Name of Claimant UCHIDA, Matasaburo (Dr.) Case 103

Custodian File 4632

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
4500									Special		500

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
516.75	179.75	53.92	34.77%	242.25	84.23	21.00	2.52	140.67

TOTAL RECOMMENDATION	640.67

CASE NO: 103

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 11, 1948

IN THE MATTER OF THE CLAIM OF

MATASABURO UCHIDA

PROCEEDINGS AT HEARING

Original

CASE NO: 103

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

Kamloops, B.C.

May 11, 1948

IN THE MATTER OF THE CLAIM OF

MATASABURO UCHIDA

PROCEEDINGS AT HEARING

APPEARANCES:

T.G. BOWEN-COLTHURST, Esq.,	appearing for the Dominion Government.
R.J. McMASTER, Esq.,	appearing for the Claimant.
J.R. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

MR. McMASTER: I will call Dr. Uchida, No. 127 on the original list.

MATASABURO UCHIDA, the Claimant herein, being first duly sworn, testified as follows:

MR. McMASTER: In this case, your honour, I would ask leave to amend the claim with respect to the real property to show the value at at least $10,000.00, the Custodian sold the premises for $4500.00, leaving a net claim of at least $5500.00.

With regard to the chattels, I would ask leave to amend to reduce the claim to $625.00, less credits to the Custodian on the articles claimed $189.75.

DIRECT EXAMINATION BY MR. McMASTER:

Q: Doctor, did you instruct me to prepare this statement with regard to your real property with respect to which you are claiming and is that your signature on it? A: Yes, it is.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I ask to file that as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I file on behalf of my learned friend what purports to be copies of three appraisals by J.R. Reid and Company, each dated March 20, 1944. Two of the appraisals refer to lots on which there were no buildings, and the third re-

fers to three lots on which the buildings were situate.

(APPRAISALS MARKED EXHIBIT NO. 2)

MR. McMASTER: If I might refer to Exhibit No. 1, your honour. This property was situated at 2725 East 7th Avenue, Vancouver, B.C., and the statement shows that it was about a block north of the Technical School in a residential district. It was and eight room house with full pembroke bathroom, granite stucco finish, cement foundations, full cement basement, hot air furnace, sawdust burner, toilet in basement, hardwood floors in the halls dining room and living room. The premises were used as a residence and the property consisted of five lots, four of which were 33 feet by 120 feet, and the fifth lot was a corner lot, 35 feet by 120 feet.

The land only was purchased in October, 1931 for $1750.00 and, as the statement shows, the land was purchased from the claimant's mother after the claimant had erected his house on the land.

The statement by the claimant shows the various improvements which he put on the land. In the first place, he erected a dwelling as described in the statement, the cost being $5750.00. In 1929 --

THE WITNESS: There is $250.00 for improvements.

MR. McMASTER: Well, I am just referring to the statement, witness, and we can add anything to it that you wish to afterwards.

In 1929 he installed electric wiring for kitchen range and two fire places at a cost of about $50.00, and he installed electric fireplaces in the living room and in the den which were sold with the premises, and those cost $175.00. In 1932 he erected a garage, a frame building with drop siding finish, cement floor and sliding doors and seven windows at a cost of $250.00. In 1932 he constructed a driveway from the garage at the rear of the lot to the front of the house and to the side street with a rock base covered with cinders at a cost of $300.00. In 1933 he built about 300 feet of wooden fence, wire netting on part across the back of the lots and along one side, and a rockery fence on the other side which cost about $300.00. Between 1927 and 1941 the statement shows that he did landscaping on the premises, ornamental trees, plants shrubbery, flower beds and a hedge in front. He hired labour and purchased plants, trees, etc., and a conservative estimate of the cost was $750.00. He put in two full lots of lawn, but he doesn't recall the cost of that, and he constructed an ornamental pond which cost about $245.00 in 1941.

Now, the claimant states that he kept the premises in good repair, that he redecorated and painted the trim in 1937 or 1938. He had a gardener in two days each week. The Custodian spent some of his rentals on plumbing repairs and redecorating before sale.

Referring to the appraisor's report, the claimant says that Reid's appraisal, insofar as it goes in describing the premises, appears to be accurate. However, he considers Reid's estimate of value to be ridiculously low. The claimant states that in 1927, at the time of the building of the house, he obtained a $4,000.00 mortgage from the Ontario Equitable Life and Accident Insurance Company which substantiates the value of the premises at that time.

He says at the time he built there were very few homes in the district, but at the time of his evacuation quite a number of nice homes had been built in his neighbourhood. The claimant also states that he has had estimates made in 1948 of the replacement value of his house and premises by a competent builder and landscaper and their estimates, excluding the value of the land, exceed $26,800.00 He says while he appreciates that replacement values do not necessarily represent market values and that replacement values in 1948 may be half as much again as in 1944, it appears to him that this estimate more than justifies his own estimate of the fair market value at the date of sale, June 1944. His estimate, as appears on the other side of the form, is at least $10,000.

The claimant states that he knows that his friend, Mr. Hoshino, sold his house near Hastings Park in 1942 when he had to evacuate for $5,000.00. The claimant says that Hoshino had only one lot

with a four or five room house, siding finish, and the claimant expresses the opinion that if Hoshino's house was worth $5,000.00 in 1942, that his own house was certainly worth twice that amount in 1944.

Q: Now, witness, with respect to this statement, you have shown therein a conservative estimate of the cost of landscaping at $750.00. How did you arrive at that estimate? A: Well, the best we could at the moment.

Q: And what makes you say it is conservative?

A: Well, because I had the landscaper appraise it last year. According to their figure it is about $9,900, and something.

MR. BOWEN-COLTHURST: With regard to estimates that have been given to this witness and other witnesses, I have no objection to them going in provided it is understood that they are merely going in for what they are worth unless they are subsequently proven.

MR. McMASTER: I would take it that is all they can go in for, your honour.

Q: Now, witness, I produce to you a letter dated March 15, 1948 from H. Hosshardt, landscape architect of Vancouver, purporting to be signed by him. Is that an estimate which you received from him as to the replacement cost of the grounds of your home? A: Yes.

Q: Without referring to the values that he has placed on there, which it would be necessary for

us to call him to prove, I would like you to look through the various items which he shows with regard to the establishment of a garden such as you had, and to say whether or not the improvements that he shows opposite those various items were made to the premises by you prior to your evacuation.

MR. BOWEN-COLTHURST: I think that is rather an unusual way of attempting to prove what was done, by taking an estimate and referring to the estimate and then saying "That is what I had done." Surely this man can give evidence as to what he did with regard to his rock garden.

MR. McMASTER: Well, your honour, if we want to take all day or a week, we could make this hearing extend for some considerable time. I will subsequently, I hope, call Mr. Bosshardt in Vancouver and he will give evidence that he examined the premises and found these improvements to be made. Now, I could have the doctor detail all the improvements that he made by viva voce evidence.

THE COMMISSIONER: Well, Mr. Colthurst, there have been certain short-cuts taken in getting the evidence in all these cases. I took it that it was the practice laid down by the Commissioner. For instance, Mr. McMaster puts in his claim written out and asks the claimant if that is true to the best of his recollection. Well, that is no way to give evidence in a court of law, you can understand that, and I suppose this is just the same.

MR. McMASTER: I would submit, your honour, it shortens it.

THE COMMISSIONER: Yes. That was the practice approved by the Commissioner.

MR. McMASTER: Certainly with regard to the statements. I don't know whether this particular incident has arisen before or not. I would suggest it is a fair and reasonable way to shorten the proceedings.

MR. BOWEN-COLTHURST: I don't understand why this wasn't all incorporated with the claim, though, because it is different entirely to putting in the statement of claim -- it refers to clearing of virgin area and levelling and so on -- and if this man had done it, that could have all been incorporated with the claim. However, I won't raise any further objection.

THE COMMISSIONER: Well, you can cross-examine on it. It is merely a question of getting this claimant's statement and cross-examining on it. As the Commissioner hears the rest of the case, this might not be of very much value to him, but that is for him to decide.

MR. BOWEN-COLTHURST: It could have been done in the usual way.

THE COMMISSIONER: Supposing it were done that way and read out by Mr. McMaster in the record, it would be just the same.

MR. McMASTER: Now, witness, I would ask you to refer to this statement by Mr. Bosshardt which I have

produced subject to my calling Mr. Bosshardt to say that these things had been done to the premises at the time he examined them in 1948, and to advise whether the improvements to the lands which are shown in there had been done by you at the time of your evacuation.

A: Do you wish me to read it aloud, or -- ?

Q: No, I think if you just read it through yourself and advise.

A: I did before, while the argument was going on.

Q: Well, were all of those things that appear in there, or if not all of them, how many of them, done before you were evacuated?

A: Well, the whole thing was done before I evacuated.

MR. McMASTER: Yes. I would ask to file that for identification as an exhibit, your honour.

(BOSSHARDT STATEMENT MARKED EXHIBIT NO. 3)

Q: Now, witness, I produce to you what purports to be a set of plans for a house. Can you identify those plans or drawings? A: They are the plans of my building.

Q: Yes. And you had those made for you by whom?

A: Mr. Cromie.

Q: And do those fairly represent the building which you had on these premises? A: Yes, except for this porch. It extended up a bit here.

Q: Yes. The porch on the plan of the ground floor extended right to the corner of the building, did it? A: Let's see, now. This is a bedroom, so -- this must be used as a bed-

room now, but I used that as a den , so it should extend up to here.

Q: That is on the plan of the ground floor?

A: Yes.

Q: The porch which shows now in front of the hall, you considered it extended out to the corner in front of the bedroom shown on this plan?

A: Yes.

Q: Aside from that, would you just look them over and make sure they fairly represent your buildings. A: Yes, that is right.

MR. McMASTER: I would like to file these as an exhibit, your honour. They are sketch plans as described by the claimant; one of the basement plan, one, the ground floor plan, and one the first floor plan.

(PLANS MARKED EXHIBIT NO. 4)

Q: Now, witness, I produce to you a number of snapshots pasted on a piece of brown paper. Can you identify those snapshots? A: They are the snaps of my home and the grounds.

Q: Yes. And are the dates and information shown on there in ink correct? A: Yes.

Q: As to the date of the taking of the pictures and the description of which part of the property it is? A: Yes. That was when it was first built.

Q: That is the picture 1928? A: Yes.

MR. McMASTER: I would ask to file this as an exhibit, your honour. It shows pictures from 1928 up to

1946 of the lands and premises.

(PHOTOGRAPHS MARKED EXHIBIT NO. 5)

Q: Witness, I produce to you a statement with regard to your personal chattels. Did you instruct Mr. Leckie to draw that statement? A: I did.

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

A: Yes.

Q: And is this your signature on the statement?

A: It is.

Q: The statement refers to a copy of the Custodian's Analysis Sheet which was produced to your counsel by the Custodian and at the end of the Analysis Sheet it shows in pencil writing that you are not claiming for the garbage can, for the electric fireplace in the sitting room and the electric fireplace in the library, those having been dealt with as fixtures, or the vacuum cleaner which you had personally stored.

A: But that disappeared.

Q: Yes, but you had personally stored it.

A: Yes.

Q: $279.50, then, is taken off the claim which you filed, and you are allowing one-third off that amount for depreciation. A: Yes.

Q: As general depreciation, leaving a net claim of $631.17, and you are prepared to say the fair market value of all these goods was $625.00 as shown on this statement, is that correct?

A: Yes.

Q: You aren't claiming for the brass curtain rods which the Custodian sold for $10.00 and the kindling which the Custodian sold for $1.00?

A: No.

Q: So that the net credit to the Custodian is $189.75?

A: Yes.

Q: And your net claim is $485.25 as appears on this statement. A: Yes.

MR. McMASTER: I would ask to file this amended copy of the Analysis of Personal Property Claim with the statement with regard to personal chattels as one exhibit.

Perhaps the secretary might be good enough to mark up the Custodian's copy so that he will have the full details of it.

MR. BOWEN-COLTHURST: Yes, I would like to have that done.

(STATEMENT AND CLAIMS ANALYSIS MARKED EXHIBIT NO. 6)

MR. McMASTER: Now, with respect to the statement just filed as an exhibit, your honour, I would draw attention to the fact that the goods claimed for were all received and sold by the Custodian.

Your witness.

MR. BOWEN-COLTHURST: With regard to the real estate, your honour, it is purely a question of value and it will be contended that the sale price was a fair market value.

With regard to the personal property, I haven't got the amended Analysis form, and it was my understanding that there were one or two items that

were being claimed for that the Custodian will have to contend didn't come into his custody. However, my friend states that he is only claiming for items that were actually sold by the Custodian, and if that is so, then that also will be a matter of value only. If, however, it should turn out that there were some items that were not sold by the Custodian and there is a claim for them, it will be the contention that either the items never came into the hands of the Custodian or if they did, and were not sold, the claim is exhorbitant.

MR. McMASTER: Your honour, it may be that I was incorrect in stating that all the items had been sold. There are certain items, however, which, according to the Custodian's file, or his Claims Analysis, rather, were declared but not found. It is at the end of the list, I think.

MR. BOWEN-COLTHURST: The information I have on my file is to the effect that the total assessment for all the land and improvements in -- I haven't the year of that assessment. I am afraid that will have to be proved subsequently.

CROSS EXAMINATION BY MR. BOWEN-COLTHURST:

Q: Witness, were you carrying any insurance on the house at the time you were evacuated?

A: Pardon?

Q: Were you carrying insurance on the house at the time you were evacuated?

A: Partially, about five.

Q: How much was the policy?

A: $5,000.

Q: Dealing for a moment with your claim form concerning the real estate. The house, originally, I take it, was not wired for kitchen ranges and as a result this extra work had to be done when you wanted these articles?

A: Yes, that is true.

Q: And you will readily concede, will you not, that if it had been done in the first instance, it would have been considerably cheaper to have installed it. A: Well, what do you mean?

Q: The wiring. A: They had to put extra wiring in, in any case, because of the electric range and the fireplaces -- the ordinary wiring isn't sufficient for that.

Q: If that had been done at the time of erection, of course, you will concede it would have not run into as much. A: No, I don't think so.

Q: No. I notice you are claiming for.

MR. McMASTER: I would like that clarified, your honour, as to whether the witness says he agrees with counsel or disagrees.

THE WITNESS: You mean, if the wiring was done at the time of the building, would it cost less than --

MR. BOWEN-COLTHURST: Q: Your total cost.

A: It would be just the same.

Q: Well, you had wiring already in there, you had to replace certain wiring, hadn't you?

A: No, we had to put in extra wiring, so it doesn't matter how old or new the house is, the extra wiring would cost us just as much.

Q: On the other hand, you concede that there is less labour in installing wiring at the time of erection than after a house has been completed?

A: Not for this electric range alone, because the wiring was already there, but they had to put in extra wiring from the pole to the house, so I imagine it would be just the same, because the power wasn't strong enough to carry that load, the ordinary wiring.

Q: Now, you have an item, "installing electric fireplaces in living room." Is that the cost of the fireplaces themselves or merely the installation that you have in there?

A: Fireplace and installation.

Q: That includes the cost of the items themselves?

A: Yes.

Q: Have you any idea as to the breakdown of that $175.00 as to what would be the actual cost of the fireplaces and what would be the cost of the installation? A: No, not at the moment.

Q: You will concede that in the event that those had been installed originally they would have been somewhat cheaper, won't you, that is, at the time of the building?

A: I don't know. No, no, I don't think so, because it doesn't matter when you put it in, it costs the

same.

Q: My point is, doctor, that actually, when it comes to electric installations, there would be less labour involved in the installation when the house was inconstruction as far as the wiring is concerned -- some of it is concealed, and so forth.

A: If you give it to a contractor, it might, but if you get it from the B.C. Electric, it would be a different matter, I think.

Q: I see. Now, I notice in your garage that you had seven windows. A: Yes.

Q: And I suppose as a result of those seven windows the cost of the garage was considerably higher than if those seven windows weren't there.

A: The cost is higher because of the sliding door.

Q: And the seven windows.

A: And the seven windows.

Q: They would add to the cost considerably.

A: Yes.

Q: Now, coming to this question of landscaping. I notice on Mr. Bosshardt's statement of replacement cost that item one shows "Original clearing of the five lot virgin area." Now what was the condition of the lot at the time of purchase by you? A: There were tree trunks and fallen trees, huge ones, at that, and they had to be blasted away, and it was on a slope so it had to be levelled off in three tiers.

Q: There had been a certain amount of clearing, though, hadn't there? A: Oh, yes -- no,

hardly any clearing.

Q: Was timber growing all over the lot at the time you bought it? A: There were timber trunks, not the trees --

THE COMMISSIONER: Q: Stumps.

A: Stumps, yes.

MR. McMASTER: Logged off.

THE WITNESS: It had been logged off, but not cleared of.

MR. BOWEN-COLTHURST: Q: Yes. And what else, at the time you took over this property, was there on the lots that you purchased by way of improvements?

A: When I purchased?

Q: Yes, at the time you took over those lots.

A: Oh, from my mother.

Q: Yes. A: Oh, yes, we did -- in 1931 I purchased it, but before that time, clearing blasting, we had to do that.

Q: Certain work had been done prior to your purchasing it, is that correct?

MR. McMASTER: Well, your honour, I think this ought to be done on a fair basis. The claimant has said he proceeded to build this building, clear the land and build the building and so on, before actually getting a deed from his mother. He started work in 1927, and he got his deed from his mother in 1931. Now, I mean, if my friend is questioning the man as to whether in 1931 there were certain things on this, it ought to be made quite clear.

THE COMMISSIONER: Q: When did you buy the house?

A: I built it myself.

MR. McMASTER: He built it.

THE COMMISSIONER: Q: When did you buy the property?

A: The property was, in a way, given to me, but I gave my mother a little sum in 1931.

Q: 1931? A: Yes.

Q: So it wasn't yours until 1931?

A: No, not exactly. Well, in a way, it was given to me, but she --

Q: When did she give it to you? You put your house on it in -- ?

A: The house was built in 1927.

Q: 1927. Well, you built your house on your mother's property. A: Yes, I did.

MR. BOWEN-COLTHURST: Q: And in October, 1931, you actually paid your mother $1750.00 for the land? A: Yes.

Q: But that didn't include the house, as I take it.

A: No.

Q: That was the land only. A: Yes, but not the value of the land. It was just sort of a gratis. It was really given to me, but, as a gratis, I gave that sum to her.

Q: And as a gratis, she gave you the land.

A: Yes, that is true. We do business in a different way.

Q: Now, you will concede that as far as the landscaping is concerned, that it is a very personal type of gardening, in that it might have a great

attraction so far as you are concerned, that you carried out your own ideas in connection with that landscaping --

A: I quite agree with you.

Q: -- but for some other individual landscape gardening of this type is of a more personal type and therefore it might not have, by any means, the same attraction. A: Oh, yes, that is true.

Q: Going back again to Mr. Bosshardt's statement, doctor, is it your contention that other than the actual clearing of the land all this work was done by yourself? A: Yes.

Q: Was there any levelling at all on that property at the time you had not purchased it, but at the time you started to work on it?

A: Well, to build the house they had to do that.

Q: Had there been any levelling there, or -- ?

A: Oh, yes, in three tiers.

Q: Prior to you taking over that property had there been any? A: You mean prior to my building?

MR. McMASTER: Ask him at whose expense, and I think you will probably get it.

THE WITNESS: At the time, you know, of the building, the land was sloped so they had to level it off in order to build the building there.

MR. BOWEN-COLTHURST: Q: Yes, but here's what I am getting at, doctor: You have told us that as far as the actual falling of the timber on that

land is concerned you weren't responsible for that, you had no part in that.

A: No, no part in that.

Q: Now I am asking you, as far as levelling and laying of contours, which is the second item on this estimate, was any of that done in which you had no part? A: No.

Q: Now by "no" do you mean there was none done that you had no part in?

A: Well, I had a part in it.

Q: You had a part in it all?

A: In all of it after taking over that land, and before, too.

Q: Had there been any levelling done prior to your taking it over? A: No. What do you mean -- in 1927? Actually, I took it over in 1927 when the house was built, you see.

Q: Yes, at that time.

A: But I gave that sum to my mother four years later, but everything on that land was done by me, that is one thing I can say.

Q: Well, everything wasn't done by you in that --

A: Not topping the trees and things like that.

Q: The falling of the trees. A: Yes.

Q: But as far as the levelling on that land was concerned, you say that was all done by you.

A: Yes.

Q: So that at the time that you first had any dealings with that property there had been no levelling done at all, is that correct?

A: No.

Q: I just wanted to get that clear. Did you give the information on this statement to Bosshardt or was it information that he obtained somewhere else? A: That is the information I got through them, because I asked him to make an appraisal on it.

Q: In other words, you didn't give him any information. A: Oh, no, not at all; none whatever.

Q: What is the soil like out there, doctor?

A: Very good.

Q: Then I take it that it wasn't necessary for you to bring in any soil. A: No, not soil, but we had to give it fertilizer every year.

Q: Well, Bosshardt shows on here, "supply of soil." Actually, then, you would say that he was mistaken. I will show you the item, item 2: "Levelling, laying of contours, supply of soil." So that you would say, as far as supply of soil is concerned, that he was mistaken in presuming that you had to obtain soil.

A: After so many years, how did he know that it might be necessary to have soil in there.

Q: It was m erely a presumption on his part; that was actually incorrect? A: Yes.

Q: And, of course, these figures that he shows on this estimate have no relation to the actual cost to you of the improvements, have they?

A: Well, trees usually grow, you know, and they are

more expensive after so many years, so --

Q: Now, just confine yourself to my questions, if you will, doctor. Assuming you understand it, my question is this: these figures shown on Bosshardt's estimate actually have no relation to the cost to you of the improvements.

A: It certainly does. If I want a place like that again, I would have to pay that much for it.

Q: I am not talking about the replacement value, I am talking of the cost to you.

MR. McMASTER: That is what those figures represent, as explained by the statement.

A: At the present moment?

MR. BOWEN-COLTHURST: Q: Yes. But you understand my question, don't you? A: It would mean that much to me, no.

Q: Now, I am talking of the cost to you at the time you made those improvements.

A: Oh, it would be different from that, yes.

Q: Yes. And there is no relationship between these figures and the cost to you.

A: Well --

Q: At the time you made those improvements.

A: Well, you can't very well say "no relationship;" it shows how much I put in in order to cost that much at the present moment, so in a way it does show, doesn't it?

Q: It shows, as I understand it --

A: If I didn't put that much in the house, it wouldn't be worth that much now, so in a way it shows that

there is a relationship between what I put in and what it would cost now.

Q: And what is that relationship?

A: Because if I didn't put anything in it, why, there wouldn't -- it wouldn't cost that much.

THE COMMISSIONER: Q: Well, if you didn't build a house, you wouldn't have one, would you?

A: No. So there is some relationship there.

MR. BOWEN-COLTHURST: Q: This is your J.P. form, isn't it, doctor? That is the form that you filled out at the time of your evacuation in 1942?

A: I don't know who put this in here.

Q: Referring, your honour, to certain pencilled notes.

A: Yes.

MR. McMASTER: Pencilled notes, yes, on the inventory, I presume.

MR. BOWEN-COLTHURST: Yes.

THE WITNESS: Yes.

MR. BOWEN-COLTHURST: Q: And that form was accompanied by an inventory which I show you? A: Yes.

Q: In this inventory appears "one sawdust funnel," and opposite is written in ink "abandoned perished." That is in your writing, is it?

A: No, it is not in my writing.

Q: Did you put that in? A: I don't know who put that in.

MR. McMASTER: The Custodian writes those sort of notes.

THE WITNESS: I didn't put that in.

MR. BOWEN-COLTHURST: Q: You are sure that is not in Your writing? A: Sure.

Q: Do you know anything about that sawdust funnel?

A: Yes, I remember that I didn't mention that.

Q: In your claim? A: Yes.

Q: You are not claiming for that sawdust funnel, in any event? A: Well, at the time I didn't think anything of it, you know, but now that everything has changed, why, I have to put it in, I guess.

Q: You mean at one time you didn't consider it was worth claiming for? A: No, it isn't that. It was changed over to coal by the tenant, so we didn't put anything on it.

Q: I beg your pardon? Would you repeat that answer?

A: The house was turned from sawdust to coal by the tenant so we didn't think anything of it, and there are quite a few articles which we didn't report because we didn't think anything of it at the time, you know -- not that it is worth less, but if that is a matter that is keeping you, you can just put that off the list, then.

MR. BOWEN-COLTHURST: I might put in the J.P. form with the inventory as an exhibit.

(J.P. FORM AND INVENTORY MARKED EXHIBIT NO. 7)

MR. BOWEN-COLTHURST: That is all, thanks.

MR. McMASTER: I would ask my learned friend to admit that there was a mortgage taken out on these premises in 1927 in the sum of $4,000. If he would examine his C. of E., he would find that is so.

MR. BOWEN-COLTHURST: Yes, I am prepared to admit that, your honour. When was that taken out, did you

say?

MR. McMASTER: 1927 or '28, I forget when.

MR. BOWEN-COLTHURST: 1926.

MR. McMASTER: 1926, yes.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, with respect to the improvements that you made on the land, itself, by way of landscaping and so on, did you employ expert gardeners to do that work for you?

A: Yes.

Q: And would you know whether or not it was necessary for them to put top soil on this property?

A: Was it necessary?

Q: Would you know whether it was necessary or not for these gardeners to put top soil on the property? A: Oh, yes. In some spots it would be necessary, but not in all the areas, although the land was very good.

Q: Now, witness, before you left Vancouver, you were practising medicine in Vancouver.

A: Yes.

Q: How long had you been practising medicine in Vancouver? A: Fifteen years.

Q: At the time of your evacuation did you have a fairly large practice? A: I did.

Q: Was that purely a Japanese practice or was it a mixed Occidental and Japanese practice?

A: Mixed.

MR. McMASTER: That is all, thank you.

THE COMMISSIONER: Thank you, doctor.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

I hereby certify that the foregoing purports to be a true and accurate record of the evidence adduced before me.

J.R. Archibald

J.R. Archibald,
Sub-Commissioner.

CASE No. 103 Kamloops B.C. MAY 11 1948

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

NOTIFIED APR 15 1948

ACKNOWLEDGED

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

Kamloops

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

(1) NAME UCHIDA, Doctor Matasaburo (RCMP) Reg. No. 03178
(Print) Surname Given Name

(2) Pre-Evacuation Address 2725-7th Avenue East, Vancouver, British Columbia

(3) Present Address 237 West St. Paul Street, Kamloops, British Columbia

(4) REAL ESTATE

(a) Street Address (if any) 2725-7th Avenue East, Vancouver, British Columbia
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

Lots 28, 29, 30, 31, 32. Block 14 - D.L. Sec. 35 N.½ Vancouver City

(c) Type of Real Property (cross out words which do not apply):

(i) ~~Farm~~
(ii) Residence Type of business 9 room - 1½ storey granite stucco
(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.) sole owner

(e) ~~Fair market~~ Cost value at date of sale (estimate this to the best of your ability):

(i) Land - with improvements - - - - - $ 6095.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 6000.00
(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) - $ 12095.00
(v) Amount at which Custodian sold property and credited your account - - $ 4329.94
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 7765.06

Market Value # 14514.00 and # 2419.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
2725-7th Avenue East, Vancouver, B. C. - October 1942.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Residence - in basement

(c) How stored or packed at time of evacuation Stored in basement in a small room - door nailed

(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")

Pemberton & Son, Vancouver, B. C., who transferred them to the Custodian without any notification.

(e) Itemized description of personal property which is the subject of the claim:

1.	As per attached statement	Estimated Value $ 1226.25
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.	Amount received from Custodian	Estimated Value $ 134.29

TOTAL CLAIM FOR PROPERTY LOSS $ 1091.96

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) - $ 8857.02 and 2419.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Vancouver, B. C.

(b) Do you require the services of an interpreter at the hearing? Yes or no 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)
Province of British Columbia TO WIT:)

I, Doctor Matasaburo Uchida of the City of Kamloops in the Province of British Columbia

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 City of Kamloops in the Province of British Columbia this 15th day of November A.D. 1947

M. Uchida

Robt. H. Carson
A Notary Public in and for the Province of British Columbia
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.

1632

RESIDENCE REPLACED

Dr. Matasaburo Uchida:

Two Lots - Six Room Stucco Bungalow	$8480.35
Gravel	12.50
Cinders	7.50
Estimate Repair of Cement Basement Floor	200.00
Estimate to Paint House	150.00
	$8850.35

REPLACED GOODS

Dr. Matasaburo Uchida:

Electric & Coal Stoves	$185.00
Four Chairs & Kitchen Table	23.05
Paint	1.00
Small Cabinet	27.75
Lawn Mower	16.88
Garbage Can	4.50
Lamp Stands & Shades	43.74
Vacuum Cleaner	50.00
Step Ladder	2.95
Fireplace Grate etc.	34.50
Metronone	12.50
TOTAL	$401.87

74 Wednesday Feb 11

Ack

K 1

4632

237 - W. St. Paul
Kamloops B.C.
Nov. 16/47

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

Vanc

Dear Sir:-

The itemized descriptions of personal property which is subject of the claim, will be mailed later as the public stenographer was taken ill.

Yours truly
Dr. Hillchide

NOV 25 1947

77 Wednesday Feb 11

M. Uchida

Ack
H

237.-W. St. Paul,
Kamloops B.C.
Nov. 21, 1947.

Kamloops

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

Dear Sir.-

Please find enclosed forms for personal properties which I was unable to mail before.

Yours truly
Dr. Uchida

NOV 25 1947

File 4632

Kamloops

ACKNOWLEDGED

NAME: UCHIDA, Matasaburo

REGISTRATION NO: 03178 FILE NO: 4632

The following chattels were sold by public auction at 1047 Seymour Street, Vancouver, B.C., on August 17, 1944.

	Sold For	Actual Cost	Replacement Cost
Japanese lanterns (paper)	$0.25	$ 3.00	
Xmas decorations	0.50	15.00	
Tennis racquet	0.60	18.50	
Blinds	0.25	5.00	
2 Sunshades	0.25	20.00	
Small brass vase	1.00	5.00	
1 Dozen glasses	2.00	6.00	
Bowls, pans, etc.	3.60	15.00	
Pictures	1.05	4.00	
Screens	0.25	1.00	
Game board	0.10	4.50	
Ornaments, games, etc.	1.95	10.50	
Decanter	0.60	5.00	
2 Vases and tray	2.05	10.00	
Metronome	2.00	12.50	12.50
Doll	0.25	2.50	
2 Thermos bottles	1.80	10.00	
Gaming counters	0.65	12.50	
Lamp	0.70	5.00	
Ornaments	0.40	4.00	
Bowl and contents	0.40	5.00	
6 Glasses	1.00	3.00	
4 Large Plates	21.90	60.00	
Glass case	0.25	5.00	
Childrens toys	3.50	12.00	
Box and contents	0.30	6.00	
Pan and sealers	0.15	9.50	
Garden hose and sprinkler	3.00	10.00	
TOTAL CARRIED FORWARD	$50.75	$279.50	$12.50

NAME: UCHIDA, Matasaburo

REGISTRATION NO: 03178 FILE NO: 4632

The following chattels were sold by public auction at 1047 Seymour Street, Vancouver, on August 17, 1944.

	Sold For	Actual Cost	Replacement Cost
Brought forward	$50.75		
Bamboo poles	0.55	$1.50	
Tools	1.00	5.00	
Tools, odds and ends	0.50	6.00	
Crowbar and peavey	1.65	8.00	
Toolbox and contents	1.10	6.00	
Box miscellaneous	1.45	10.00	
Paint brushes	1.15	7.00	
Crokenole set	2.00	7.50	
Toilet flush bowl	2.30	6.00	
Lacquered tubs	0.25	4.50	
Tubs and sealers	0.85	8.00	
6 Gal. Crock	1.70	4.50	
6 Gal. Crock	2.00	4.50	
Lawn mower and grass catcher	6.50	18.50	16.88
Birds breeding cage homemade	1.00	5.00	
Small table	0.25	7.50	16.85
Baby's high chair	2.75	10.25	
Kitchen table and 4 chairs	6.00	25.00	23.05
Buffett top	0.25	1.75	
Stepladder	1.50	3.00	2.95
Garden chair	0.80	3.50	
Child's crib	0.70	3.00	
1 Chair	1.00	2.50	
Coil Spring	4.00	10.00	
Glass case (broken)	0.35	15.00	
Table (broken)	0.50	5.00	
Small bamboo table	0.10	1.50	
	$92.95	$190.00	$59.73

NAME: UCHIDA, Matasaburo

REGISTRATION NO: 03178 FILE NO: 4632

The following chattels were sold by public auction at 1047 Seymour Street, Vancouver, on August 17, 1944.

	Sold For	Actual Cost	Replacement Cost
Brought forward	$92.95		
Parlor table (broken)	0.75	4.00	
2 Light shades	0.25	2.00	
Dictionary	4.00	12.00	
Hat rack	1.60	7.50	
Electric fan	9.50	12.00	
Bridge lamp	2.00	7.50	43.74
Tray and seashells	0.25	1.50	
Carton of medicine bottles	0.25	2.50	
8 Jardinieres, Japanese flower pots (crockery)	4.40	52.00	
Lamp shade	0.25	2.50	
3 Jardinieres	3.20	21.00	
Wicker basket and stand	0.50	7.50	
Small lacquer table	0.90	2.00	
Wicker basket	0.10	5.00	
Small birdcage	1.60	7.50	
Small table	1.00	2.50	
Bamboo umbrella stand	0.15	1.50	
Small cabinet	0.50	8.00	27.75
Chest of drawers	1.00	10.00	
Wicker flower basket	0.35	5.00	
2 Pedestals	5.00	5.00	
Glass case	1.00	5.00	
Novelty picture frame and plateglass	1.10	3.00	
2 Tongwood root novelties	1.00	10.00	
2 Jardinieres	5.50	10.00	
Chest of drawers	5.50	15.00	
China cabinet (broken)	1.90	10.00	
	$146.50	$231.50	$71.49

Less expenses:	(Auctioneer's Fee:	$14.65	
	(Advertising	5.35	
	(Moving	23.00	146.50
		$43.00	43.00
			$103.50

Members of Custodian Staff Present:- Mr. Smith.

Extracted from Auctioneering List No. Vancouver 505.

Remarks.

NAME: UCHIDA, Matasaburo

REGISTRATION NO: 03178 FILE NO: 4632

The following chattels were sold by public auction at 1074 Seymour Street, Vancouver, B. C., on November 23, 1944.

	Sold For	Actual Cost	Replacement Cost
Picture	0.10	$2.50	
Mirror	3.25	15.00	
Tools	0.75	5.00	
Hand saw		1.50	
Garbage can		4.50	4.50
Stove (Coal)		35.00	185.00
Electric Fire Place-Sitting Room		100.00	34.50
Electric Fire Place-Library		75.00	
Blade for cutting lawn edges		2.00	
"Koto" Musical Instrument		35.00	
G.E. 12 Tube Radio	27.00	90.50	
Vacuum Cleaner		100.00	50.00
Ladder 10'		3.00	
Bow and arrow		16.00	
2 Iron rods		2.00	
Saw dust funnel		6.00	
2 cook knives		3.50	
2 lunch baskets		7.00	
Hyotan		2.00	
2 small scythes		3.00	
1 grass sheer		2.50	
1 small saw		2.50	
1 Rake		1.50	
1 Hoe		1.75	
TOTAL	$4.10	$516.75	$274.00
LESS EXPENSES:			
Auctioneer's Fee $0.41			
Advertising 0.18			
Moving - nil	0.59		
Net Proceeds credited -	$3.51	$516.75	$274.00

Members of Custodian Staff Present - Mr. Smith

Extracted from Auctioneering List No. Vancouver 519.

Remarks. Moving charged in previous auction.

NAME: UCHIDA, Dr. Matasaburo

REGISTRATION NO: 03178 FILE NO. 4632

The following chattels were sold by public auction at 1047 Seymour Street, Vancouver, B.C., on August 24, 1944.

	Sold For	Actual Cost
Piece of glass	$0.10	$1.00
TOTAL	$0.10	$1.00

Less Expenses:

Auctioneer's Fee	$0.01	
Advertising	0.01	
Moving--nil		
	0.02	
Net Proceeds Credited -	$0.08	$1.00

Members of Custodian Staff Present - Mr. Smith

Extracted from Auctioneering List No. Vancouver 507.

Remarks:-

NAME: UCHIDA, Dr. Matasaburo

REGISTRATION NO: 03178 FILE NO: 4632

The following chattels were sold by public auction at 992 Powell Street, Vancouver, B.C., on September 13, 1944.

	Sold For	Actual Cost
Basket, wash board and sundries	$0.25	$7.50
TOTAL	$0.25	$7.50

Less Expenses:

Auctioneer's Fee	$0.02	
Advertising	0.01	
Moving	0.02	0.05
Net Proceeds Credited		$0.20 $7.50

Members of Custodian Staff Present - Mr. Wills.

Extracted from Auctioneering List No. Vancouver 31.

Remarks:

Dr M. UCHIDA
(Claimant's Name)

REAL ESTATE
(Other than farm)

03178
Reg. No.

2725 E. 7th Ave. Vancouver BC

Type of Premises (e.g.House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House (semi bungalow type)	8 rooms & full penbrook bathroom	Granite Stucco Cement Foundation full cement basement Hot air furnace - (sawdust burner) Toilet in basement Hardwood floors - hall, dining room & living room	Residence	5 lots @ each 33'x120' (Lane in rear) Corner lot 35'x120'	Purchased land only Oct/31	

Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value	Date of Sale
Residential - 1 block north of Technical school.	$1750.00 (Land only) (Purchased from mother after I built the house)	1927 Erected dwelling (see description above) ~~finished~~ contract cost	$5750.00	At least $10,000.00	
		1929 Installed electric wiring for kitchen range & 2 fireplaces	50.00		
		Installed electric fireplaces in living room & in Den (sold with the premises)	175.00		
		1932 Erected garage & frame building - drop siding & cement floor sliding doors & 7 windows - contract	250.00		
		1932 Constructed driveway from garage at rear of lot to front of house & to side street rock base with cinder surface - contract	300.00		
		1933 Built about 300 ft. wooden fence (wire netting on part) at rear back of lots & along one side and rockery (fence) on other side contract	300.00		
		1927-41 Landscaping. Ornamental trees, plants, shrubbery flower beds & hedge in front) hired labour and purchased plants trees etc. Conservative estimate of cost Put in two full lots & lawn (dont recall cost.	750.00		
		1941 Constructed an ornamental pond cost	245.00		

Comments re upkeep of premises:

Kept premises in good repair Redecorated & painted trim in 1937 or 1938 Had a gardner 2 days each week. The custodian spent some of my rentals on plumbing repairs & redecorating before sale.

Comments re Appraiser's report not covered above:

Reid's appraisal in so far as it goes in describing the premises appears to be accurate. However, I consider his estimate of value to be ridiculously low.

In 1927 at the time of building the house we obtained a $4000 mortgage from the Ontario Equitable Life & Accident Ins. Co. which substantiates the value of this premises at that time.

At the time I built there were very few homes in this district but at the time of my evacuation quite a number of nice homes had been built in my neighbourhood.

I have had estimates made in 1948 of the replacement values of my house and premises by a competent builder & landscaper

over

Uchida
SIGNATURE

EXHIBIT No. 103-1
DATE MAY 11 1948
FILED BY

and their estimates (excluding the value of the land) exceed £36,8[illegible]. While I appreciate that replacement values do not necessarily represent market values & that replacement values in 1948 may be half as much again as in 1944, it appears to me that this estimate more than justifies my estimate of the fair market value at the date of sale. (June 1944).

I know that my friend Mr. Hosking sold his house near Hastings Park in 1942 when he had to evacuate for £5000.00. He had only one lot with a 4 or 5 room house (existing finish). If his house was worth £5000.00 in 1942 my house was certainly worth twice that amount in 1944 in my opinion.

TELEPHONE: PACIFIC 6433

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC

REAL ESTATE
J.R. REID & Co
LOANS
VALUATIONS

GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

EXHIBIT No. 103-2.
DATE MAY 11 1948
FILED BY Mr McMaster
C

March 20th, 1944.

#369 2725 East 7th Avenue.

This property comprises 3 - 33 ft. lots on which is erected an eight room residence of Stucco exterior and shingle roof.

Cement steps lead to front hallway with coat-room off, on the left of which, through French doors, there is a good sized livingroom with open fireplace, now used as an electric fireplace. French doors to good sized diningroom off which is a bright kitchen with tile sink, wired for electric range and an adjoining breakfast nook.

There are two other smaller rooms on the main floor, one of which has been used as a den, one of these rooms has a wash basin. Hard wood floors in hall, living room and dining room.

Semi-enclosed stair way to up stairs which comprises three good bedrooms with clothes closets and modern tile bathroom with Pembroke tub.

Full basement with cement floor, hot air heating plant, and extra toilet. There is a sawdust burner in the basement which is at present not in use.

The grounds are in very fair condition, and there is a one car garage on lane.

Valuation $4,200.00.

TELEPHONE: PACIFIC 6433

"Homes a Specialty" FOR OVER 20 YEARS

REAL ESTATE
J.R. REID & Co
LOANS
VALUATIONS

J. R. REID
NOTARY PUBLIC

GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

March 20th, 1944.

#368 Lot 28 , 2700 Block East 7th Ave.

This property comprises a 33 ft. lot cleared and having some fruit trees and partly cultivated.

Valuation $250.00

TELEPHONE: PACIFIC 6433

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC

REAL ESTATE
J.R. REID & Co
LOANS
VALUATIONS

GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

March 20th, 1944.

#370 Lot 32 - 2700 Block E. 7th Ave.

This property comprises a 33 ft. corner lot in nice condition, with lawn and ornamental shrubbery.

Valuation $325.00.

FOR IDENTIFICATION
EXHIBIT No. 103-3
DATE MAY 11 1948
FILED BY

H. BOSSHARDT

LANDSCAPE ARCHITECT
1276 W. 50th AVE. • VANCOUVER, B.C.
TELEPHONE KErrisdale 3639

March 15,1948

Detailed estimated replacement cost of the grounds of the former home of Dr. M. Uchida,located at 2725 East 7th Ave.Vancouver,B.C.

Item 1.	Original Clearing of the 5-lot virgin area,	$ 3400.-
Item 2.	Leveling,laying of contours,supply of soil,	$ 950.-
Item 3.	Final grading & seeding of all Lawn areas,	$ 430.-
Item 4.	Installation of rockcurbings & retaining walls in ornamental garden only,	$ 600.-
Item 5.	Laying of driveway,back & front,rock foundation with gravel finished surface,	$ 540.-
Item 6.	Construction of walks,paths & steps in ornamental garden only,	$ 130.-
Item 7.	Installation of complete watering system, including same for fish pond,	$ 620.-
Item 8.	Construction of all rockgardens,supply of rocks & building in of same,(without plants),	$ 340.-
Item 9.	Design and construction of fish pond with worked in rockery,	$ 300.-
Item 10.	Construction of rustic summer house,	$ 90.-
Item 11.	Supply & planting of rare jap.decidious flowering trees and shrubs,	$ 335.-
Item 12.	Supply & planting of standard varieties of flowering shrubs & trees,(decidious)	$ 154.-
Item 13.	Supply & planting of Specimen Evergreens, such as various types of ornamental cypress, Rhododendron etc.,	$ 280.-
Items14.	Supply & planting of Retinospora hedge along 7th Ave.,	$ 230.-
Item 15.	Supply & planting of various standard types of evergreen shrubs,used as fillers & hedge material along west side of property,	$ 120.-

H. BOSSHARDT
LANDSCAPE ARCHITECT
1276 W. 50th AVE. • VANCOUVER, B.C.
TELEPHONE KErrisdale 3639

March 15,1948

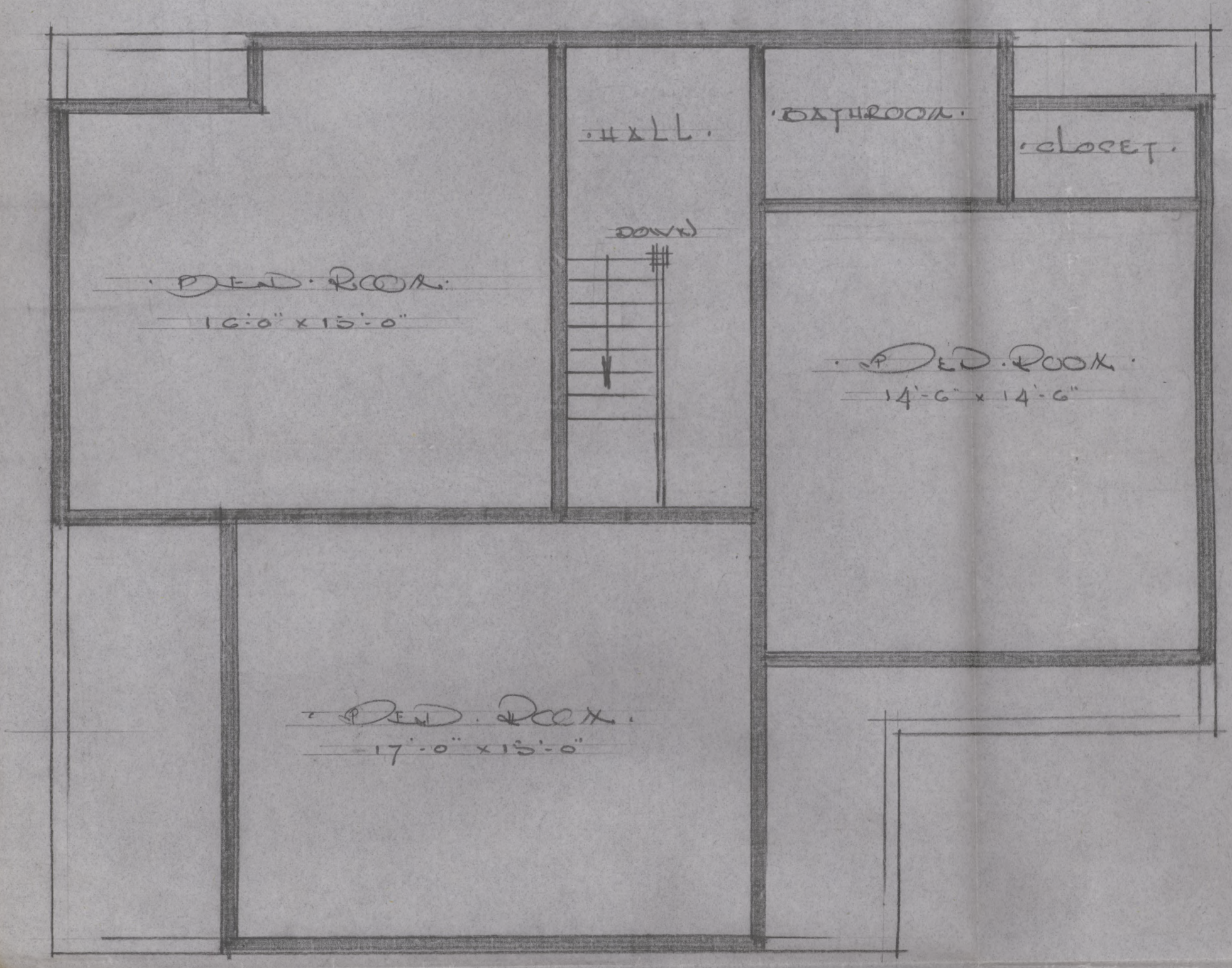
Detailed estimated replacement cost continued.

Item 16.	Supply & planting of Bushroses & climbers,	$ 90.-
Item 17.	Supply & planting of various evergreen & decidious climbers,	$ 30.-
Item 18.	Supply & planting of various types of bulbs	$ 120.-
Item 19.	Supply & planting of Herbacious border &lants rock plants,	$ 220.-
Item 20.	Development of domestic garden on upper level,grading,fertilizing,trenching,rock-curbing along paths,	$ 480.-
Item 21.	Construction of dry rock walls along edge of domestic garden and orchard,steps & walks	210.-
Item 22.	Supply & planting of various fruit trees	$ 85.-
Item 23.	Supply & planting of ivy ,same covering wire netting fence along 7th Ave.,	$ 80.-
Item 24.	Construction of rustic Pergola Arbor,	$ 50.-
	Total List 2	$ 1365.-
	Total List 1	$ 8519.-
	Total appraisal	$ 9884.-

NB. I have not been able to locate or find any trace of a chain installation,same has apparently been removed.

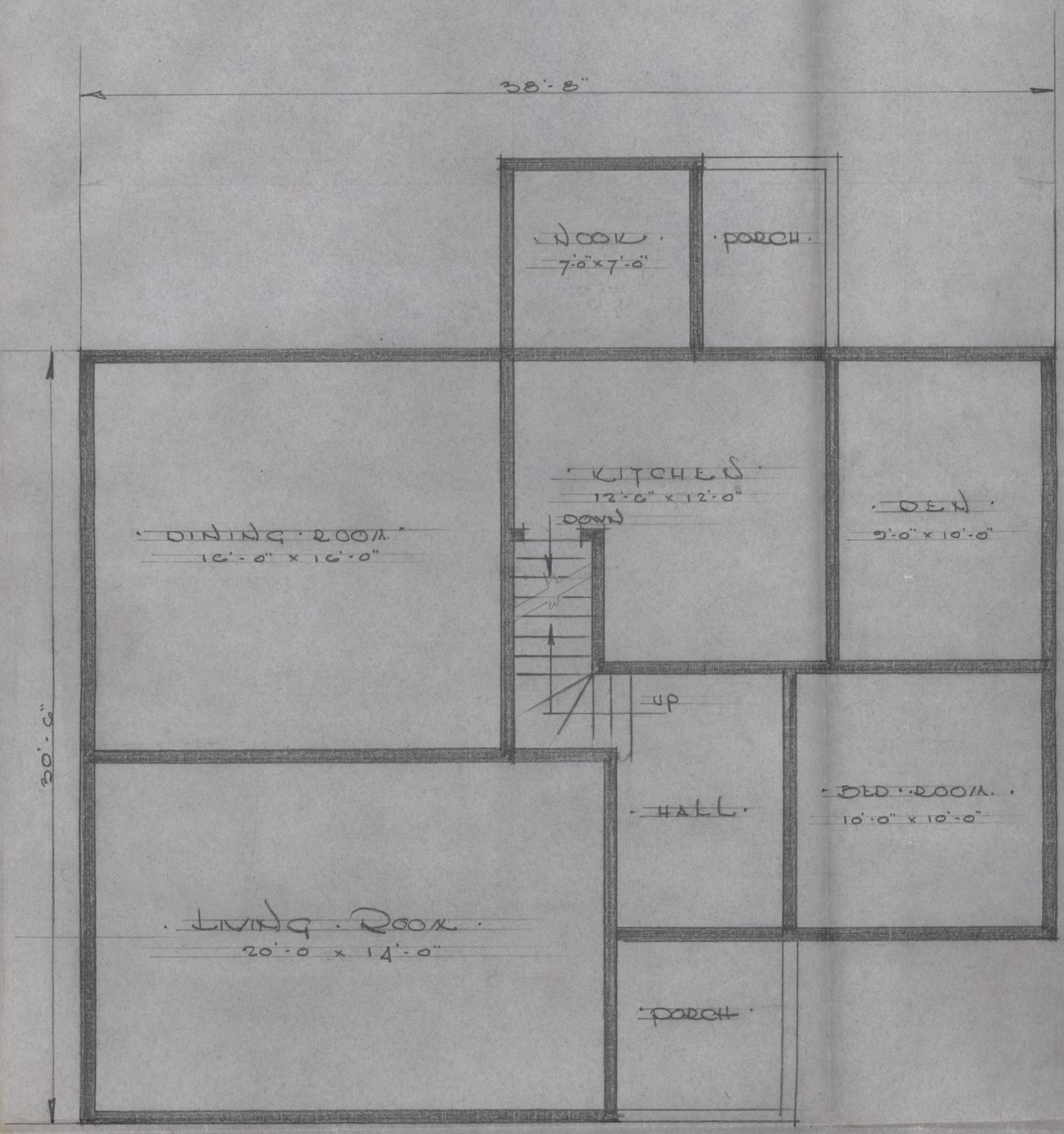
The above represents a complete resume of all items,if same would be developed and carried out today.

H. BOSSHARDT
Landscape Architect



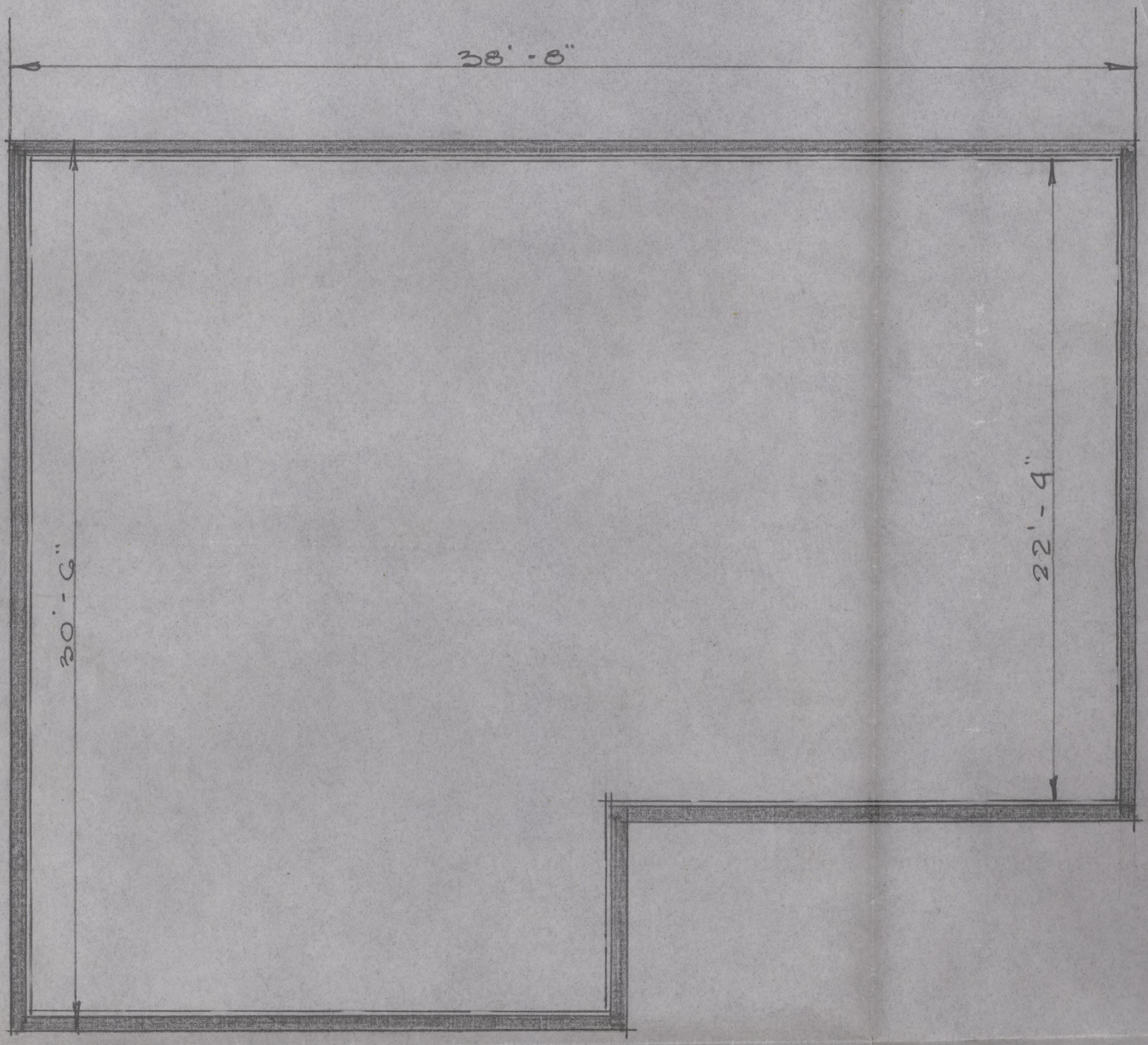
FIRST FLOOR PLAN

CAT Cromie



GROUND FLOOR PLAN

A H Caronie



· BASEMENT · PLAN ·

A. Kromer

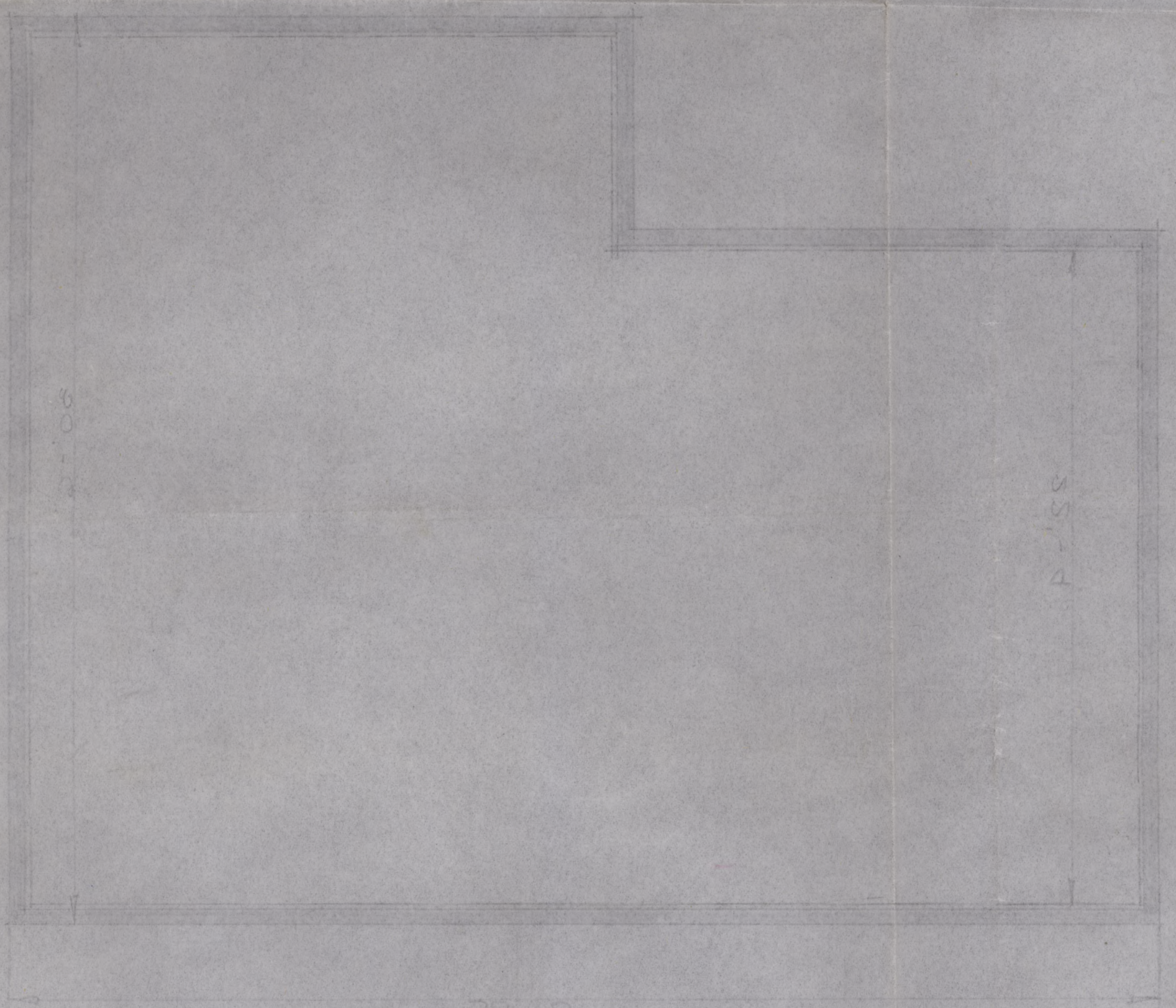


EXHIBIT No. 1034
DATE MAY 11 1948
FILED BY Mc Master



1928





FRONT LAWN - 1940





FRONT LAWN.-
1938



1939



WEST SIDE & DRIVEWAY
1941





WEST SIDE LAWN -
1941



EAST SIDE - 1939



NORTH SIDE - 1939





EAST SIDE LOT. - 1940

EXHIBIT No. 103-S
DATE MAY 11 1948
FILED BY





1946

DR. M. UCHIDA
(Claimant's Name)

PERSONAL CHATTELS

03178
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
For all chattels claimed (and estimated values — depreciated see list set out on Custodians analysis of personal property form — Total claim — 625.00					#

Description of Storage of Goods:
all of the goods claimed were left in my home at 2724 — 7th Ave. Vancouver BC

General Statement as to Chattels not Described above:
n/a

Additional Comments, if any: In my claim as formally required I have allowed for depreciation on a basis of 1/3 of the cost price to me and have deducted this off the total cost

SIGNATURE

EXHIBIT No. 103-6
DATE MAY 11 1948
FILED BY

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 4632 EXHIBIT

REG. No 03178

NAME UCHIDA, Dr. Matasaburo.

DATE
DECLARATION Sept.3/42
EVACUATION Oct.16/42.

INVENTORY
TAKEN BY
DATE

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.
Chesterfield suites				
Japanese hand-made cabinet				
Piano				
Rugs				
2 elec. range				
Dining room suite				
Tea wagon				
Rugs				
2 bedroom suites				
1 child bedroom suite				
Rugs				
Books				
Kitchen elec. range				
"Particulars are on separate papers, enclosed with this form.				
Some goods stored at Bowmans - others at the residence - some we are taking with us".				
Lists:				
Fixtures left at the Residence -				
Hallway: 1 Curtain Brass Rod (Solid) 3' Long.				
1 Mirror 4'by2' Oak Rim.				
1 Picture of Madonna.				
1 Glazed Electric Bulb (Blue) 75 W				
2 Brass Door Knobs				
2 Glass Door Knobs				
1 Glazed Electric Bulb (Brown)				
1 Chandelier				
Sitting Room:				
2 Brass Curtain Rod (Solid) 8' Long.				
2 Brass Curtain Rod (Solid) 3'6"Long.				
5 Blinds				
4 French Door with Glass Knobs.				
5 Glazed Electric Bulbs (Brown) 30W				
2 Glazed Candle-shaped Bulbs (Wall)				
1 Electric Fireplace Range 21"by33"by24"				
1 Brass Chandelier 30" by 20".				
Dining Room:				
1 Brass Curtain Rod (solid) 4'6"long.				
2 Brass Curtain Rod (solid) 10" long.				
4 Window Blinds				
5 Glazed Electric Bulbs (Brown) 30W				
1 Silver Chandelier 31" by 18".				
2 Glass Door Knobs.				
Library:				
1 Brass Curtain Rod (Solid) 4' long.				
2 Brass Curtain Rod (Solid) 6' long.				
3 Blinds				
2 Brass Door Knobs				
Japanese lanterns (paper)	3.00	.25		
Xmas decorations	15.00	.50		
Tennis racquet	18.50	.60		
Blinds	5.00	.25		
2 sunshades (silk)	20.00	.25		
Small brass vase	5.00	1.00		
1 doz. glasses	6.00	2.00		
Bowls, pans, etc.	15.00	3.60		
Pictures	4.00	1.05		
Screens	1.00	.25		
Gameboard	4.50	.10		
Ornaments, games, etc.	10.50	1.95		
Decanter	5.00	.60		
2 vases and tray	10.00	2.05		
Metronome	12.50	2.00		
Doll	2.50	.25		
2 Thermos Bottles	10.00	1.80		
Gaming counters	12.50	.65		
Lamp	5.00	.70		
Ornaments	4.00	.40		
Bowl & contents	5.00	.40		
6 glasses	3.00	1.00		
4 large plates	60.00	21.90		
Glass case	5.00	.25		
Childrens toys	12.00	3.50		
Box and contents	6.00	.30		
Pan and sealers	9.50	.15		
Garden hose & sprinkler	10.00	3.00		
Bamboo poles	1.50	.55		
Tools	5.00	1.00		
Tools, odds and ends	6.00	.50		
Crowbar and peavey	8.00	1.65		
Toolbox & contents	6.00	1.10		
Box miscellaneous	10.00	1.45		
Paint brushes	7.00	1.15		
Crokenole Set	7.50	2.00		
Toilet flush bowl	6.00	2.30		
Lacquered tubs	4.50	.25		
Tubs and sealers	8.00	.85		
6 gal. crock	4.50	1.70		
6 gal. crock	4.50	2.00		
Lawnmower & grass catcher	18.50	6.50		
Birds breeding cage homemade	5.00	1.00		
Small table	7.50	.25		
Baby's high chair	10.25	2.75		
Kitchen table & 4 chairs	25.00	6.00		
Buffett top	1.75	.25		
Stepladder	3.00	1.50		
Garden chair	3.50	.80		
Child's crib	3.00	.70		
1 chair	2.50	1.00		
Coil Spring	10.00	4.00		
Glass case (broken)	15.00	.35		
Table (broken)	5.00	.50		
Small bamboo table	1.50	.10		
Parlor Table (broken)	4.00	.75		
2 light shades	2.00	.25		
Dictionary	12.00	4.00		
Hat rack	7.50	1.60		
Electric fan	12.00	9.50		
Bridge lamp	7.50	2.00		
Tray and seashells	1.50	.25		
Carton of medicine bottles	2.50	.25		
8 Jardinieres, Japanese flower pots (crockery)	52.00	4.40		
Lamp shade	2.50	.25		
3 Jardinieres	21.00	3.20		
Wicker basket and stand	7.50	.50		
Small lacquer table	2.00	.90		

No 4632 EXHIBIT No. CASE No.

No 03178 VENUE Kamloops, B.C.

EXHIBIT No. 103-6
DATE MAY 11 1948
FILED BY

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
CTION	TENDER &c							
.25								
.50								
.60								
.25								
.25								
1.00								
2.00								
3.60								
1.05								
.25								
.10								
1.95								
.60								
2.05								
2.00								
.25								
1.80								
.65								
.70								
.40								
.40								
1.00								
21.90								
.25								
3.50								
.30								
.15								
3.00								
.55								
1.00								
.50								
1.65								
1.10								
1.45								
1.15								
2.00								
2.30								
.25								
.85								
1.70								
2.00								
6.50								
1.00								
.25								
2.75								
6.00								
.25								
1.50								
.80								
.70								
1.00								
4.00								
.35								
.50								
.10								
.75								
.25								
4.00								
1.60								
9.50								
2.00								
.25								
.25								
4.40								
.25								
3.20								
.50								
.90								

(July 14, 1944 on file.
Blinds left on premises as fixtures according to memo of

ANALYSIS OF PERSONAL PROPERTY CLAIM

(PAGE 2.)

FILE No 4632 EXHIBIT No.

NAME UCHIDA, Dr. Matasaburo.

REG. No 03178

DATE
DECLARATION Sept.3/42.
EVACUATION Oct.16/42.

INVENTORY
TAKEN BY
DATE Deduct.

DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.
Cont'd. from Page 1.				
Wicker basket	5.00	.10		
Small birdcage	7.50	1.60		
Small table	2.50	1.00		
Bamboo Umbrella stand	1.50	.15		
Small cabinet	8.00	.50		
Chest of drawers	10.00	1.00		
Wicker flower basket	5.00	.35		
2 pedestals	5.00	5.00		
Glass case	5.00	1.00		
Novelty picture frame and plateglass	3.00	1.10		
2 Tongwood root novelties	10.00	1.00		
2 Jardinieres	10.00	5.50		
Chest of drawers	15.00	5.50		
China cabinet (broken)	10.00	1.90		
Picture	2.50	.10		
Mirror	15.00	3.25		
Tools	5.00	.75		
Hand Saw	1.50			
Garbage can	4.50			
Stove (Coal)	35.00		10.00	
Elec.Fireplace-sitting room	100.00			100.00)
Elec.Fireplace-library	75.00			75.00)
Blade for cutting lawn edge	2.00			
"Koto" Musical Instrument	35.00			
G.E.12 Tube Radio 9 tube	90.50	27.00		
Vacuum Cleaner	100.00			
Ladder 10'	3.00			
Bow and Arrow	16.00			
2 Iron Rods	2.00			
Sawdust funnel	6.00			
2 cook knives	3.50			
2 lunch baskets	7.00			
Hyotan	2.00			
2 small scythes	3.00			
1 grass shear	2.50			
1 small saw	2.50			
1 rake	1.50			
1 hoe	1.75			
Piece of Glass	1.00	.10		
Basket, washboard & sundries	7.50	.25		
		1.80		
		179.75	21.00	175.00
		21.00		
	$1226.25	$200.75		

10.00 - 24 Brass Curt
1.00 - Kindling
- Festival toys

Credit loss auctions Tenders to

Total

279 50
946.75
31 5.58
631.17
625.00
189.75
435.25

1/3 of for depreciation claim
B.. say
net claim

Kitchen:
3 Brass Curtain Rods (Solid) 3' long.
3 Blinds
4 Brass Door Knobs
1 Tile Sink
2 Swinging Doors
1 Boiler 5' High
II Small Doors for Cupboard
6 Pantry Drawers
2 Elec. Bulbs 60W
1 Coal Stove with Coil inside.
2 Copper Pipes connecting stove with boiler.
1 Wall Iron Board
1 Clothes Line
2 Lamp Shades on Ceiling
1 Clothes Drying Rods Around Boiler.

4.50
1.00
.75
1.00

Den:
1 Curtain Rod (Solid Brass) 6' long.
1 Curtain Rod (Solid Brass) 4' long.
2 Brass Door Knobs
3 Blinds
1 Adoro Wash Basin(Wall)
2 Globes 40W
1 Glass Towel Rack 18"
1 " Shelf 17½"
1 chandelier.

Bedroom (South):
2 Brass Curtain Rods (Solid) 7' long.
3 Blinds
3 Glazed Bulbs 40W
2 Brass D or Knobs.

Bedroom (West):
2 Brass Curtain Rods (Solid) 6' long.
1 Brass Curtain Rods (Solid) 3' long.
3 Blinds
3 Glazed Elec. Bulb (Brown) 30W.
2 Brass Door Knobs

Deduct 279.50

Bedroom (East):
2 Brass Curtain Rods (Solid) 6' long.
2 Blinds
3 Brass Door Knobs
3 Glazed Bulbs (Brown)

Bathroom:
1 Brass Curtain Rod (solid) 3' long.
1 Blind
1 Globe with Glazed White Shade
1 Brass Door Knob
1 Glass Shelf 18" long

No 4632 EXHIBIT No.

No 03178

CASE No.

VENUE KAMLOOPS, B.C.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
TION	TENDER &c								
.10									
1.60									
1.00									
.15									
.50									
1.00									
.35									
5.00									
1.00									
1.10									
1.00									
5.50									
5.50									
1.90									
.10									
3.25									
.75									
			1.50						
				4.50					
	10.00								Garbage Burner appraised at $10.00 by W.G.Willard 5/4/45
		100.00)							These Fireplaces were sold with the real property accord-
		75.00)							ing to memorandum on file dated Aug.8/44.
			2.00						
			35.00						
27.00									See memorandum attached.
							100.00		This item appears on list of goods stored at Bowman's by (Mr.Uchida.
			3.00			16.00			
			2.00						
					6.00				Remarks opposite this item on Dr.Uchida's list states - ("Abandoned - perished".
			3.50						
			7.00						
			2.00						
			3.00						
			2.50						
			2.50						
			1.50						
			1.75						
.10									
.25									
	10.00 - 24 Brass Curtain Rods								Appraised by W.G.Willard 25/10/44 at $10.00 and sold to purchaser of real property.
	1.00 - Kindling								Sold to tenant Aug.9/44. Receipt dated 14/8/44 on file.
1.80	- Festival toys, books & records								
179.75	21.00	175.00	67.25	4.50	6.00	16.00	100.00		
21.00									
200.75									

Credit Custodians auctions - 179.75
Tender (store) 10.00
Total 189.75

RECAP. of CLAIM:

$857.50	sold for $200.75
175.00	sold with real property
67.25	not found by Custodian
4.50	no record
6.00	abandoned
16.00	unaccounted for
100.00	placed in storage by Dr.Uchida
$1226.25	

FOR GENERAL REMARKS SEE NEXT PAGE.

ANALYSIS OF PERSONAL PROPERTY CLAIM

(PAGE 3.)

FILE No 4632

EXHIBIT No.

REG. No 03178

NAME UCHIDA, Dr. Matasaburo.

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration Sept.3/42.	Taken by		Auction	Tender &c		
Evacuation Oct.16/42.	Date					

Cont'd. from Page 2.

1 Twyfords Wash Basin (White Enamel)
1 Closet White Enamel (Aldoro) with Mahoganny Seat.
1 Sq. White Enamel Bath Tub.
1 Medicine Shelf with Mirrored Door.
2 Glass Towel Hanger 16" long.

Hallway (Upstairs):

1 Brass Curtain Rod (Solid) 3' long.
1 Blind
1 Globe Glazed Brown

Basement:

J.J.Taylor Safe (about 3'x2'6x2'6")
2 Electric Bulbs
Fir Partitions Around Coal Furnace
1 Concrete Wash Basin with Concrete Stands.
1 Cord Fir.
½ " Slabs
1 Shovel
1 Stoker
1 Shelf with 2 Glass Doors

Garage:

1 Red Hose with Nozzle about 50' long.
1 Sprinkler
1 Empty Oil Drum
2 Ladders 10' and 5'
2 Small Scythes
1 Grass Shear
1 Small Saw
1 Rake
1 Hoe
1 Shear
1 Spade for cutting grass edges
1 5 Blade Mower 15" long.
1 Grass Catcher
1 4' Hand Saw

Basement Enclosure:

1 Bookcase
2 Umbrellas
1 Kitchen Table
5 Chairs
Bed with Spring
1 "Koto"
1 Hat Stand
3 small tables varnished
II Drawers with pictures & books
1 baby chairs
1 box odds and ends
1 Pee-vee
2 Iron Rods
1 Umbrella Stand
2 Large Crockeries
1 Lamp stand
1 sawdust funnel
12 Glass Cups
7 Japanese Bowel
2 " Bottle
1 Milk & Sugar Bowel
1 Japanese Lacquered Stand

FILE No 4632 EXHIBIT No. CASE No.

REG. No 03178 VENUE KAMLOOPS, B.C.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	~~XXXXX~~ UNSOLD	REMARKS
AUCTION	TENDER &c							

GENERAL REMARKS:

When registering with the Custodian on September 3, 1942 (JP Form) Dr. Uchida listed only a few items of household effects on the JP Form but stated "particulars are on separate papers enclosed with this form - some goods stored at Bowman's - others at the residence - some we are taking with us".

The lists showing the goods left on the premises and those stored by Dr. Uchida at Bowman's are on the Claim File.

At the request of the Custodian, Messrs. Pemberton & Sons, the agents through whom Dr. Uchida rented his property to Mr. F.P. Blundell, had Mr. Blundell sign for the fixtures left on the premises but not for the goods left stored in the basement as Pemberton's advised in their letter of October 13, 1942 that it was "Dr. Uchida's desire that the tenant was not to be obligated in this connection".

A Safe was shipped in October 1944, according to B.C.Security Commission letter of Sept. 30/44.

According to B.C.Security Commission letter of Sept.21/44 (on Claim File) goods were shipped to Dr. Uchida but we have no record of what was shipped. A footnote to the above-mentioned letter by Custodian representative, Mr. Wills, states "balance left from auction handed over to Richmond Transfer Sept.22/44."

The Garden Plants listed by Dr. Uchida were sold with the real property. They were included in the valuations on the real property

An old white iron bed and an old cupboard with screen doors were abandoned as being of no value. Statement to this effect on file dated Aug.17/44, signed by W.G.Willard, auctioneer.

G Robertson

ANALYSIS OF PERSONAL PROPERTY CLAIM

(PAGE 4.)

FILE No. 4632

EXHIBIT No.

NAME UCHIDA, Dr. Matasaburo

REG. No. 03178

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.
DECLARATION Sept.3/42.	TAKEN BY		AUCTION	TENDER &c	
EVACUATION Oct.16/42.	DATE				

Cont'd. from Page 3.

2 Cook Knives
2 Glass Tray
3 Thermath Bottles
1 Sukiyaki Nabe
1 Yudofu Nabe
3 Glass Jugs
8 Japanese Flower Pots (Chinaware)
2 Bamboo Flower Baskets
1 " Basket (Boat shaped)
2 Book Ends
3 Boxes Christmas Decorations
4 Pictures
3 Lacquered Tubs
1 Electric Fan
2 Small Baskets
4 Large Plates (Kutani Make)
2 Flower Pot Stand
1 Small Crockery
1 Large Kabin
Bow and Arrows
2 Lunch Baskets
1 Hyotan
40 Fruit Jars

Garden plants as per list attached to above declaration.

E No. 4032

G. No. 03178

EXHIBIT No.

CASE No.

VENUE KAMLOOPS, B.C.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
JCTION	TENDER &c								

FORM "JP"

FILE No. 103-2

EXHIBIT No. C
DATE MAY 11 1948
FILED BY

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: MATASABURO UCHIDA.

HOME ADDRESS: 2725 - 7th Avenue East. Vancouver, B. C.

REGISTRATION NUMBER 03178 SEX: Male AGE: 41

OCCUPATION: Physician

(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? Yes.

NAME OF WIFE OR HUSBAND: Suyeko UCHIDA no personal property

ADDRESS OF WIFE OR HUSBAND: 2725 - 7th E. Vancouver B.C.

NAMES OF ANY LIVING CHILDREN:

Midori Jane UCHIDA

ADDRESS OF CHILDREN: 2725 - 7th E. Vancouver B.C.

AGE OF CHILDREN: 6 yrs.

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

1. LOCATION AND DESCRIPTION:

Lot 28-29-30-31-32. Block 14, D.L. Sec. 3x-N½

2. BUILDINGS AND OTHER IMPROVEMENTS:

Semi-Bungalow (Granite Stucco) and Garage $6000.00
5 lots $1,750.00 - Fence around East and North sides.
Cost of clearing lands and making into lawn - Trees etc. $2095.00

3. INSURANCE (Give particulars; state where policies are) House $5000 - Furniture $2000
House - expires 1944 at The Equitable Life - Furniture - expires July 1944.
The North Western Insurance.

4. TAXES (Amount and where payable) $167.46 at the City Hall

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

Equitable Life Ins Co $1675

6. OCCUPANCY AND LEASES (If vacant so state)

Rented to Mr. F.P. Blundell for 1 year through Pemberton and Sons.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Equitable Life & 715 Hastings

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Equitable Life & Vancouver B.C.

9. IF FARM LAND STATE CROPS SOWN

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

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:

Chesterfield Suites - Japanese hand made cabinet - Piano - Rugs - Electric Range - Dining Room suite - Tea wagon - Rugs - Bedroom Suites - 1 child bedroom suite - Rugs - Books - Kitchen electric range -

Particulars on a separate papers, enclosed with this form - Some goods stored - Bowmans - others at residence - Some not are taking with us

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

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

None - Furnitures and house equipments all paid for.

dec. 19/47
Bowman storage Custodian advised the Custodian today that balance of Uchida's goods in their storage were shipped to him on Sept. 19/47 by K.

ARTICLES STORED at BOWMA N'S STORAGE CO.

by

Dr. M. Uchida

DINING ROOM -				
	1	Dining Room Suite - Walnut		$ 475.00
		1 Table		
		6 Chairs		
		1 China Cabinet		
		1 Buffet		
	2	Tea Wagon - Walnut		55.00
	3	Rug - Sarouk - (8' 8" by 12")		130.00
	4	Rug - S arouk - (20" by 54")		25.00
	5	Round Table - Walnut - Diam. 18" by Height 25")		15.00
	6	Felt for above rug		12.00
LIVING ROOM -				
	1	Piano - Mahogany -		450.00
	2	Chesterfield Suite - Mohair- 3pieces		550.00
	3	Rug - Wine Broadloom - (9' by 15')		175.00
	4	Japanese Cabinet - Hand carved		750.00
	5	Felt for above rug		16.00
	6	Lamp Stand and Shade		15.00
HALL -				
	1	Telephone Desk and Chair - Walnut -		20.00
	2	Rug - Axminster - (3' by 11')		65.00
	3	Rug - " (1' 6" by 3')		3.50
BEDROOM -	1	Chiffonier Walnut		
	2	Vanity and Bench "		
	3	Dresser "		259. 50
	4	Rugs - Reversible (49" by 85")		
	5	" " (31" by 58")		35.00
DEN -				
	1	Bookcase - Oak		50.00
	2	98 Books - Junior Classics 10		
		Beacon Lights of Histoy	15	
		Collier's Encyclopedia	11	
		Waverly Novels	24	
		Stoddard's Lectures	14	
		Others	21	-
	3	1 Box - 2 Bronze Flower Holders		20.00
		1 " Elephant		12. 50
KITCHEN -	1	Refrigerator		187,50
	2	Electric Range - Moffat		165.00

MISCELLANEOUS -

1	Vaccuum C leaner	$ 100.00
2	Electric Phonograph	26.75
3	5 Large Pictures	-
4	4 Medium Pictures	-
5	4 Framed Photographs	-
6	3 Cushions - (Feather)	-
7	1 Box - Dinner Set - 85 Pieces	76.50
8	1 Box - Japanese CHinaware - 75 Pieces	
9	Waffle Iron	
	5 Cut Glasses	
	1 Vase - British	
	16 Silverware	
9	In Drawers -	
	1 German Stein	
	1 Electric Wire for phonograph	
	2 Opera Glasses	
	1 Bamboo House	
	1 Ivory Eskimo	
	2 Bronze Buddha	
	2 Coral (Decora tion)	
	1 Set Brass for Tobbacco	
	1 Clay Doll (Priest)	
	1 Bronze Vase	
	1 Kutani Vase	
	20 Owan	
	3 Laquered Winw Cups	
	1 Small Clay Gogatsu Ningyo	
	1 Black Stone Indian Totem Pole	
	2 Clay Kyo Ningyo	
	6 China Decorations	
	2 Laquered Match Holders	
	1 Set of two Dolls	
	1 Laquered Inkstand	
	1 " Cake Dish	
	5 " Red Dishes	
	1 " Ohitsu	
	5 " Wine Cups	
	1 Bamboo Takara Bune	
	5 Dressed Japanese Dolls	
	1 Picture of the Quints	
	1 Feather Quilt	
	1 Wool Quilt	
	1 Laquered Name Card Holder	
	1 " Red Box	
	1 Glass Coffee Maker	
	3 Trays	
	1 Glass Fruit Bowl	
	1 Silver Vase with Handle	
	3 Scarves	
	1 Set of three Cake Dish	
	2 Laquered Cake Dish - with shell	
	3 " "	
	1 Set of Wedding Cups	
	1 Set of March Festival Dolls	
	1 Glass Centrepiece	
	1 Embroidered Photograph Album	
	1 Cocktail Syphon	
	1 Velvet " Jumbo"	
	1 " Bunny	
	3 Artificial Flowers	900.00

Dr. Uchida

FIXTURES LEFT AT THE RESIDENCE.

2725 7th. Ave. E.,
Vancouver, B.C.

1. Hallway:
I Curtain Brass Rod (Solid) 3' Long
I Mirror 4' by 2' Oak Rim
I Picture of Madonna
I Glazed Electric Bulb (Blue) 75 W
2 Brass Door Knobs
2 Glass Door Knobs
I Glazed Electric Bulb (Brown)
I Chandelier

2. Sitting Room:
2 Brass Curtain Rod (Solid) 8' Long
2 " " " 3'6""
5 Blinds
4 French Door with Glass Knobs
5 Glazed Electric Bulbs (Brown) 30W
2 " Candle-shaped Bulbs (Wall)
I Electric Fireplace Range 2I" by33" by24"
I Brass Chandelier 30" by 20"

3. Dining Room:
I Brass Curtain Rod(Solid) 4'6" long
2 " " " " IO" "
4 Window Blinds
5 Glazed Electric Bulbs (Brown) 30W
I Silver Chandelier 3I" by I8"
2 Glass Door Knobs

4. Library:
I Brass Curtain Rod(Solid) 4' long
2 " " " 6' "
3 Blinds
2 Brass Door Knobs
3 Electric Bulbs (Glazed and Brown) 30W
4 Glass Book-shelf Doors with Glass Handles
I Electric Fireplace Range I9"by20"by I2"
I Chandelier Brass I2" Wide

5. Kitchen:
3Brass Curtain Rods (Solid) 3'long
3 Blinds
4 Brass Door Knobs
I Tile Sink
2 Swinging Doors
I Boiler 5' High
II Small Doors For Cupboard
6 Pantry Drawers
2 Electric Bulbs 60W
I Coal Stove with Coil inside
2 Copper Pipes connecting stove with boiler
I Wall Iron Board
I Clothe Line
2 Lamp Shades on Ceiling
I Clothe Drying Rods Around Boiler

6. Den:
I Curtain Rod(Solid Brass) 6' long
I " " " " 4' "
2 Brass Door Knobs
3 Blinds
I Adoro Wash Basin (Wall)
2Globes 40W
I Glass Towell Rack I8"
I Glass Shelf I7½"
I chandelier

H. P. Elwood

7. Bedroom (South)
2 Brass Curtain Rods(Solid) 7' long 19
3 Blinds
3 Glazed Bulbs 40W
2 Brass D or Knobs

8. Bedroom (West)
2 Brass Curtain Rods (Solid) 6'long 20
I " " " " 3' " 21
3Blinds
3 Glazed Electric Bulb (Brown) 30W
2 Brass Door Knobs

9 Bedroom (East)
2 Brass Curtain Rods (Solid) 6'long 23
2 Blinds
3 Brass Door Knobs
3 Glazed Bulbs (Brown)

IO. Bathroom:
I Brass Curtain Rod (Solid) 3'long 24
I Blind
I Globe with Glazed White Shade
I Brass Door Knob
I Glass Shelf I8"long
I Twyfords Wash Basin (White Enamel)
I Closet White Enamel (Aldoro) with Mahoganny Seat
I Square White Enamel Bath Tub
I Medicine Shelf with Mirrored Door
2 Glass Towell Hanger I6" long

II.

II. Hallway(Upstairs)
I Brass Curtain Rod (Solid) 3' Long
I Blind
I Globe Glazed Brown

I2. Basement:
J.J.Taylor Safe (About 3'x2'6"x2'6")
2Electric Bulbs
Fir Partitions Around Coal Furnace
I Concrete Wash Basin with Concrete Stands
I Cord Fir
½ " Slabs
I Shovel
I Stoker
I Shelf with 2 Glass Doors

I3. Garage:
I Red Hose With Nozzle About 50'long
I Sprinkler
I Empty Oil Drum
2 Ladders IO' and 5'
2 Small Scythes
I Grass Shear
I Small Saww
I Rake
I Hoe
I Shear
I Spade for cutting grass edges
I 5Blade Mower I5" long
I Grass Catcher
I 4' Hand Saw

H. P. Blundell

I4. Basement Enclosure:

I Bookcase
2 Umbrellas
I Kitchen Table
5 Chairs
Bed with Spring
I "Koto"
I Hat Stand
3 Small Tables Varnished
II Drawers with Pictures and Books
I Baby Chairs
I Box Odds and Ends
I Pee-vee
2 Iron Rods
I Umbrella Stand
2 Large Crockeries
I Lamp Stand
I Sawdust Funnel - abandoned - perished
I2 Glass Cups
2 Japanese Bowel
2 " Bottle
I Milk and Sugar Bowel
I Japanese Lacquered Stand
2 Cook Knives
2 Glass Tray
3 Thermath Bottles
I Sukiyaki Nabe cooking utensil
I Yudofu " " "
3 Glass Jugs
8 Japanese Flower Pots (Chinaware)
2 Bamboo Flower Baskets
I " Basket (Boat shaped)
2 Book Ends
3 Boxes Christmas Decorations
4 Pictures
3 Lacquered Tubs
I Electric Fan
2 Small Baskets
4 Large Plates (Kutani Make)
2 Flower Pot Stand
I Small Crockery
I Large Kabin Vase?
Bowand Arrows
2 Lunch Baskets
I Hyotan Gourd?
40 Fruit Jars

FIXTURES LEFT AT THE

Garden Plants.

2725 7th. AVe.,
Vancouver, B. C.

South Side:

2 Large Rose Climbers
I Lilac
3 Cotoneaster
I Japanese Plum
I Wisteria
7 Japanese Cherry Trees
3 Large Cypress
24 Juniper
2 Tsubaki
Several Rockery Plants
I Rhododendrums
I Shakunage
2 Tsutsuji
I Sasanka
4 Coral Berry Dwarfed
6 Juniper (Fine Leaves)
I Forsythia
Japonica White
Hydrangia
Mums 22 Roots
Ash
I Box Hadge
I Japonica
Montebretia
Window Box (4 Juniper& 4 Evergreen Trees)

North Side:

2 Japanese Cherry Trees
I Japonica
2 Pines
2 Coral Berry Climbers
Mums
2 Wild Maple Trees
I Rose Climbers
Forget-me-knots
5 Junipers
Spirea
I Hydrangea
I Plant with Fine White Flowers

West Side:

2 Wisteria
9 Cherry Trees
2 B.C. Pines
I Weeping Willow
2 Large Cyprus
Rockery Plants
7 Junipers
9 Coral Berry Climbers
2 Japanese Maples
2 Dogwood
I Bamboo
3 Japonica
I Japanese Plum
Spruce
I Drooping Evergreen
I Montain Ash
Holly
3 Camellia
I Mokuse
4 Japanese Iris

6 Juniper (Fine Leaves)
2 Ichiyo
7Coral Berry dwarfed
2 Lilac
I Broom
3 Box Hedge
8 Dwarfed Plants near Wisteria
I Mock Orange
2 Spirea

East Side:

6 Juniper
Lilac
I Holly
I Japanese Pine
Roses 28 Roots
Rockery Plants
I Japanese Plant
I Biyakusen
I Grape Vine
2 Pear
I Peach
I Apple
2 Cherries
2 Pomegranate
2 Camelia
I Arbutus
I Japonica
I Tsubaki
I Dwarfed Juniper
I " Coral Berry
Mums
2 Broom
I Yamabuki
2 Cotoneaster
2 Plants with Fine White Flowers
I2 Iris
2 Rose Climbers
I Sansho
I Miyoga

FORM "JP"

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: The North West Fire Insurance Co. - $2000 - Expires July 1944.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
About $15,000 - List already mailed to the Custodian

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

8. BANK ACCOUNTS: About $400.00

9. LIFE INSURANCE: $30,000

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS:
About $1600 to the Equitable Life - see below: -
Loan on Life Policy 27851 - at Sept 7/42 $1217.38
" " 43094 - " $679.04

2. TRADE DEBTS:
None. Above details obtained from Equitable Life Ins. Co. (Miss Mathieson 10/5/43) MA 5920
P. Doult

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 3 day of Sept. 1942.

(Signature) [signature]

C. Uchida
Witness

FOR DEPARTMENTAL USE

March 12th 1948.

Dr. M. Uchida,
237 W. St.Paul,
Kamloops, B.C.

Dear Sir,

Your letter of the 2nd inst. duly received. Your claim will be heard at Kamloops some time during April, before the Sub-Commissioner, and you will be receiving notice from him regarding the date fixed for the hearing.

Yours truly,

A. WATSON
Per.

SECRETARY

VW.

237- W. St. Paul,
Kamloops. B.C.
Mar. 2, 1948.

The Commissioner,
C/o The Custodian
Vancouver. B.C.

4632/03178

Dear Sir:- Re. Investigation.

I wish to inform you that I have decided to have my investigation in Kamloops B.C. instead of Vancouver.

Kindly let me know when it is necessary for me to appear before the Court.

Yours truly
Dr. M. Uchida

Reply

MAR - 4 1948