
Balance owing purchaser	20.63	
	<u>\$1,036.44</u>	<u>\$1,036.44</u>

BALANCE OWING TO PURCHASER

\$20.63

12988

August 5, 1944.

Messrs. Simpson-MacPherson Ltd.,
2549 Alma Road,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 299
1788 West 1st Avenue
3/218/526

Sale of the above property has been completed by delivery of title to the purchaser, Mrs. Irene Gagen, 1927 West 1st Avenue, Vancouver. Attached please find commission cheque for \$50.00 representing 5% of the sale price payable to your order.

This sale was brought about through the agency of The J. L. Clark Realty Company, 2173 West 4th Avenue, Vancouver, with whom please make any commission adjustments which may be indicated. A copy of this letter is being sent to the agents last named.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

cc The J. L. Clark Realty Company

Catalogue No. 299
File No. 12988
1788 West 1st Avenue
3/218/526

Receipt of Certificate of Title No. 104490-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 Lumbermen's Insurance Company policy No. 9 - 6084 which has been assigned to me.

Receipt is also acknowledged of cheque for \$20.63 representing closing of adjustments on sale to me of 1788 West 1st Avenue.

Dated at Vancouver, B. C., this 4th day of August 1944.

Mrs Irene Lagen.

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

Dear Sirs:-

Re: 1788 West 1st 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,

Mrs. Irene L. Lague Signed

12988

July 24, 1944.

W. E. Wilson, Esq.,
3731 West 3rd Avenue,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 299
1708 West 1st Avenue
3/218/526

Please be informed that adjustment calculations on sale of the above property count rent as being paid to June 30th, 1944. Rents which may be received by you for any period after June 30th should not be remitted to this office but sent direct to the new owner of this property, Mrs. Irene Gagen, 1927 West 1st Avenue.

Yours truly,

George Peters,
Administration Department.

GP:EB

12938

July 24, 1944.

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

Dear Sirs:

Re: Catalogue No. 299
1788 West 1st Avenue
3/218/526

Title to the above described property has now been received in the name of Mrs. Irene Gagen, 1927 West 1st Avenue, and is ready for delivery. Relevant insurance policy which has been assigned to the new owner of this property is also ready for delivery.

Adjustments as of May 23, 1944 as shown on the enclosed sheet, have been calculated and a balance of \$20.63 appears to the credit of the purchaser.

Will you please telephone this office for an appointment to conclude this matter. It would be desirable for the purchaser to attend in order that statement of adjustments may be approved and certain releases signed by her prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Mrs. Irene Gagen
cc to Simpson-MacPherson Ltd.

Catalogue No. 299
File No. 12988
1788 West 1st Avenue
3/218/526

July 24, 1944.

MRS. IRENE GAGEN
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at May 23, 1944)

	DEBIT	CREDIT
Purchase price	1,000.00	
Cheques received		1,000.00
143/365 x \$34.18 seller's proportion of 1944 taxes		13.39
143/184 x \$ 7.00 water to June 30th, 1944		5.44
(Amount of rental)		
May 23rd to May 31st - 8/31 x \$14.00		3.61
June 1st to June 30th		14.00
Registration fees on deed - \$1,000.00	6.00	
Insurance premium - 56.3% x \$5.00	2.81	
Water to June 30th, 1944	7.00	
Balance owing purchaser	20.63	
	<u>\$1,036.44</u>	<u>\$1,036.44</u>

BALANCE OWING TO PURCHASER

\$20.63

12988

June 15, 1944.

Messrs. Hobson, Christie & Company Ltd.,
163 West Hastings Street,
VANCOUVER, B. C.

Dear Sirs:

Re: Lumbermen's Policy #9-6084

We are attaching hereto the above numbered
policy and we would ask you to consent to the trans-
fer, the property having been sold to Irene Gagen.
Kindly return the policy to this office when completed.

Yours truly,

S. M. Gibson,
Insurance Department

EMC:JS

Attach.

12988

June 13, 1944.

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

Dear Sirs:

Re: Catalogue No. 299
1788 West 1st Avenue
3/218/526

Deed to the above property in the name of Mrs. Irene Gagen, 1927 West 1st Avenue has now been registered. You will be informed when title is received by us from the Land Registry Office and at that time calculations of adjustments and other incidentals will be completed as of May 23, 1944, the date of acceptance of this sale.

A letter, copy of which is enclosed, has been sent to the tenant of this property, Mr. C. R. Webb.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Mrs. Irene Gagen
cc to Simpson-MacPherson

File No. 12988.
Catalogue No. 299.

July 11th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Senji TAKASHIMA
Lot 3, Blk. 218, D.L. 526,
Gp. 1, N.W.D., Plan 590.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated June 12th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 104489-L, dated June 12th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 104490-L, dated June 12th, 1944, registering the property in the name of Irene Gagen (Deed).
3. Duplicate of Transmission dated May 31st, 1944.
4. Duplicate of Deed dated May 31st, 1944 - Secretary of State to Irene Gagen.
5. Certificate of Indefeasible Title number 104490-L, dated July 5th, 1944, covering the above property in the name of Irene Gagen.

DAC:JS
Encls.

D. A. Cramer

MEMORANDUM

File No.: 12988

June 1st, 1944.

To: Mr. Spain

From: Mr. Green

Re: Catalogue Number 299
1788 West 1st Avenue
Owner: Benji TAKASHIMA
Tenant: Mr. C. R. Webb
Purchasers: Mr. & Mrs. Casen

Mrs. Takashima sent us on September 26th, 1942 the following list of effects left at these premises.

- 1 - Suitcase
- 1 Long garden hose
- 3 "Crock" of tin
- 2 3/4 beds and springs complete (no mattress)
- 1 Heater
- 1 Dresser
- 1 Linoleum on upstairs bedroom floor.
- 1 Bed table

The suitcase, one crock, and other items not shown above, were moved to 604 E. Cordova on September 12th, 1942. On the same date Mrs. Webb, the tenant, signed for all the balance plus an end table, except the crocks and a hose which she later acknowledged but claimed were in very bad shape. She wished also (January 11, 1943) to dispose of another stove, two beds, and six kitchen chairs, on behalf of the Japanese, these items being of very little, if any, value.

Will you please look into this case when convenient?

* V. Smith reports.

- (a) Stove sold for \$4.00 which Mr. Webb will pay.
- (b) 2 beds + 6 kitchen chairs, used & damaged.

HFG:IF

Mr. Webb has not yet received notice. There is no need to move contents.

EVACUATION SECTION	
Rec'd	JUN 5 1944
File No	12988
Ans	
Referred	Dr. J. J. J.

replied

59, Main Street,
New London, B.C.,

May 31st, 1944,

Reg. #09722

File # 12988

2/28/44

W bal

2864

Dear Sir:

I received the sum of ~~twenty~~ ^{OK} five dollars (\$25.00) which you in closed with your letter. It would appreciate your service if you will send the remainder of the rental fee until the current date due for the property of 1788 West 1st Avenue.

We greatly need this sum to cover the cost of various expenses.

Yours very truly,

J. J. J.

12988

May 24, 1944.

W. E. Wilson, Esq.,
3731 West 3rd Avenue,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 279
1782 East 1st Avenue

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of The J. L. Clark Realty Co., 2173 West 4th Avenue, the effective date of which should be May 23, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:EB

12988

May 24, 1944.

Mr. Senji TAKASHIMA,
Registration No. 83722,
New Denver, B. C.

Dear Sir:

Re: Catalogue No. 299
1788 West 1st Avenue

Please be informed that your property consisting of 1788 West 1st Avenue is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you on request when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, Vancouver, Title No. 42339-L, covering this land.

Yours truly,

George Peters,
Administration Department.

GP:EB

12988

23rd May, 1944.

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

Dear Sirs:

Re: Catalogue No.299
1728 West 1st Ave.

Your letter of the 5th instant in which you advise that your client, Mrs. Gagen, is prepared to revise her former bid and now offers to purchase the above property for the sum of \$1,000.00 has been received.

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. G. Shears,
Director.

FGE

C.C. Mrs. McArthur

am

12988

23rd May, 1944.

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

Dear Sirs:

Re: Catalogue No. 299
1782 West 1st Avenue

This will acknowledge receipt of your letter of the 22nd instant in which you enclose your cheque for \$1,000.00 being the full purchase price for the above property.

We note that you wish this property to be registered in the name of Irene Gagen, wife of Guy Gagen of 1927 West 1st Avenue and that she is a British subject.

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.

J.R. Reid's valuation \$1,250.00
Committee approved May 17th, 1944.

PM



THE
HALIFAX
INSURANCE
COMPANY

HEAD OFFICE - HALIFAX, N.S.

J. L. CLARK REALTY CO.
2173 WEST 4TH AVENUE
VANCOUVER, B.C.
BAYVIEW 5147

C. ALBERT MITCHELL

"CANADA'S OLDEST INSURANCE COMPANY"

VANCOUVER, B.C.

May 22nd/44

Re 299. 1788 West 1st Ave.

Rec'd	MAY 23 1944
File No.	12578
Ans.	PHH
Referred	HARROP

The Custodian,
Granville & Hastings,

Webb - tenant -

Dear Sir;

Enclosed find check in full payment of the above property, the Names are Irene Gagen, wife of Guy Gagen, both are British Subjects, deed to be in the wife's name, we are,

Check for \$1000.00.

Yours truly,

J. L. CLARK REALTY CO.,

Per;

J. L. Clark

*1927 W 1st Ave
Husband - Sailor*

Date. May 22nd, 1944.....

REAL PROPERTY MEMORANDUM

File No. 12988

Name..... Senji TAKASHIMA..... Registration No. 03722.....

Re: Catalogue No. 299

Address: 1788 West 1st Avenue, Vancouver, B. C.

Legal Description: 3/218/526, Gp. 1, N.W.D., P.590.
DWELLING.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 42339-L Whereabouts: With owner.

✓ Registered owner: Senji TAKASHIMA Reg. No. 03722

Property: City of Vancouver,
Lot 3, Block 218, District Lot 526,
Group 1, New Westminster District,
Plan 590.

✓ B. Charges.
Registered: None

✓ Vesting: Filing 35578. Jan.21/43.

Unregistered: No evidence found.

✓ Taxes: \$33.93 net pd. as 1943 taxes

Water: \$7.00 net - half year Jan./June 1944 paid by us.

Insurance: \$1000.00. Expires 28/1/46.

Assessed Value: Land: \$450.00 Improvements: \$350.00

✓ Valuation by Appraiser: \$1250.00

✓ Amount of Bid: \$1000.00

Approved by Advisory Committee: May 17th, 1944

✓ Paid as shown in attached letter: \$1000.00 - May 23, 1944.

✓ Name of transferee as attached letter: Mrs. Irene Gagen

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

No Lease - Monthly Tenancy. Tenant: C. R. Webb.
Rental: \$14.00 per month net.

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

- - - -

Chattels: Particulars of those stored on the premises.

See Protection Department's Memo of 11/1/43 and tenant's letter of 23/2/43.

Named Agent: Simpson-MacPherson Ltd.

(This firm has had nothing to do with this property. W.E. Wilson, a friend of Takashima, was appointed agent of the property by Takashima and has collected rents and handled affairs since May 1942.)

12988

27th April, 1944.

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

Dear Sirs:

Re: Catalogue No. 299
1788 West 1st Avenue

Your letter of the 24th instant written on behalf of your client, Mrs. Irene Gagen, in which you submitted an offer to purchase the above property for the sum of \$850.00 has been received and considered.

We are not able to accept this tender. 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 \$1,250.00.

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.

Yours truly,

F. G. Shears,
Director.

PMH

12988

April 14th, 1944.

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

Dear Sir: Re: Sonji TAKASHIMA - #03722

With reference to the enclosed cheque we would advise that the above owns a house at 1758 West 1st Avenue which is rented for \$14.00 per month net.

Allowing for taxes, water rates and insurance \$8.00 per month could be sent from this rental, or say \$25.00 per quarter. As this Japanese has requested us to forward funds each month, will you please advise us what you consider should be done in the circumstances.

After allowing for the enclosed cheque the above has a credit balance of \$328.64.

Yours truly,

P. Douet,
Administration Department.

PD/ER
Enc.

EVACUATION SECTION	
DATE	APR 13 1944
FILE	12988
ANS.	
REMARKS	James

Registration No. 03722,

House No. 59,

Trumblon, B.C.

File No. 12988.

Dear Mr. Clout:

According to your letter of January 17th, 1944, I have a credit balance of \$ 53.64 up to the said date.

I would appreciate your service if you would send the remainder of the rental funds up to the present month and thereafter to send it monthly.

Yours very truly,
J. Sakashima

File No. 12988

MEMORANDUM

February 15th, 1944

To: File

From: Administration Department

Re: Mr. Senji TAKASHIMA
Registration #03722
File #12988

In conversation with Mrs. Crosby, B. C. Security Commission, this afternoon I pointed out that we had received no requests from them to forward a regular amount of \$8.00 to \$10.00 per month to the above from rentals from his property- (this in view of our Statement of Assets, dated 17/7/43 on file). Mrs. Crosby advised that the above has not been on relief since April/May 1943 and that if he requested funds from rentals for clothing, personal expenses, etcetra, they had no objection to funds being forwarded.

TAKASHIMA, Mrs. Crosby reported, is earning about \$75.00 per month cutting fuel, but if this work ceases he may come on relief.

I advised that we would communicate with the B. C. Security Commission before forwarding any more funds.


P. Douet.

PD/ER

TELEPHONE: PACIFIC 8433

"Homes a Specialty" FOR OVER 20 YEARS

EXHIBIT No. 1137-2
DATE OCT 1 8 1944
FILLED BY K. A. B. Hunter

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

February 14th, 1944.

#299

1788 West 1st Ave.

This property comprises a 25 ft. lot, on which is erected a 6 room house with no basement and wood exterior.

There are 4 small rooms on the first floor, being used as living room, dining room, bed room and kitchen, and 2 bed rooms upstairs. The bathroom is on the main floor and the house is heated by stoves.

The interior of the house is in fair condition, having been put in this order evidently by the present tenant. There is a woodshed on the rear of the property.

Valuation \$1250.00.

12988

December 18th, 1943.

Mr. W. E. Wilson,
3731 West 3rd Avenue,
Vancouver, B. C.

Dear Sir: Re: Senji TAKASHIMA -
 1788 West 1st Ave.

We thank you for the recent remittance of
\$14.00, representing November rent, less commission,
on the above.

As we have an urgent request from the above
Japanese for funds from his rentals and there is only
a small credit balance in the account at present, it
will be appreciated if you will remit this rent within
a few days of receiving same.

Kindly therefore let us have the December
rent by return and the January rent as soon as possible
in the New Year.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD/ER

12988

November 29th, 1943.

Mr. W. E. Wilson,
3731 West 3rd Avenue,
Vancouver, B. C.

Dear Sir: Re: Senji TAKASHIMA -
 1788 West 1st Avenue.

As we do not appear to have received the rent due on November 3rd in connection with the above, we shall be glad if you will remit the \$14.00 net together with a similar amount for the rent due on the 3rd December.

We have payments to make from this account early in December so shall appreciate your giving this matter your careful attention.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD/ER

86.64.

File No. 12988

EVACUATION SECTION	
Rec'd	OCT 29 1943
File No.	12988
App.	
Return	Admet.

House 54,
New Durham, B.C.,
October 23rd, 1943,
Registration #13 pa.

Dear Mr. Admet.

I received the sum of \$50.00 which
you enclosed with your letter of April
30th. We would appreciate if you
will send an additional \$100.00 as the
remainder of the rent due, for the
property of 1788 St. 1st Avenue.

We greatly need this sum to
cover the cost of various expenses.

Yours very truly,

Senji Takashima.

12988

October 6, 1943.

Mr. W. E. Wilson,
3731 West 3rd Avenue,
Vancouver, B. C.

Dear Sir:

Re: Senji TAKASHIMA -
1788 West 1st Avenue

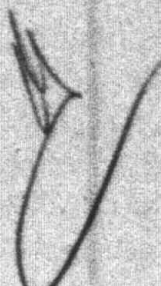
With reference to our letter of the 21st ultimo, we cannot trace having received rent due August 3rd, and shall be glad if you will remit this, together with the rent due on October 3rd, as we have payments to make to the Japanese from this account.

Your prompt attention to the above will be appreciated.

Yours truly,

P. Douet,
Administration Department.

PD:BS

Aug 5th marked


12988

September 21, 1943.

Mr. W. E. Wilson,
3731 West 3rd Avenue,
Vancouver, B. C.

Dear Sir:

Re: Senji TAKASHIMA -
1788 West 1st Avenue

We thank you for your September rental statement and remittance re the above, and attach our receipt hereto.

As we do not appear to have received rent due August 3rd in connection with this property, we shall be glad if you will kindly forward same at your early convenience.

Yours truly,

P. Douet,
Administration Department.

PD:BS

Encl.

MEMORANDUM

Files 0/61, 0/102,
11271, 12988, ←
10154, 10174

July 14, 1943.

TO: Mr. Good, Accounting Department

FROM: Administration Department.

We left with Mr. Reed yesterday a cheque for \$209.09 received from the City of Vancouver in connection with recent cheques sent them for payment of taxes on various Japanese properties in Vancouver.

As requested, the following accounts should be credited with the amounts given below:

<u>File No.</u>	<u>Name</u>		
11271	IWATA, Hisaye	Amount overpaid -	\$ 3.79
12988	TAKASHIMA, Senji	Amount overpaid -	2.36
10154	TANAKA, Jitaro,	Taxes already paid -	41.00
10174	ISHIZAKI, Hikokichi,	Taxes already paid -	<u>161.94</u>
	Total -		\$209.09

P. Douet

PD:BT

12988

May 10, 1943.

Mr. W. E. Wilson,
3731 West 3rd. Avenue,
Vancouver, B. C.

Dear Sir:

Re: Senji TAKASHIMA

We thank you for your rental statement and remittance for the months of April and May in connection with the property of the above at 1788 West 1st Avenue, and attach our receipt hereto.

Respecting the second paragraph of your letter, we would advise that we recently sent a cheque for \$50.00 to Takashima to cover the expense of dentures.

Yours truly,

P. Doust,
Administration Department.

PD:BT

Encl. 1

41

EVACUATION SECTION

Rec'd MAY 6 1943

File No.

Mrs.

Referred

3731 W. 5th Ave

Vancouver, B.C.

May 5th 1943

MAY

1943

The Custodian
Royal Bank Bldg.
Vancouver, B.C.

Dear Sir:-

Enclosed please find check for \$28.00 covering rent for months of April and May 1943 on property at 1788 W. 1st Ave. as per your file 12988.

Received letter from owners on April 27th to the effect that they had written you for \$50.00 covering the expense of dental work. Will you please advise if this amount has been forwarded.

Yours truly

H. E. Kuhn

Sent 4/25

12998

April 30, 1943.

Mr. W. E. Wilson,
3731 West 3rd Ave.,
Vancouver, B. C.

Dear Sir:

Re: Senji TAKASHIMA

Attached is City Water Rates account
in the amount of \$14.75, for water rates due
on the property of the above at 1788 West 1st
Avenue.

We shall be glad if you will confirm
that the above has not been paid and that same
is payable by the owner. Please return attached
account with your remarks, and if the account is
in order, we will pay same from funds on hand.

Thanking you,

Yours truly,

P. Douet,
Administration Department.

PD/MFP

Enc.

12988

April 30, 1943.

City of Vancouver,
City Hall,
Vancouver, B. C.

Dear Sir:

Re: Senji TAKASHIMA.

Enclosed please find cheque in
the amount of \$35.93, in settlement of 1942
taxes due on property of the above at 1728
West 1st Avenue.

Will you kindly send receipted
account to this office and oblige.

Yours truly,

P. Douet.
Administration Department.

PD/MFP

Enc.

12988

April 30, 1943.

Mr. Senji TAKASHIMA,
Registration #03722,
New Denver, B. C.

Dear Sir:

In reply to your letter of April 23rd, we have pleasure in enclosing a cheque for \$50.00 to cover the cost of dental fixtures etc., as requested.

We would again like to point out that Mr. Wilson has no funds on hand from the rental of your property, as he remits to this office the rent collected, namely, \$15.00 less one dollar commission.

We have paid from rents received, 1942 taxes on your property, namely, \$35.93 and excluding April rent this leaves you with a credit balance of \$20.07 after allowing for the \$50.00 cheque enclosed.

It would appear that water rates for the second half of 1943 and the first half of this year amounting to \$14.75, have not been paid and this we are checking up with Mr. Wilson. If this item is in order, same will be paid from the balance on hand.

Yours truly,

P. Douet.
Administration Department.

PD/EFP
Enc.

EVACUATION SECTION

Rec'd APR 27 1943

File No.

S. Takashima, Gibson

Registration No. 0372

File No. 12988,

New Haven, B. C.,

April 23, 1943.

3074

Dear Sir:

In reply to your previous letter, I
have not decided to join the policy #9-6084.

I wrote to Mr. Wilson, our agent,
to send \$50 to cover the expenses for
tools fixtures etc. Please give him
your permission so he can send the
sum to us.

Yours very truly,

S. Takashima

12938

March 3, 1943.

Mr. Senji TAKASHIMA,
Registration No. 03722,
New Denver, B. C.

Dear Sir:

Re: Lumbermen's Policy #9-6084.

Please be advised that we have had the above numbered policy written and are today sending a cheque for \$5.00 to cover the premium to Hobson, Christie & Co. Ltd., general agents. This insurance covers to the extent of \$1,000.00 on your property located at 1788 West First Avenue, Vancouver, for 3 years as from January 18th, 1943 to January 18th, 1946.

I wrote you on November 5th and again on January 7th asking if you had fire insurance covering on this property and for the details in connection with same, but you did not see fit to reply to our letters.

I also checked up on the matter with Mr. Wilson, agent that you appointed to look after your property and as he knew of no existing fire insurance, we made the arrangements for the policy as indicated above.

Yours truly,

S. M. Gibson,
Insurance Department.

SMG:MAD

Feb. 23/43

I acknowledge holding the articles listed below for
T. Takashima.

3 Crockets & 8 Gal size

1 garden hose (bad order)

1. 8 Gallen Size

1. 2 " "

1. 1 1/2 " "

C. R. Webb

My bid is \$12.00 for same

File 12988

2 Beds
6 chairs

FEB. 23/43.

1788 West 1 ave
Feb. 23rd of 43

Mr. W. E. Wilson
3731 West 3rd Ave
Vancouver B. C.

In reply as you request. I am signing
for the two beds Spring's and frame's
also garden hoes, which is of no value
bid. Mrs. Wilson if they except this
well. if not it is my desire
they send up a truck & take away
every article belonging to those Japs
away from here. I am fed up
with affair, and I want to
have it finished with

The hose you mention is no good.
as for the Crock's they are no good to
me, and I presume not much good
to anybody. 1 Crock is by ones the Lid
and cracked, all dirty in bad order

C. R. Webb

9664

February 8th, 1943

Mr. C. R. Webb,
1788 W. 1st Ave.,
Vancouver, B. C.

Dear Sir:-

Re: Mrs. Senji (Teru) TAKASHIMA

We wrote to you on the 11th ultimo regarding the above person's chattels left in your care.

Whilst you have already signed for some articles, no mention is made on your list of a long garden hose which, according to Mrs. Takashima, was left in your care.

We will appreciate a reply.

Yours truly,

Geo. B. Spain
Protection Department

GBS:ff

9664

January 11, 1943

Mr. C. R. Webb
1782 West 1st Avenue
Washington, D. C.

Re:

~~Mrs. Sada (Teru) TAKASHIMA~~

The above has decided to the Custodian that the
undernoted articles have been left in your care:

3 crocks in 3 and 6-gal. size
1 long garden hose

1 stove - broken) To be sold for the
6 chairs - ") benefit of Mrs.

2 please acknowledge holding these articles by sign-
ing and returning to this office the declaration on the attached
copy of this letter in the enclosed envelope.

Yours truly,

PROTECTION DEPARTMENT.

G. B. Spain

GRANDE
Enc.

I acknowledge holding the articles above described
for safe custody and undertake to account for same to the
Custodian on behalf of the above-named Japanese. I have no
claim on such articles (if any claim asserted, state basis and
amount).

January 11 / 43

EVACUATION SECTION
Rec'd JAN 12 1943
File No. 12296
Ans.
Referred <i>Apac</i>

Office of the Custodian
Japanese Evacuation Section

Dear Sir

Your letter of same was received, and in Reply
acknowledgment. yes I have here some
two or three pieces of water hose, of no
value to any one, apart from the fittings
on them, they are very old & rotten,

and as for the CROCKS you mention
I have 1 10 Gallon 2 2 gallon 1 1 gallon Jug
they are very dirty, also of no value

I would not care to use them they are under
the house here,

Now Mrs Takashima made me
promise I would keep them for her
till she returned to City
that is why I did not give them over
while you were here

I also have 3 or 4 Jap 6 Gallon Tubs
wooden ones, you people may have
if you so desire

C. R. Webb

9664

January 4, 1943.

Mr. C.R. Webb,
1788 West 1st Avenue,
VANCOUVER, B.C.

Dear Sir:

Re: Mrs. Toru TAKASHIMA

In her registration with the Custodian, Mrs. Takashima, declared one long garden hose and 3 crocks in 8 and 6 gallon size, these articles were left in the woodshed for the use of the tenant.

We have not received from you any acknowledgment of these articles and for the purpose of record, we should be obliged if you would kindly acknowledge the same as being in your care.

Yours truly,

G.B. Spain
Protection Department.

GBS:EL

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

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 9664

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

December 15, 1942

Mr. C. R. Webb
1788 West 1st Avenue
Vancouver, B. C.

Dear Sir:

Re: TAKASHIMA, Teru (Mrs. Senji)

The above has declared to the Custodian that the
undernoted articles have been left in your care:

1 stove ✓
1 end table ✓
1 dresser ✓
2 beds ✓
1 roll linoleum ✓

6 Kitchen Chairs in No

Please acknowledge holding these articles by
signing and returning to this office the declaration on the
attached copy of this letter in the enclosed envelope.

Yours truly,

Geo. B. Spain

Geo. B. Spain
Protection Department.

C. R. Webb

GBS:NDE
Enc.

The Custodian
Vancouver B.C.

3731 71 3rd.
Vancouver B.C.
Nov 20/42

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
NOV 24 1942

Dear Sir

Re. Takashima
your file 12988

Attached please find check.
for \$14.00 covering rent for 1788 W 3rd.
for month of November 1942.

The Tenant has requested that
the various articles which were left by
Takashima be moved. He advises
that in his opinion the only items
of value are the beds which
he will buy, if they are for sale.
Kindly advise & oblige.

Yours truly
H E Wilson

Cy Sam

See info file
9664 for furniture

once transferred then

12988

5th November, 1942.

Mr. Senji TAKASHIMA,
Registration No. 03722,
New Denver, B.C.

Dear Sir:-

Re: Fire Insurance

I understand that you are the owner of property located at 1788 West 1st Avenue, Vancouver, and that a Mr. W.E. Wilson of 3731 West 3rd Avenue, was appointed as a rental agent in connection with same.

If you have fire insurance protection on this property would you be good enough, please, to send the policy to this office or give me the particulars of it so that we may be of assistance in looking after fire protection for you.

We are also enclosing three copies of the "JP" form and letter of instructions attached, which kindly complete and return two copies to us.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

Enc.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
OCT 30 1942

3731 W. 3rd Ave.
Vancouver, B. C.
Oct. 28th 1942

The Custodian
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:-

Re. S. Takashima
property at 1788 W. 1st Ave. Your File 12988

Replying to your letter of Oct. 22nd relative to fire insurance
on property as above mentioned.

Prior to the evacuation of Takashima's brother in law, Capt. Yamada
I requested Yamada to write owner of Tete Jaune for information on this and
taxes &c but Capt. Yamada was sent east before I could get any reply so do
not know if the property is covered and if it is by what company.

Yours truly

H. E. Nelson

12988

22nd October, 1942.

W.E. Wilson, Esq.,
3731 West 3rd Avenue,
Vancouver, B.C.

Dear Sir:-

Re: Senji TAKASHIMA,
Property at 1788 West 1st Ave., Vancouver

Can you give me any particulars, please, as to fire insurance being carried on the above property. If there is a policy in force at the present time we would like to have it or at least get a copy of it so that our file may be complete in this respect. We would appreciate any information you can give us.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

12988

21st October, 1942

W. E. Wilson Esq.,
3731 West 3rd Avenue,
Vancouver, B. C.

Dear Sir:

Re: Senji TAKASHIMA

In connection with your call at our office yesterday, we understand that rent is payable in advance due on the 3rd of each month. Your last remittance covering the month of October, therefore covers the period of October 3rd to November 2nd.

We thank you for the information given us that the payments due on June 3rd and July 3rd were paid to Capt. Yamada, who was at that time handling the affairs of Takashima. Subsequent monthly rentals have been received by this office.

Will you please note that this property is being handled under File #12988 and show this number on your future rental Statements instead of 9664.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

12988

Loco

19th October, 1942

W. E. Wilson Esq.,
3731 West 3rd Avenue,
Vancouver, B. C.

Dear Sir:

Re: Senji TAKASHIMA

In order that our file may be quite clear with regard to the rentals in connection with the property of the above at 1788 West 1st Avenue, will you please advise us in connection with the following:

Your letter of July 14th stated that the property was rented on a monthly basis of \$15.00 to Mr. Webb from June 3rd.

Will you please advise us if the rent on June 3rd and subsequent months have been paid direct to Mr. S. Takashima. Also for what period does your Rental Statement for September cover which you state - due date September 16th.

Yours truly,

See on letter Oct 21

F. G. Shears,
Assistant Manager.

Paul Kinell

FGS/PMH

*James
July 3*

Paid in advance

14

9664

Mrs. Spain

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
SEP 30 1942

Reg. No. 03721,
File No. 9664,
New Denver, B. C.
Sept. 26, 1942.

Dear Sir:

These are the things we left at
1788 West 1st Avenue.

1 suitcase filled with 2 linen table-
cloths found in the closet upstairs; 1 long
garden hose and 3 crocks of Tin*, eight
and six gallons each, found in the wood-
shed. 2 three-quarter bed completed with
spring, 1 heater, 1 dresser, and 1 linoleum
all used by our tenant Mrs. C. Webb.

Yours truly,
Mrs. J. Takashima.

Missing -
as advised
by Webb
C

* in storage lost E. Gidova
• in of. tenant - not signed for.

9664

July 31, 1942

Mrs. Senji Takashima,
Registration #03721,
c/o. Anglican Church,
Slocan, B. C.

Dear Madam:

We have on our file your husband's authority for Mr. W. E. Wilson to act on your behalf in regard to the rental of 1788 West 1st Avenue.

This property has been rented as from June 3rd at \$15.00 per month. When you registered this property with us, on your husband's behalf, you listed certain furniture as being located upstairs at the above address. We have been informed that all of this furniture has been removed.

In order that our files may be complete, will you kindly advise what disposition was made of your furniture and its present location and let us know if there is any further protection that need be given to it by this office on your behalf.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PNH

9664

July 31, 1942

W. E. Wilson Esq.,
3731 West 3rd Avenue,
Vancouver, B. C.

Dear Sir:

Re: Mrs. (Senji) Teru TAKASHIMA

Thank you for your letter of the 27th instant
in answer to our letter of the 20th.

In view of the fact that you did not have the
information regarding the location of the furniture which
was removed from 1788 West 1st Avenue, we will not ask
you to trouble further about this, but will ourselves
write to Mrs. Takashima and secure the information which
we need from her.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

Shear

3731 W. 3rd Ave.
Vancouver, B. C.
July 27th 1942

The Custodian
Enemy Alien Property
Vancouver, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 28 1942

Dear Sir:-

Re property of Takashima
Your File 9664

Replying to your letter of July 20th beg to advise that I have no funds from this property on hand but will remit to you August rent when same is received.

In your last letter you only requested the information as to whether there was any furniture belonging to Takashima left with the new tenant and this information was secured and passed to you. If at that time you had asked for information as per last paragraph of your letter of the 20th I could have inquired but at the present time the brother in law has gone to Ontario and I understand Mrs Takashima has gone to Slocan so am unable to get any data on this from this end.

If this information is necessary for your Files, shall if you will call Al. 1223 after 5.30. write and secure the exact location of furniture for you.

Yours truly

H. E. Nelson

9664

July 20, 1942

W. E. Wilson Esq.,
3731 West 3rd Avenue,
Vancouver, B. C.

Dear Sir:

Re: Mrs. (Senji) Teru Takashima

We are in receipt of your letter of the 14th instant for which we thank you.

We had a note on our file to write and mention to you that a typographical error was made in our letter of the 8th instant to which you now refer. The taxes as you mentioned are \$35.23, less rebate of \$1.30 making a net amount of \$33.93, the amount which should have been mentioned in our previous letter.

We enclose herewith our form letter to agents appointed by Japanese owners. You will see by this that while no objection is made to your handling this property of Mrs. Takashima, it will be necessary for you to conform to our general policy regarding the rental collections.

Will you therefore kindly remit what funds you might have on hand and continue to do so regularly each month. From funds available we will take care of the matter of taxes and other necessary payments from this office.

We note the postscript to your letter which states that all furniture of Takashima has been moved out. Will you kindly advise us of the present location of this furniture and in whose care it has been placed. This furniture was declared on Mrs. Takashima's registration form and in order to clear our files it will be necessary for us to have an acknowledgment from the party in whose possession these effects have now been placed.

Yours truly,

Encl.

F. G. Shears,
Assistant Manager.

FGS/PMH

See
9664
L

Shears

3731 W. 3rd Ave
Vancouver, B. C.
July 14th 1942

The Custodian
Of Enemy Alien Property
Vancouver, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 16 1942

Attention Mr. F. G. Shears
Your File 9664

Dear Sir:-

Referring to your correspondence relative to the property of S. Takashima attached please find signed authority, as requested by you.

Rental arrangements are from June 3rd 1942 on a monthly basis of \$15.00, Mr. Webb to do all minor repairs. ✓

Regarding the last paragraph of your letter of July 8th do not quite understand same as I have tax notice showing gross taxes for 1942 \$35.23 with no arrears so where the \$3.96 quoted by you comes in I do not know, however will take this matter up with Tax Dept. on Aug. 4th when part of the 1942 taxes will be paid.

Delay in reply was caused due to the fact that man had to be written to at Tete Jaune.

Yours truly

H. E. Nelson

X P.S. All furniture of Takashima has been moved out.

9664

July 8, 1942

W. E. Wilson Esq.,
3731 West 3rd Avenue,
Vancouver, B. C.

Dear Sir:

Re: Mrs. (Senji) Teru
Takahima

We wrote to you on the 10th June asking for information regarding rental arrangements which had been made with Mr. Charles Webb.

We do not appear to have had any reply to our letter and we shall be glad if you will supply us with the information asked for in that letter.

We have on our file a tax notice from the City of Vancouver in the amount of \$3.96.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

Camp B. 12, Tete Jaune, B. C.
June 25th, 1942.

TO WHOM IT MAY CONCERN:-

I, SENJI TAKASHIMA, Cook, now at Tete Jaune, B. C. as the registered owner of the Lot and houses situated at 1788 West First Avenue, in the City of Vancouver, British Columbia, appoint and authorize Mr. William Earl Wilson of the City of Vancouver, B. C. to be my agent to look after the houses in good repair, and to protect the right and interest of mine in and about this property for my benefit, and the full right to rent the property to any good tenant or to make any undesirable tenant vacate the place, and full right to collect rent or any money begotten from the said property for me, in my stead. He is also authorized to deduct actual costs for collection and remitting the monies to my wife Mrs. Teru Takashima, c/o Anglican Church, Slocan, B. C. from time to time.

It is expressly understood that the owner or agent or any tenant are governed by Department of the Secretary of State, and Office of the Custodian.

SIGNED IN THE PRESENCE OF

Yours very truly,

J. Nakakubo

Senji Takashima
(Senji Takashima, the owner)

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 16 1942

9664

June 10th, 1942.

Mr. W.E. Wilson,
3731 West 3rd Avenue,
Vancouver, B.C.

Dear Sir:

re TAKASHIMA, Teru (Mrs. Senii)

We are in receipt of yours of the 23rd ultimo in which you advise that you have been requested to act as agent in connection with the above property. Mrs. Takashima has registered with us and reference to the property as being owned by her husband Senji Takashima, is made, but no mention is made in connection with any special rental arrangements.

In order that our files may be complete in cases such as this, it is desirable that we have a written authority from the owner. If you or Capt. Yamada, to whom you refer, have any such written authority, and will kindly let us have it for our files, or will obtain such authority for us, we will be pleased to give this matter every consideration.

In the meantime, we will be obliged if you will let us have full particulars of the rental arrangements which have been made with Mr. Charles Webb, the date of his tenancy, etc. Is Mr. Webb to have the use of any of the furniture, or is it all stored in one of the rooms?

We will thank you for a written reply in this matter.

Yours truly,

FGS:EB.

R.P. Alexander
Assistant Manager

*a memo of further particulars
is on file.*

Shaan
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

MAY 27 1942

3731 W. 3rd Ave.
Vancouver, B. C.
May 23rd 1942

Custodian of E. A. property
506 Standard Bank Bldg.
Vancouver, B. C.

Dear Sir:-

I have been requested to act as Agent for property at 1788 West 1st Ave registered in the name of Senji Takashima now at Tete Jaune, B.C and forward rent to Mrs T. Takashima, C/O Anglican Church, Slooan, B.C.

This order has been given to me by Capt. Yamada, of The Japanese Corps of the Salvation Army, a brother in Law of Takashima.

Will you kindly advise if it is permissable for me to handle this matter.

Thanking you in advance, I am.

Yours very truly

H. E. Nelson

Property is rented to one Charles Webb at \$18.00 per month.

See July 1st 1942 - minor repairs

Cat. 299

DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

12988

Pursuant to the notice issued on the 26th day of September, 1947, I submit the following claim:

- (1) NAME TAKASHIMA SENJI (RCMP) Reg. No. 03722
(Print) Surname Given Name
- (2) Pre-Evacuation Address 1788 1st Avenue W. Vancouver B.C.
- (3) Present Address 67 Rose Ave. Toronto
- (4) REAL ESTATE
- (a) Street Address (if any) 1788 1st Ave W Vancouver B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
Lot 3 Block 218 DL 526
- (c) Type of Real Property (cross out words which do not apply):
- (i) Farm
(ii) Residence Type of business
(iii) Business
(iv) Any other type of property (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
- (e) Fair market value at date of sale (estimate this to the best of your ability):
- (i) Land - - - - - \$ 1500
- (ii) Buildings - - - - - \$ 700
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2500
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1000
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1500
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
- (c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

(e) Itemized description of personal property which is the subject of the claim:	
1	Estimated Value \$
2	Estimated Value \$
3	Estimated Value \$
4	Estimated Value \$
5	Estimated Value \$
6	Estimated Value \$
7	Estimated Value \$
8	Estimated Value \$
9	Estimated Value \$
10	Estimated Value \$
TOTAL CLAIM FOR PROPERTY LOSS \$	

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e))

(g) (a) Place at which claimant prefers to be heard.
(b) Do you require the services of an interpreter at the hearing? Yes or no

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA
of
TO WIT:

1. of
DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the
of
in the
this
day of
A.D. 1947.

A Commissioner &c.
N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

Name of Claimant **TAKASHIMA, Senji**Case **1197**Custodian File **12988**

<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			
TOTAL RECOMMENDATION										62.50

EVACUATION SECTION	
Rec'd	JUN 3 1951
File No.	12988
Ans.	Lear
Referred	

June 3, 1951.

67 Rose Ave
Toronto

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

Dear Sir:

I have just received a letter from the Co-Operative Committee which states that unless I sign the release I will be unable to receive my award. I would like to know whether such a policy has been established by your office.

As a claimant from Vancouver my award merely amounts to the return of the commission and expenses that were deducted by your office. This is not an award on my claims. As such, I cannot sign a document which releases the government from "all actions, claims, and demands whatsoever" when I have not received anything on my claims.

To threaten claimants in the manner indicated in the letter from the Co-Operative Committee amounts to nothing short of coercion.

I cannot believe that when the government has appropriated a sum to be paid to claimants, the Custodian can arbitrarily deny payment of these monies.

It is my opinion that a receipt showing that I have received the award should be all that is required.

In anticipation of an early reply, I remain,

Yours very truly,

S. Takashima

S. Takashima

ST/mo

12988

June 12, 1951.

Mr. S. Takashima,
67 Rose Ave.,
Toronto, Ont.

Dear Sir:

We have for acknowledgment your letter of June 3rd. The recommendation which the Commissioner, the Honourable Mr. Justice Henry Bird has made in respect of your claim is for the payment of the sum of \$62.50.

A form of Release was prepared by Ottawa for the signature of claimants, after which the award is payable. The receipt which you consider would be all that is required, would therefore not be satisfactory.

Nearly all the claimants have completed this form of Release and have received their awards and we have been advised that the Under Secretary of State now desires this work to be wound up without further delay, and matters arising out of the Claims Commission concluded.

You may wish to send the form of Release direct to this office rather than through the Co-Operative Committee, and this will be satisfactory providing the form is properly signed and completed together with your Authorisation for the payment of legal fees to that Committee.

Yours truly,

F. G. Shears,
Director.

FOS/GH

c.c. Mr. K. W. Wright.

12988

15th August, 1951.

Mr. Senji TAKASHIMA,
Regn. No. 03722,
67 Rose Avenue,
Toronto, Ontario.

Dear Sir:

Payments of nearly all the awards recommended by the Honourable Mr. Justice Henry Bird have now been made. However, in checking our records we find that among the few payments outstanding, is one in your favour for \$62.50.

This amount is available and can be paid if the Form of Release required by Ottawa is signed and sent to this office. This should be attended to without delay as it is anticipated that all matters connected with the Claims Commission will be terminated in the near future.

In case the original Form of Release has been misplaced, we enclose another copy which should be properly executed and returned. If, for any reason, it is not your intention to accept the award, kindly advise us so that our records can be closed.

Yours truly,

F. G. Shears,
Director.

FGS:HA
Encls.

Defense Brief

Toronto, Ontario.
October 18, 1948.

Senji TAKASHIMA

File No. 12988

Case No. 1137

REAL PROPERTY CLAIM

1. Real Property
Claim

\$2500.00

Legal Description: Lot 3, Blk. 218, B. L. 526, Gp. 1,
N.W.D., Plan 590.

Appraised
\$1250.00

Sale Price
\$1000.00

Witness: J. R. Reid & Co - appraisers.

Ref.(1) Appraiser's report states house has
no basement and house is heated by
stoves (Exhibit 2).

(2) Trans. 3, lines 13 - 16:

Claimant states the premises were
rented by his sister-in-law at \$18.00
per month. Our records reveal that
these premises were rented for \$15.00
per month by claimant's agent, W. E.
Wilson. (See Statement dated June
25/42 signed by Senji Takashima and
letter dated July 14/42 from W. E.
Wilson, agent, to the Custodian).

(3) Trans. 2 - Lines 25-30 and Trans. 3
Lines 1-9:

Claimant states a "Mr. Singer" offered
him the sum of \$2500.00 for this
property in 1933 or 1934, but states
this was "purely by word of mouth".

Claimant contends that the corner lot
next door to his property was purchased
in 1931 or 1932 for \$15,000. by the
Imperial Oil Company for a service
station. (Trans. 3, lines 22-30 & Trans.
4, lines 1 - 11).

Subcommissioner points out in Trans.
4, lines 12 & 13 that Takashima's land
is only assessed at \$450.00.

When questioned by Government counsel
as to how he knew the Imperial Oil paid
\$15,000 for the corner lot on Burrard
and 1st Avenue, claimant replied "I
heard it from a neighbour of mine".
(Trans. 5, Lines 23-25).

Note: No tenders were received on
this property. Following two
offers were received:

1. Irene Gagen - \$850.00 (rejected)
2. Irene Gagen - \$1000. (accepted)

(4) Claimant states house may have been a
little more than 10 years old when he
purchased it in 1928. (Trans. 5, lines
1-5).

NOTE: No insurance was carried on this property
by Mr. Takashima but his agent, W.E. Wilson,
suggested coverage of \$1000. which was placed
on the property by the Custodian.

Submission: Trans. 6, lines 28-30

"It is submitted, your honour, that the real property was sold at its fair market value".

Summary of Defense
Witnesses

Where
Required

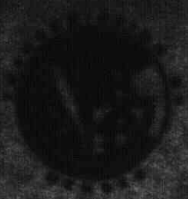
Documents to
be filed

Witness Prov-
ing Same

J. R. Reid & Co.
(appraisers)

1

/ER
Jan. 24/49



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

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

HIS HONOUR, JUDGE J. A. McGINNON, SUB-COMMISSIONER.

Toronto, Ontario,
October 18, 1948.

IN THE MATTER OF THE CLAIM OF
SEIJI TAKASHIMA

PROCEEDINGS AT HEARING.

APPEARANCES:

K.A. CHRISTIE, ESQ. K.C.,	appearing for the Dominion Government.
R. A. BEST, ESQ.	appearing for the Claimant.
<hr/>	
A. SMITH, ESQ.	Secretary.
G.H.R. UPTON, ESQ.	Official Interpreter.
J. B. MCGREGOR, ESQ.	Official Reporter.

S. Takashima,
In Chf.

SEIJI TAKASHIMA, the claimant herein, being first
duly sworn, testified through the
interpreter as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Is that your signature? A. Yes.

Q. Was that form prepared upon your
instructions? A. Yes.

Q. And you swear the contents of it are true?

A. Yes.

(REAL ESTATE OTHER THAN FARM LAND CLAIM
FORM MARKED EXHIBIT NO. 1)

Q. I believe that before the evacuation you
lived at 1733 - 1st. Avenue West in Vancouver?

A. Yes.

Q. And you own that house? A. Yes.

Q. Now, according to your claim you purchased
the house in 1923 for \$1500? A. Yes.

Q. I notice you have done considerable repairs
to the house. I won't bother reading those over
seeing they are on the claim.

A. Yes.

Q. It was a six-roomed house and were there
three rooms upstairs and three down? A. No, two
upstairs and four down stairs.

(APPRAISAL OF J. R. READ & CO., DATED
FEBRUARY 14th, 1944, MARKED EXHIBIT NO. 2)

MR. BEST: I am interested in this note on
your claim that Mr. Singer offered to purchase this
house from you in 1933 for \$2500. Do you remember
that transaction? A. Yes, the year might have
been 1933 or 1934, and I am perfectly certain he
asked me whether I would be willing to sell at \$2500.

Q.

S. Takashima,
In chf.

3.

1 Q. It was a verbal negotiation?

2 A. It was purely by word of mouth.

3 Q. Did you know Mr. Singer or was he a stranger
4 to you? A. He was living in the same block on

5 lat. Avenue. I shouldn't be surprised if his name
6 was St. Clair.

7 Q. I take it you refused his offer of \$2500.
8 did you? A. Yes.

9 Q. Can you tell us why? A. While I would
10 have made a profit of \$1000. at that time, I would have
11 had to buy another place to live in, and for that
12 reason I didn't want to sell.

13 Q. Did you rent this place for \$16. a month
14 before you left or was that done by the Custodian?

15 A. I was at the work camp at that time and it
16 was done by my sister-in-law.

17 Q. I understand that lat. Avenue is really
18 a business street, isn't it? A. Yes, and there
19 were a number of businesses there and according to
20 the city plans it is called a "Small Industry"
21 district.

22 Q. Now just where was this lot in relation to
23 yours that you say the Imperial Oil paid \$15,000
24 for? A. Just next door.

25 Q. Facing on lat. Avenue? A. Yes.

26 Q. I take it that was a corner lot? A. Yes.

27 Q. Do you know what frontage they had on lat.
28 Avenue? A. A 50 foot lot.

29 Q. 50 feet? A. The city were widening the
30 road there and they took some portion away from this

S. Takashima,
In chf.

1 lot, 17 feet away, facing on 1st. Avenue.

2 Q. When did the Imperial Oil buy it?

3 A. I am not certain, but I think it was 1931
4 or 1932.

5 Q. You are saying, are you, that they paid
6 \$15,000. for 30 feet of frontage on 1st. Avenue
7 next door to your property, and you have 25 feet on
8 1st. Avenue? A. \$15,000 they paid.

9 Q. What I am interested in is did they only
10 have 30 feet frontage on 1st. Avenue? A. Yes, and
11 I had 25 feet next door.

12 THE SUB-COMMISSIONER: It is only assessed for
13 \$450.

14 CROSS-EXAMINATION BY MR. CHRISTIE:

15 Q. I produce a J.P. Form dated the 15th. of
16 January, 1943. Is that your signature? A. Yes.

17 Q. I am filing this as Exhibit 3.

18 (J.P. FORM MARKED EXHIBIT NO. 3)

19 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT NO. 4)

20 THE SUB-COMMISSIONER: Are you filing the
21 assessment notice?

22 MR. CHRISTIE: I do not appear to have it on
23 the file.

24 MR. BEST: I must have had it because on the
25 claim we have the land assessed for \$450. and \$350.
26 for improvements. As your honour knows, this is getting
27 towards the outskirts of Vancouver.

28 MR. CHRISTIE: I have the Analysis of Personal
29 Property in which the assessment is stated.

30 (ANALYSIS OF REAL PROPERTY, MARKED EXHIBIT 5).

S. Takashima,
In chf.

1 Q. When you bought this house what was the age
2 of it? A. I don't know.

3 Q. Would it be older than 10 years?

4 A. It might have been a little older than 10
5 years; I don't know.

6 Q. How is the house heated? A. It was a
7 Quebec heater.

8 Q. Stoves? A. Yes.

9 Q. What was the condition of the paint?

10 A. The paint wasn't very old.

11 Q. Now, in regard to this lot purchased by the
12 Imperial Oil, you told my learned friend that lot had
13 a frontage of 80 feet. Do you know what the depth of
14 the lot was? A. I am practically certain it was
15 about 152 feet; I am not quite certain.

16 Q. And what street did that face on?

17 A. The corner lot faced on 1st Avenue and
18 on the other side was Burrard Street, and at the back
19 there was a lane.

20 Q. Burrard is one of the main business streets?

21 A. Burrard is a very big business street in
22 Vancouver.

23 Q. How does he know the Imperial Oil paid
24 \$15,000. for this property? A. I heard it from a
25 neighbour of mine.

26 Q. That's all, thank you.

27 RE-EXAMINATION BY MR. BEST:

28 Q. Just one further question; I understand
29 that the Burrard bridge ends up very close to your
30

S. Takahian,
Gr. ex.

1 property on 1st. Avenue, does it? A. It is very
2 close to my property.

3 Q. I take it that is the reason the property
4 is as valuable for a service station? A. Yes, it
5 is a good neighbourhood for a gas station.

6 Q. I don't suppose you knew until after you
7 had been told that your property had been sold that
8 the appraised value was \$1250, did you. The appraisal
9 made by the realty company at the request of the
10 Custodian was \$1250. Did he know anything about that?

11 A. No, I didn't hear anything about that.

12 Q. All you knew was you were notified according
13 to the Analysis, that is Exhibit B, that on May 24th,
14 1944, it had been sold for \$1000?

15 A. Yes, I received notification from the
16 Custodian about selling the house for \$1000. I con-
17 sidered that I was getting a better return from my
18 money, about 12 per cent from renting it. For that
19 reason I preferred to rent it.

20 (REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 6)

21 THE SUB-COMMISSIONER: I notice in the Real
22 Property Summary a mention of two tenders, one for
23 \$850. and one for \$1000. If you have those I think
24 they should be filed.

25 (TWO TENDERS, DATED APRIL 24th, 1944, from
26 J. L. CLARK REALTY COMPANY, and TENDER
27 DATED MAY 25th, 1944, FOR \$1,000.00 from
28 J. L. CLARK REALTY COMPANY.)

29 MR. CHRISTIE: It is submitted, your honour,
30 that the real property was sold at its fair market
value.

(PROCEEDINGS ADJOURNED SINE DIE).

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

J. B. McGregor
J. B. McGregor,
Official Reporter.

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

J. A. McGibbon
J. A. McGibbon,
Deputy Commissioner.