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CASE NO: 1047

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 14, 1948.

IN THE MATTER OF THE CLAIM OF

YUKON HIGUCHI

PROCEEDINGS AT HEARING

Original



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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

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

Toronto, Ontario,

May 14, 1948.

IN THE MATTER OF THE CLAIM OF

YUKON HIGUCHI

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

F.A. BREWIN, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.

D.J. HANDFORD, Esq., Official Interpreter.

A.G. VEITCH, Esq., C.S.R., Official Reporter.



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MR. BREWIN: My lord, I have to apologize in respect to this claim. In the original claim form - and I took Mr. Higuchi's instructions - he made a claim for \$1,000 on the value of chattels reported sold by auction May 19, 1944, and January 18, 1945, less dinner set, stove boards and hanger, sold by Custodian \$213.45, making \$786.55 and claim of \$75 in respect to a radio. That is what I understood Mr. Higuchi's instructions to be and he sent me, left with us a detail of the articles sold at these auction sales. I assume the Custodian had that and the \$1,000 was a general estimate of what Mr. Higuchi thought he should have got for those.

Then when he was giving instructions to us recently he pointed out that he had previously left with me a detailed inventory with valuations put against it that by no means exactly corresponds with that and in which the total in the inventory is \$1,481, and he also still has the claim for the radio at \$75, making a total of \$1,556., and he acknowledges the receipt of \$213.45 from the Custodian and the claim then for chattels amounts to \$1,342.55.

I am sorry that this has happened, my lord. I think it may have been my own misunderstanding and I would humbly ask that we may be allowed to amend the claim.

THE COMMISSIONER: Any objection, Mr. Hunter?

MR. HUNTER: No, my lord.



U. Higuchi
In-Chief.

1 THE COMMISSIONER: All right; I will allow an
2 amendment to the claim to increase the claim
3 from \$861.55 to \$1,342.55 on the detail as
4 outlined by Mr. Brewin.

5 MR. BREWIN: Thank you, my lord.
6 I will now call Mr. Higuchi.

7 THE COMMISSIONER: Probably this is another case
8 of absence making the heart grow fonder.

9
10 UKON HIGUCHI, the Claimant herein, being
11 first duly sworn, testified as
12 follows:

12 DIRECT EXAMINATION BY MR. BREWIN:

13 Q. Mr. Higuchi, I believe you were the manager of
14 the M. Fuiri Company Limited, which carried on
15 business in Vancouver? A. Yes.

16 Q. And I believe you are now the president of a
17 similar company incorporated in Ontario? Is
18 that right? A. Yes.

19 Q. And the first part of your claim has to do with
20 your house, or residence, which was 1390 West
21 13th Street, in Vancouver. Is that right?
22 A. Yes.

23 Q. And for the assistance of the Commission have
24 you prepared a form under the heading of real
25 estate other than farm? Is that your signature?
26 A. Yes, sir.

27 Q. And are the facts set out in that form correct?
28 A. Yes, sir.

29 MR. BREWIN: Thank you. I tender that as Exhibit No. 1

30 (PARTICULARS OF REAL ESTATE OTHER THAN FARM,
MARKED EXHIBIT NO. 1)



1 I suppose you have not on you, or have you,
2 the deed to the land?

3 THE COMMISSIONER: Is there any question of title?

4 MR. HUNTER: No, my lord.

5 THE WITNESS: NO, I have not the deed.

6 THE COMMISSIONER: The Government does not question
7 the title.

8 MR. BREWIN: Thank you, my lord. I wondered.

9 Q. Apparently according to this you paid \$7,000
10 for the property in 1932. Is that right?

11 A. Yes, sir.

12 Q. And I see that a very substantial expense was
13 undertaken for a rock garden, \$1,000?

14 A. Yes.

15 Q. Is that right? A. Yes.

16 MR. BREWIN: Have you a photograph of this property?

17 MR. HUNTER: Yes.

18 MR. BREWIN: May I have it put in?

19 MR. HUNTER: Yes.

20 THE COMMISSIONER: Q. What was your nearest cross
21 street, Mr. Higuchi?

22 A. Pardon?

23 Q. What was your nearest cross street, Alder?

24 A. Hemlock, I believe.

25 Q. You are two blocks east of Granville?

26 A. One block east of Granville.

27 Q. One block east? A. Yes.

28 MR. BREWIN: Q. Is this a snapshot of your house?

29 A. Yes, sir.

30 (SNAPSHOT OF CLAIMANT'S HOME, MARKED EXHIBIT NO.2)



U. Higuchi
In-Chief.

- 1 Q. Where was the rock garden? Was it in the front
2 or the back? A. The back. I did
3 not say for the rock garden; everything for
4 the plants, included, \$1,000 for the front and
5 back.
- 6 Q. And I notice from a form here that you had
7 insurance of \$5,000 on your home and \$3,000 in
8 personal possessions? A. Yes.
- 9 Q. And I see you rented it for \$55 a month. Was
10 that when you left?
- 11 A. Yes, sir.
- 12 Q. To whom did you rent it?
- 13 A. I do not know. I think it is somebody named
14 Mr. Levy. The Pemberton Company, real estate ---
- 15 Q. They looked after it for you?
- 16 A. --- they take care of everything.
- 17 Q. There is one detail here: I notice in the
18 report from Mr. Reid of Reid & Company they say
19 there were two garages on the lane and you
20 only refer to one garage. Perhaps there was
21 one there before you were there?
- 22 A. Two.
- 23 Q. There were two? A. Yes.
- 24 Q. Did you build both of them or one of them?
- 25 A. Just one of them.
- 26 Q. You just built one of them? A. Yes.
- 27 THE COMMISSIONER: It is possible Reid might have
28 confused the ownership of the garages.
- 29 MR. BREWIN: Apparently he is correct. There were
30 two garages, the witness said. The reason only



1 one appears in the form is that one was built
2 when he bought the house and one was built
3 afterwards, apparently.

4 THE COMMISSIONER: That apparently concludes the
5 real property claim.

6 MR. BREWIN: Yes.

7 Q. Then, in regard to personal property, Mr.
8 Higuchi ---

9 THE COMMISSIONER: Have you the Reid appraisal, Mr.
10 Hunter?

11 MR. HUNTER: Yes, my lord. I tender the Reid
12 appraisal as of November 1st, 1943, in the
13 amount of \$5,300, as Exhibit No. 3.

14 (APPRAISAL, JR. REID & COMPANY, NOVEMBER 1,
15 1943, MARKED EXHIBIT NO. 3)

16 MR. BREWIN: Q. Have you prepared a statement of
17 your personal chattels in respect of which you
18 are claiming? A. Yes.

19 Q. I am sorry to see that is not signed. I thought
20 you had signed it. Have you a pen on you?

21 A. Yes.

22 Q. Perhaps you will sign it now? A. Yes.

23 Q. Are the facts set out there correct?

24 A. Yes, sir.

25 (PARTICULARS OF PERSONAL CHATTELS, MARKED
26 EXHIBIT NO. 4)

27 MR. BREWIN: The second sheet of this form is a copy
28 of a list dated July 17, 1942. Did you make
29 that list out at or about the time you left
30 Vancouver?

A. No. My son made out the list and I just took
a copy.



1 Q. Your son made out the list. Do you know if it
2 is an accurate list? A. Pardon?

3 Q. Do you know if it is an accurate list?

4 A. Yes.

5 Q. All those things were on your property in your
6 house? A. Yes.

7 Q. And what about the values shown there?

8 A. Estimated, to the best of my knowledge.

9 Q. Estimated from your knowledge? 8 A. Yes.

10 Q. I take it you have been buying and selling
11 things during your career? A. Yes.

12 Q. And you would have knowledge of what a fair
13 value was? A. Yes, sir.

14 Q. And you say those are fair values? A. Yes.

15 Q. Now, when you left what date did you actually
16 leave Vancouver?

17 A. August 22, I think.

18 Q. Yes. A. Just myself, not the family.

19 Q. They remained on for some time? A. Yes.

20 MR. HUNTER: Are you filing that list?

21 MR. BREWIN: Pardon?

22 MR. HUNTER: Are you filing that inventory?

23 MR. BREWIN: It is attached. Do you wish the original
24 list filed?

25 THE COMMISSIONER: That is all part of Exhibit 4.

26 MR. HUNTER: Thank you.

27 MR. BREWIN: Q. Now, did you inform the Custodian,
28 did you send him a copy of this list?

29 A. No, I did not.

30 Q. Why did you not?



U. Higuchi
In-Chief.

1 A. I discussed it with one of the Custodian's
2 officers and I did not agree to report, so I
3 put it in the papers when I report it.

4 Q. I see by a letter dated November 12, 1946, from
5 yourself to the Custodian you said:

6 "As to the chattels left in my house,
7 #1390 West 13th Avenue, there is nothing
8 "more belonging to others. The reason why
9 "I did not declare the chattels to the
10 "Custodian in 1942 was because one of the
11 "Custodian officials told me that leaving
12 "such behind on my property was my
13 "responsibility."

14 Did you have such a conversation? A. Yes.

15 Q. Do you remember who the person was?

16 A. No, I do not.

17 Q. Reading on:

18 "The R.C.M.P. also gave me permission to
19 "remain at home until August 25, 1942, to
20 "pack away the goods and draw up a declara-
21 "tion sheet. However, they arrested me on
22 "August 8, 1942, and put me in Hastings
23 "Park, so the work was left to my wife and
24 "sons who made a rather hazy list of the
25 "chattels."

26 Is that correct? A. Yes.

27 Q. In other words, you were arrested at an earlier
28 date than you had expected? A. Yes.

29 Q. And you did not get a chance to make the list,
30 yourself? Is that right?



1 A. That is right.

2 Q. Continuing:

3 "According to the information I have
4 "received from my friends, they are not
5 "satisfied with the prices they received
6 "for their chattels, some of which has
7 "never been mentioned on your statements.
8 "That is the reason why I have not bothered
9 "to send you the list of the chattels."

10 Is that the letter? A. Yes.

11 MR. HUNTER: Possibly I might file the analysis if
12 you are going to refer to that.

13 MR. BREWEN: Yes.

14 MR. HUNTER: I file the analysis of personal property
15 claim as Exhibit No. 5.

16 (ANALYSIS OF PERSONAL PROPERTY CLAIM,
17 MARKED EXHIBIT NO. 5)

18 MR. BREWIN: I think that is all, thank you.

19
20 MR. HUNTER: It is submitted, my lord, that the real
21 property was sold for its fair market value.

22 It is submitted that the personal property
23 sold was sold for its fair market value.

24 It is submitted that the personal property
25 not sold by the Custodian and not found by him
26 was not found due to the neglect of the claimant
27 who failed to file an inventory with the
28 Custodian and also due to certain other acts
29 of non-co-operation which will be enumerated.

30 This property was assessed in, I think,
1942. I would just check that. I think this



1 is the 1942 one, for \$2,320 for the land, \$2,950
2 for the improvements, making a total of \$5,270.

3 It was advertised in Catalogue No. 382.

4 In response to that a number of tenders or
5 offers were received.

6 On the 29th September, 1943, from Roberts
7 Limited they had an offer of \$5,000 on behalf
8 of a client and this was withdrawn.

9 On the 4th October, 1943, from Alfred Evans,
10 on behalf of Rabbi Levy, an offer of \$4,000.
11 This was rejected.

12 On the 9th December, 1943, there was an
13 offer from William Snowden for \$4,250. That
14 was rejected.

15 On February 25, 1944, although the letter,
16 itself, says 1943, obviously that is an error,
17 an offer of \$4,000 was received from Pemberton.
18 This was rejected.

19 Another offer subsequently, which I do not
20 seem to have on the files, was received from
21 R. H. Rayner, for \$1,800, but this was so
22 ridiculous that it was rejected immediately.

23 On April 4, 1944, another offer was received
24 from Pemberton on behalf of some clients in the
25 amount of \$5,300. This was approved by the
26 Advisory Committee on March 22, 1944, and was
27 really an offer in response to a notification
28 from the Custodian that in view of the
29 independent appraisal of \$5,300 he could not
30 accept less than \$5,300. The actual written



1 offer came in, actually, after the approval of
2 the Advisory Committee. It was sold to Minnie
3 Jean Crawford, Wesley Stewart, Duncan Taylor
4 and William Tewman, for \$5,300 as of the 5th
5 April, 1944.

6 I tender two letters from Pemberton Realty
7 Corporation Limited, the first being dated
8 July 28, 1942, and reading as follows:

9 "We have your J.P. form dated July 23rd

10 "in connection with the above property,

11 "and enclose a report on the property.

12 "Mr. Higuchi is still in occupation on the

13 "property. When evacuated he will supply

14 "us with an inventory of the furniture he

15 "is to store in the one room in the attic."

16 And a letter September 16, 1942, in connection
17 with the above property, and I may say it is
18 from the Pemberton Realty Corporation Limited
19 to the Custodian, and reads as follows:

20 "Mr. Higuchi's family have now vacated the
21 "above property. Before leaving Vancouver

22 "we requested that they supply us with an

23 "inventory of the goods which they had

24 "stored in a cupboard in the attic. He

25 "stated that he had nailed this cupboard

26 "up and did not wish to supply an inventory.

27 "Kindly let us know if you wish us to have

28 "this cupboard entered and an inventory

29 "prepared.

30 "Also we have to-day accepted a deposit



Discussion.
U. Higuchi
Cross-Exam.

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"from Rabbi E. M. Leby to rent the property
"from October 1st, at \$55 per month."

I would tender those two letters as Exhibit 6.

(TWO LETTERS, JULY 28, SEPTEMBER 16, PEMBERTON
REALTY CORPORATION LIMITED TO CUSTODIAN,
MARKED EXHIBIT NO. 6)

CROSS-EXAMINATION BY MR. HUNTER:

Q. This is your letter, Mr. Higuchi? A. Yes.

MR. BREWIN: What date is that letter?

MR. HUNTER: It is dated November 12, 1946. After
some statements and objections to some
financial proceedings he then goes on to say:

"As to the chattels left in my house,
"1390 West 13th Avenue, there is nothing
"more belonging to others. The reason
"why I did not declare the chattels to
"the Custodian in 1942 was because one of
"the Custodian officials told me that
"leaving such behind on my property was my
"responsibility. The R.C.M.P. also gave
"me permission to remain at home until
"August 25, 1942, to pack away the goods
"and draw up a declaration sheet. However,
"they arrested me on August 8, 1942, and
"put me in Hastings Park, so the work was
"left to my wife and sons who made a
"rather hazy list of the chattels.
"According to the information I have
"received from my friends, they are not
"satisfied with the prices they received



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"for their chattels, some of which has
"never been mentioned on your statements.
"That is the reason why I have not bothered
"to send you the list of the chattels."

Before I file this document perhaps I had better
read to the end of the paragraph.

"If you doubt the above sentences why did
"you not inform me before you sold my
"property and chattels. If you will take
"the responsibility of the goods left in
"my house, I will send to you the list
"which my wife made, as I wish to settle
"this account as soon as possible."

Now, what is this list on Exhibit 4? Is this
the list your wife made?

A. My son made it out and I just copied it out,
myself.

Q. When did he make that, before you were evacuated
or after?

A. Well, when my family left Vancouver.

Q. Pardon? A. When my family
left Vancouver, yes.

Q. He made that up when your son and your wife
were evacuated? A. Yes.

Q. And where were you at that time?

A. Well, I think I am in Tashmi. I am not sure.

Q. Well now, this list attached here to the personal
chattels form is dated July 17, 1942. Where do
you think you were then?

A. Right in Vancouver.



1 Q. You were in Vancouver? A. Yes.

2 Q. And in this letter you say:

3 "They arrested me on August 8, 1942, and
4 "put me in Hastings Park, so the work was
5 "left to my wife and sons who made a rather
6 "hazy list of the chattels."

7 Is this the hazy list to which you are referring?

8 A. Yes.

9 Q. And did you ask them to make a more accurate
10 list? Did you ask them to make a more accurate
11 list?

A. For the Custodian?

12 Q. For yourself or for anybody? Did you ask them
13 at any time to make a more accurate list than
14 this list which you call a hazy list, ask your
15 son, your wife or family?

16 A. No, only I copied out from what the son made
17 out as the list.

18 Q. Pardon? A. My son made out
19 the list, just on a piece of paper; so I got
20 together and listed myself.

21 Q. You got together with whom?

22 A. Well, the son made out the list on a piece of
23 paper.

24 Q. And that is this list here?

25 A. The list there is made out by myself.

26 THE COMMISSIONER: I think it is clear that he has
27 already said that is a list which he made from
28 a list made out by the son and the list you
29 have in front of you is dated when?

30 MR. HUNTER: July 17, 1942.



1 THE COMMISSIONER: At that time the claimant was in
2 Vancouver and apparently was there for two
3 weeks afterward.

4 I think you had better file these documents.
5 It is going to be difficult to follow in the
6 transcript of proceedings if they do not go in
7 and have an exhibit mark.

8 MR. HUNTER: I file this letter of the claimant,
9 dated November 12, 1946, as Exhibit No. 7.

10 (LETTER OF CLAIMANT TO CUSTODIAN, NOVEMBER 12,
11 1946, MARKED EXHIBIT NO. 7)

12 MR. HUNTER: Q. I show you a J.P. form. Is that
13 your signature on it? A. Yes.

14 Q. When did you see this copy? A. Pardon?

15 Q. When did you see your son's list?

16 A. Well, when I went to Tashmi.

17 Q. He brought it with him when he came to join you
18 there? A. He brought the

19 piece of paper and I ^{am} still there.

20 Q. I read into the record the statement of personal
21 property owned in the J.P. form dated July 29, 1942,
22 which the claimant has identified as his J.P.
23 form. He says:

24 "Left at 1390 West 13th Avenue, Vancouver,

25 "B.C.: Household furniture, etc.

26 "Declarant will probably sell the above,

27 "but states that he will bring a list of

28 "what is left. Pemberton Realty Company

29 "will have the key to the above address."

30 You gave Pemberton's the key?

A. Yes, sir.



- 1 Q. Or did your wife or son give it?
- 2 A. No. When I left Vancouver the family remained
- 3 in the house, and naturally the wife has the key.
- 4 Q. And she left it with Pemberton's? A. Yes.
- 5 Q. And why with Pemberton's?
- 6 A. They agreed to take care of my house and property.
- 7 Q. You appointed them to look after your property?
- 8 A. Yes.
- 9 Q. Now, at this time, July 20, 1942, you intended
- 10 to sell your furniture?
- 11 A. Yes, some of it was sold.
- 12 Q. You did sell some? A. Yes.
- 13 Q. And what was left is what is in this list?
- 14 A. Yes.
- 15 THE COMMISSIONER: "This list" does not mean anything.
- 16 MR. HUNTER: I am sorry, my lord. This list attached
- 17 to Exhibit No. 4, dated July 17, 1942, is the
- 18 list to which I refer.
- 19 I now tender the J.P. form as Exhibit No. 8.
- 20 (J.P. FORM, MARKED EXHIBIT NO. 8)
- 21 Q. And your son put all these things in a closet in
- 22 the attic? A. Yes.
- 23 Q. And he nailed the attic --- A. Yes.
- 24 Q. --- closet shut? A. Yes.
- 25 Q. And you did not wish anybody opening that?
- 26 A. Pardon?
- 27 Q. You did not wish anybody to open that?
- 28 A. No. I told the Pemberton people to leave all
- 29 the furniture and other stuff in the attic.
- 30 MR. HUNTER: Excuse me, my lord?



1 THE COMMISSIONER: Proceed, please.

2 MR. HUNTER: Did you tell them not to touch it?

3 A. I did not say anything at all about "touch",
4 of course, it is nailed.

5 Q. I am sorry. I have not got what you told
6 Pemberton's yet.

7 THE COMMISSIONER: Perhaps we might have the
8 Interpreter put this question to the witness
9 and ask him to reply to the Interpreter in
10 Japanese in order that we may be sure that the
11 explanation he wishes to convey is understood
12 by us, particularly by myself.

13 What did you tell Pemberton's in relation
14 to the house and the furniture?

15 THE WITNESS: I just informed the Pemberton Company
16 that the chattels had been left in the attic.

17 MR. HUNTER: May I see Exhibit No. 6, my lord.

18 THE COMMISSIONER: Yes.

19 MR. HUNTER: Q. Now, Pemberton, your agent, in
20 his letter dated September 16, 1942, to the
21 Custodian states as follows:

22 "Mr. Higuchi stated that he had nailed
23 "this cupboard up and did not wish to
24 "supply an inventory."

25 Is that correct?

26 THE COMMISSIONER: You had better give the exhibit
27 to Mr. Handford and he may translate it to
28 the claimant.

29 THE WITNESS: Yes. I did not wish to supply an
30 inventory to anyone. I had it myself.



1 THE COMMISSIONER: I would just like to be sure,
2 now.

3 Q. So the statement there made by Pemberton is
4 correct? A. Yes. That is correct.

5 THE COMMISSIONER: All right. What is that Exhibit
6 number, No. 6?

7 MR. HUNTER: That is Exhibit No. 6, my lord.

8 There are a number of auction sheets, some of
9 which were attached to Exhibit 5. I do not
10 know whether they are all attached to Exhibit 5.
11 There are actually eight auction sheets but
12 whether they have put a full copy attached
13 to that exhibit I do not know.

14 THE COMMISSIONER: There are only four which I have.

15 MR. HUNTER: Perhaps it would be as well to file
16 these auction sheets; from the enormous amount
17 of items sold it will be seen it is very
18 difficult to reconcile them with the items
19 as set forth in the inventory attached to
20 Exhibit No. 4.

21 THE COMMISSIONER: Yes.

22 MR. HUNTER: But this place was opened, these were
23 taken to auction and they were sold. This is
24 the complete record of what was sold.

25 I suggest that this go in as Exhibit No. 9.

26 THE COMMISSIONER: Very well.

27 (EIGHT AUCTION RECORDS, MARKED EXHIBIT NO. 9)

28 MR. HUNTER: It will be seen that when you take the
29 exhibit or the inventory attached to the
30 personal property statement, Exhibit No. 4,



U. Higuchi
Cross-Exam.
Discussion.

1 a total of \$1,481, that includes the things
2 that are set forth in the main body of the
3 exhibit with the exception of the radio. I
4 do not think the radio is in there but the
5 massaging machine claimed and so on is also
6 included in this inventory; so that if you
7 add \$75 the claim for the radio, to \$1,481,
8 it will be seen the total is \$1,556. If you
9 add up the total of the auction sheets it
10 comes to \$236.65. If they are the same, that
11 is the sale price, but the identification is
12 peculiarly difficult, especially of these items
13 of chinaware and glassware, although very
14 large numbers of dishes and chinaware, and
15 bowls and vases, and so on, are sold throughout
16 the auction sheets. They are particularly hard
17 to identify.

18 The machinery was sold for \$54. The radio,
19 as will be seen from the last sheet of the
20 auction sheets, sold for \$52.

21 THE COMMISSIONER: That seems to be as complete as
22 it reasonably can be.

23 MR. HUNTER: I do not know how I can give much more,
24 if any value at all, my lord.

25 THE COMMISSIONER: Very good.

26 There is one question I would like to put
27 to you, Mr. Higuchi: Do you remember having
28 signed this claim form on the 26th November,
29 1947, and having sworn it before Mr. Brewen?

30 A. Yes.



1 Q. At that time you declared that the value of
2 your furniture described in the back of the
3 claim form was \$1,000. I percieve that you
4 are now claiming that the value of your
5 furniture was \$1,481? A. Yes.

6 Q. What is the explanation of the difference?

7 A. My estimate of the value from quite some time
8 back was the \$1,400 amount. But at the time
9 I put the form in in November I thought that
10 I would reduce it to a reasonable amount of
11 \$1,000.

12 Q. Well, I would like to have your explanation of
13 your view, your opinion in November, that the
14 goods were worth \$1,000 and the change in that
15 opinion now that the goods are worth \$481 more.
16 Have you any further explanation you would
17 care to offer?

18 A. There is a record. That is why I just changed
19 and stuck to the old record, that is all. I
20 decided to change my claim to the old original
21 list of things which I had had.

22 THE COMMISSIONER: I see. Any re-examination?

23 MR. BREWIN: No, my lord, I do not think so.

24 THE COMMISSIONER: That is all, thank you, Mr. Higuchi.

25 MR. BREWIN: I do not know whether I should make any
26 further explanation about the change. When
27 Mr. Higuchi first came to me ---

28 THE COMMISSIONER: I do not think there is any blame
29 attributable to you at all, Mr. Brewin. Mr.
30 Higuchi^{is} a business man. He has a familiarity



1 with the English language, he is reasonably
2 familiar with English and I am perfectly sure
3 he knows the difference between \$1,000 and
4 \$1,481.

5 MR. BREWIN: Yes. I might point out, though, that
6 at that time he was saying that the goods
7 covered - he was basing his claim, whether
8 rightly or wrongly, on the goods contained in
9 the auction sheets.

10 Your lordship will see that.

11 THE COMMISSIONER: Yes.

12 MR. BREWIN: On making a general estimate of \$1,000
13 for what was contained in the auction sheets.
14 Later he did at that time give me this copy
15 of the other inventory on which he is now
16 relying. Whether or not I misunderstood him,
17 my lord, I do not know.

18 THE COMMISSIONER: I quite appreciate that.

19 MR. BREWIN: Yes. Thank you. That is all, Mr.
20 Higuchi.

21

22 (PROCEEDINGS ADJOURNED SINE DIE)

23

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

26

27

A.G. Veitch
"A.G. VEITCH"
Official Reporter.

28

29

30

31

base 1047

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.

ACKNOWLEDGED
[Signature]

11529
Toronto

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

(1) NAME HIGUCHI Ukon (RCMP) Reg. No. 03306
(Print) Surname Given Name

(2) Pre-Evacuation Address 1390 West 13th St., Vancouver, B.C.

(3) Present Address 16 Chadwick Avenue, Guelph, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 1390 West 13th St., Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lot 1 Block 422
D.L. 526 City of Vancouver

(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.).....
sole owner

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

- (i) Land - - - - - \$
- (ii) Buildings - - - - - \$
- (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) - - - - - \$ 7500
- (v) Amount at which Custodian sold property and credited your account - - - \$ 5300
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2200

(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.)
House

(c) How stored or packed at time of evacuation Packed in Paper Boxes

(over)

To show how Toronto from long last may

B. review

(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 Real Estate - collecting rent

Aug. 22, 1942

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

1481

1.	Shells reported sold by auction	Estimated Value \$	
2.	May 19 th 1944 & Jan 18 th 1945	Estimated Value \$	
3.	Lets Demer set & Store Board - hanger	Estimated Value \$	1481.00
4.	Sold by auction	Estimated Value \$	213.45
5.		Estimated Value \$	786.55
6.	Radio	Estimated Value \$	75.00
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	1242.55

TOTAL CLAIM FOR PROPERTY LOSS \$ 861.55

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) - - - - - \$ 3061.55

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

(b) Do you require the services of an interpreter
at the hearing? Yes or no No

Toronto

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.

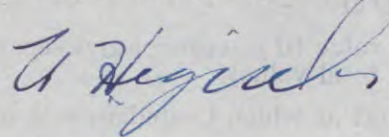
DOMINION OF CANADA)
of)
TO WIT:)

I, Ukon Higuchi of the City
of Guelph in the County of Welland

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 Toronto)
in the County of York)
this 26th day of November)
A.D. 1947.)



F.A. Brown) 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.

HIGUCHI, UKON
(Claimant's Name)

REAL ESTATE
(Other than farm)

03306
Reg. No.

Type of Premises (g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House	11	Frame	Residence	50 x 125	1930	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Residential	\$7000. (land & home)	New roof Garage Rock Garden	\$150. \$200. 1000. (Plants, loam, trees, fertilizer etc. cement work.)	\$7500.
Comments re upkeep of premises:		New Eavestroughing Painting (1940)	\$100. \$200.	

Comments re Appraiser's report not covered above:

Home in excellent condition on evacuation.

Insurance - 5000.00)
3000.00) Home & personal possessions.
\$8000.00

Rented by claimant for \$55.00 per month.

Total claim	\$7500.00
Sold by Custodian -	5300.00
Claim -	<u>\$2200.00</u>

EXHIBIT No. 1047-1
DATE 14 May 1948
FILED BY J. A. Brewer

J. Higuchi
Signature

HIGUCHI, Ukon Mr.
1390 W. 13th Ave., Vancouver, B. C.
Evac. File #11529



Picture Taken February 10, 1943.

EXHIBIT No. 1047-2
DATE 14 May 1948
FILED BY F. A. Brewin

HIGUCHI, Ukon Mr.
1390 W. 13th Ave., Vancouver, B. C.
Evac. File #11529

Evacuee File #11529

H. Hayashi

1390 West 13th Ave.

10th Feb. 1943.

Picture Taken February 10, 1943.

EXHIBIT No. 1047-2
DATE 14 May 1948
FILED BY F. A. Brewin

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

November 1st, 1943.

No. 382

House 1390 West 13th Avenue.

9 room house with bathroom. On corner lot 50 x 120 to lane.

Hall, living-room and dining-room have oak floors. Balance of floors are 1 x 4 fir.

There are 4 bedrooms on the 2nd floor, and 2 in attic.

House is hot water heated with sawdust burner.

Full cement basement with porcelain laundry trays and extra toilet.

Gas fireplace in living room, and the property is in very good condition and easily converted to a duplex.

2 garages on lane.

Valuation \$5,300.00.

EXHIBIT No. 1047-3
DATE 14 May 1948
FILED BY [Signature]

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
Machinery					
Atlas lathe chuck	1940	New)			
Atlas " "	1940	")	\$ 120.	Good	\$ 120.00
Drill Grinding attachment	1940	")			
Massaging machine (electric vibrator)	1938	")	75.	"	50.00
Household goods as per attached inventory					
Radio (placed with R.C.M.P. but no money received) Purchased in 1940 for \$100.					75.00

Description of Storage of Goods:

EXHIBIT No. 1047-4
 DATE 14 May 1948
 FILED BY J. a. Brewin

General Statement as to Chattels not Described above:

The claimant is claiming on attached inventory of \$1481.00 and a radio listed on original "Form for Co-Operative Committee".

In the original "Form for Co-Operative Committee", the claimant placed an estimated value of \$1000. on his personal chattels.

Additional Comments, if any:

SUMMARY

Estimated Value:	Attached Inventory	\$1481.00
	Radio	75.00
		<u>\$1556.00</u>
	Sold by custodian	\$ 213.45
	CLAIM	<u>\$1342.55</u>

J. Higuchi
 Signature

Store at 1390 West 13th, Vancouver
In Attic Westside

Date July 17, 1942.

Estimated Value

<u>CASE NO.</u>			<u>Estimated Value</u>
1	Encyclopedia	\$	75.00
2	"		50.00
3	China Ware		20.00
4	" "		25.00
5	" "		70.00
6	Picture and Picture in frame (21)		150.00
7	Xmas Decorations		10.00
8	Wooden tub (30.00
	China Ware)		
9	Cut glass ware		
	doz. cut glass cups	19.50)	
	doz. " " "	21.50)	
	1 only " " bowl	8.00)	96.50
	1 only " " "	10.00)	
	1 only " " vase	12.50)	
	Water Set	25.00)	
	Brassware Jardiniere	5.00)	
	" Vase	7.50)	12.50
10	Japanese Books (50)	50.00	50.00
11	Aluminum Ware		
	Kettle, mixing bowl, steamer		20.00
12	Aluminum Sauce pan (5)		7.50
13	3 Machinery (Sewing?)		120.00 ✓
14	Cake mixer, Mixing bowl, big bowls		15.00
15	Jam Set, Water glass, Pudding Pan		
	Ornament (Hokoniwa)		10.00
16	Veg. Plate, Fruit bowl, china bowl)		
	Tea pot, Berry Set, Flét Vase)		
	Water Jug (Heavy))		40.00
17	Meat plate and saucer		38.00
18	Knife, Forks, Spoon, D.Spoon,)		
	(17) (18) (8) (17))		
	Curtain Holder, Lge. Plate,)		100.00
	Plate Saucer Sml. Saucer Dessert)		
	(2) (12) (4) (4))		
19	Salt Shaker Bronze Vase Glass Vase)		
	(4))		
CASE NO. 19	Japanese Books (100)		100.00
20	Dinner Set		100.00
1 only	Oak table		15.00
1 only	" Sofa		22.00
2 only	End table (maple)		20.00
1 only	Centre Table		15.00
1 only	Oak Rocker		12.00
1 only	" "		17.50
1 only	Oak Cabinet		17.50
1 only	Magnetizer		25.00
1 only	Noishiki Masager		50.00 ✓
1 set	Sukiyoki Set		25.00
1 only	Record Player		15.00
1 only	Map Globe Atlas		25.00
1 box	Old Japanese Letter		
	and old record		---
2 only	Picture in frames		45.00
1 only	Fir Table		10.00
1 only	Hat Rack		7.50
1 only	Lge. table (Hardwood)		20.00

TOTAL - \$1481.00

1. Att. has lathelumb
Drill grinding attachment

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE NO. 11529

EXHIBIT NO.

NAME Ukon HIGUCHI

REG. No. 03306

DATE	INVENTORY	DETAILS OF CLAIM	SALES	
			AUCTION	TENDER &c

DECLARATION July 20/42
 EVACUATION Aug. 28/42

TAKEN BY _____
 DATE _____

"Left at 1390-W.13th Ave.
 Vancouver, B.C.
 Household furniture etc.

NIL

Itemized description of personal property which is the subject of the Claim,-

Declarant will probably sell the above, but states that he will bring a list of what is left. Pemberton Realty Co., will have the key to the above address."

Chattels reported sold by Auction May 19/44
 Jan. 18/45 less Dinner Set and stove board and hanger 1000.00

Less sold by Custodian 213.45

Radio 75.00

Total Claim for Property Loss - \$ 861.55

Gross total of Claim as above 1075.00

NOTE:
 See Extract from letter Nov. 12/46 attached- indicating that no list of chattels had been furnished by him to the Custodian.

Japanese claim for 1000.00 Sold for - 195.25 at Auction as

" " " 75.00 " " 52.00 at Auction

\$ 1075.00

36.30 Miscellaneous - Auction
 1.25 " " "
 3.85 " " "

\$41.40 has been credited to HIGUCHI

TENDER &c

SOLD WITH REAL PROP.

DECL. NOT FOUND

NO RECORD AT ANYTIME

ABANDONED

NO ACCOUNT, THEFT &c

UNSOLD

REMARKS

EXHIBIT No. 1047-5
 DATE 14 May 1948
 FILED BY J. W. Knicker

195.25 at Auction as per copies of Auction sheets May 19/44 and Jan 18/45 attached, to which Claimant refers in claim.

NOTE: Claimant has made a slight error when he says less "Dinner set and Stove board and hanger". This should read, less "Dinner set, bed and spring", as referred to in his letter April 11/46 to Custodian as extract attached. ✓

52.00 at Auction

30 Miscellaneous - Auction #39 Jan 31/45
 25 " " " 55 Nov. 23/45
 85 " " " 58 Dec. 21/45

has been credited to HIGUCHI - on account of chattels sold in addition to the above, and has been paid over to him.

Statement of all auctions attached. ✓

X

X Abandoned May 13/44 as per attached letter. ✓

File No. 11529

Ukon HIGUCHI,
Reg. No. 03306

EXTRACT from letter dated April 11/46

HIGUCHI to Custodian as follows:-

"re H. SAKAMOTO's chattels.

I am enclosing Auction sheets and have marked
Mr. Sakamoto's chattels with (x).

Japanese Dinner set	-	\$7.75
Bed & spring		<u>13.50</u>
Total		<u>\$21.25</u>

Please pay Mr. Sakamoto the above sum".

File No.: 11529

Ukon HIGUCHI
Reg. No. 03306

Personal Property
Section.

Extract from letter dated Nov. 12, 1946 - Ukon Higuchi to Custodian as follows:-

"As to the chattels left in my house, 1390 W. 13th Ave., there is nothing more belonging to others. The reason why I did not declare the chattels to the custodian in 1942 was because one of the custodian officials told me that leaving such behind on my property was my responsibility. The R.C.M.P. also gave me permission to remain at home until August 25/42 to pack away the goods and draw up a declaration sheet. However, they arrested me on August 8/42 and put me in Hastings Park, so the work was left to me wife and sons who made a rather hazy list of the chattels. According to the information I have received from my friends, they are not satisfied with the prices they received for their chattels, some of which has never been mentioned on your statements. That is the reason why I have not bothered to send you the list of the chattels."

Copy

NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on January 18, 1945.

Box crockery	\$ 2.50
Dishpan and miscellaneous	0.75
Dish pan etc.	0.65
12 cups and saucers	2.50
Cups and saucers	5.00

Total		\$	
	(Auctioneer's Fee: \$1.14	\$	11.40
Less Expenses:	(Advertising: 0.42	\$	
	(Moving: <u>1.98</u>		<u>3.54</u>
Net Proceeds Credited:		\$	<u>7.86</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 38

Remarks:

C O P Y

NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public
 auction at 992 Powell Street, Vancouver on May 19th, 1944

Atlas lathe chuck		\$ 21.00
Atlas lathe chuck		25.00
Drill grinding attachment		8.00
Bag & golf sticks		2.00
3 bowls		.75
Aluminum pot & mixer		1.40
2 Jardineres		3.75
Box Crockery		1.00
Nut bowl & saucepan		2.00
Tray & Miscellaneous		1.75
12 glasses		3.50
Gas burner		.75
Gas burner		1.80
Electric Vibrator		5.00
Basket miscellaneous		1.00
Stool & 4 horns		.25
Dishes, plates etc.		2.50
Box sealers		1.00
Box dishes		2.00
Box dishes		2.50
Tea kettle & crock		.50
Box dishes		2.00
2 baskets miscellaneous		1.25
Iron pot		1.00
Iron pot		1.50
Carton sealers		.10
2 Saucepans		1.10
3 Saucepans		6.25
Total	Carried Forward	\$ 100.65

~~Less Expenses:~~

\$

~~Net Proceeds Credited:~~

\$

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

Copy

NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public
auction at 992 Powell Street, Vancouver on May 19th, 1944.

	Brought Forward	\$ 100.65
5 Pictures		1.50
2 Dish pans, & Miscellaneous		3.10
Lacquerware		1.00
Glass bowl		6.00
Blue vase		2.75
Jug & 5 glasses		9.00
Vase, bowl & plate		7.00
Odd lot cutlery		4.00
Jug & 6 bowls		1.00
3 bowls & hod		.50
Dish		1.25
Atlas		2.50
7 boxes Ceremonial dolls		5.00
Warmer, sweeper etc.		1.00
Table lamp		.80
3 bowls	Transferred to 11473. SAKAMOTO, Aya,	.50
Japanese dinner set	<u>13/5/46</u>	7.75
Carton Miscellaneous		.25
Carton crockery		2.75
Metal Jardinere		3.50
Green dish		1.50
Vase		3.75
Rocker		4.00
3 small tables		1.25
Rocker		3.00
Table		5.50
Total	Carried Forward	\$ <u>180.80</u>
Less Expenses		\$ <u>173.05</u>
Net Proceeds Credited		\$

~~Members of Custodian Staff Present~~

~~Extracted from Auctioneering List~~

~~Remarks~~

COPY

NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public
auction at 992 Powell Street, Vancouver, on May 19th, 1944.

	Brought Forward	173.05
Hall Stand	Transferred to 11473-SAKAMOTO, Ays,	\$ 180.80
Bed & spring	13/5/46	1.00
Stove board & hanger		13.50
Cupboard		.80
Oak bench		1.00
2 Pictures		.75
3 boxes cutting tools		.75
Platters & saucers		4.50
		2.00

Total	(Auctioneers Fee: \$20.51	18.39	\$ 183.85
	(Advertising:	3.53	3.17
Less Expenses:	(Moving:	<u>25.65</u>	<u>23.00</u>
			\$ 49.69 44.56
Net Proceeds Credited:			\$ 155.41 139.29

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 20.

Remarks:

C
O
P
Y

Warehouse 992 Powell St.

Date: May 13/44.

FILE NO. 11529
NAME: HIGUCHI
ADDRESS: 1390 W. 13th

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

1 small Roll Lino (N.V.)
1 Roll Oilcloth (worn & useless)
1 H.M. Table

Auctioneer "W.G.B.Thompson"

The above mentioned articles have been abandoned.

" Wm. Wills"

File No. 11529

CHATELS

April 19, 1948

AUCTION SALES

Ukon HIGUCHI,
Reg. No. 03306

1944	<u>No.</u>	<u>Gross</u>	<u>Expenses</u>
May 19-	20	183.85	44.56
1945			
Jan. 18	38	11.40	3.54
31	39	36.30	12.75
Nov. 28	55	1.25	.37
Dec. 21-	58	3.85	.89
		<u>\$236.65</u>	<u>62.11</u>
		<u>-----</u>	<u>-----</u>

Shaw

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

July 28, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 29 1942

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

Re: File #11529
Registration #03306

Dear Sirs:

We have your "JP" form dated July 23rd in connection with the above property, and enclose a report on the property. Mr. Higachi is still in occupation on the property. When evacuated he will supply us with an inventory of the furniture he is to store in the one room in the attic.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

[Signature]
Rental Department

GHJ:WH
Encl.

EXHIBIT No. 1047-6
DATE 14 May 1948
FILED BY [Signature]

Green

RECEIVED
2761-81

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

September 16, 1942

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

Re: Ukon HIGUCHI - 1390 W. 13th Ave.
File #11529

Dear Sirs:

✓ Mr. Higuchi's family have now vacated the above property. Before leaving Vancouver we requested that they supply us with an inventory of the goods which they had stored in a cupboard in the attic. He stated that he had nailed this cupboard up and did not wish to supply an inventory. Kindly let us know if you wish us to have this cupboard entered and an inventory prepared.

Also we have today accepted a deposit from Rabbi E. M. Leby to rent the property from October 1st, at \$55.00 per month.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

[Signature]
Rental Department

GHJ:WH

EXHIBIT No. 1047-7
 DATE 14 May 1948
 FILED BY J. W. Shears

EVACUATION SECTION
 Rec'd NOV 16 1946
 File No. 11529
 Ans. _____
 Referred Dusenbury
Mr Shears

16 Chadwick Ave.,
 Guelph, Ont.,
 Nov. 12, 1946.

B. R. Dusenbury,
 Office of the Custodian,
 506 Royal Bank Building,
 Vancouver, B. C.

Dear Sir,

I received your letter of Oct. 25 & 30, 1946 regarding the advanced account to M. Furuya Co., and I am astonished to find that you yourselves made the adjustments without my consent.

I cannot understand how you arrive at the figures in the statement you sent me. Please send me the full information as to what was auctioned, on what were the premiums taken, etc.

Your enclosed statement:-

6/20/44	adjusting entry of June 12 auction debit	\$16.12
8/2/44	Insurance premium debit	35.00
2/20/46	Proceeds auction sale	.88
3/27/46	" " "	2.96

Regarding the Amano Soy Factory, I totally disagree with Mr. Shear's letter of Oct. 17, 1946.

As to the chattels left in my house, 1390 W. 13th ave., there is nothing more belonging to others. The reason why I did not declare the chattels to the custodian in 1942 was because one of the custodian officials told me that leaving such behind on my property was my responsibility. The R.C.M.P. also gave me permission to remain at home until August 25/42 to pack away the goods and draw up a declaration sheet. However, they arrested me on August 8/42 and put me in Hastings Park, so the work was left to my wife and sons who made a rather hazy list of the chattels. According to the information I have received from my friends, they are not satisfied with the prices they received for their chattels, some of which has never been mentioned on your statements. That is the reason why I have not bothered to send you the list of the chattels. If you doubt the above sentences why did you not inform me before you sold my property and chattels. If you will take the responsibility of the goods left in my house, I will send to you the list which my wife made, as I wish to settle this account as soon as possible.

Your Statement states that the total property amounts to:

	\$2,293.60
Cash which I received -----	2,000.00
" to Mr. Sakamoto -----	21.25
Balance due to me -----	\$ 272.35

29360
 - 16.12
 27748

M. Furuya advanced account:

See my letter 6/20/46	balance -----	\$20,971.44	✓
Reduced employees account			
see my letter 11/2/46	-----	472.39	*
Cash to Mr. Sakamoto	-----	5,000.00	
Cash received to myself	-----	10,000.00	
" " " "	-----	2,228.59	
Balance due to me -----	\$	3,270.46	

Yours truly,

REAL ESTATE

BUREAU POWELL STREET

FILE No. 11529

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

2 copies made

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: HIGUCHI, Ukon.

HOME ADDRESS: 1390 W. 13th Ave., Vancouver, B. C.

REGISTRATION NUMBER 03306 SEX: Male AGE: 50.

OCCUPATION: Company Manager.

(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: M. Furuya Co., Ltd., 318 Powell St., Vancouver, B. C.

MARRIED? Yes.

NAME OF WIFE OR HUSBAND: Ko. (declares no children) No claims as Oct 24/46

ADDRESS OF WIFE OR HUSBAND: Same.

NAMES OF ANY LIVING CHILDREN: Sumito (M), Hidenori (M).

EXHIBIT No. 1047-8
DATE 14 May 1948
FILED BY J. W. G. Hunter

ADDRESS OF CHILDREN: Same.

AGE OF CHILDREN: 16, 14.

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

1. LOCATION AND DESCRIPTION: 1390 W. 13th Ave., Vancouver, B. C. :-

In the City of Vancouver. Lot 1, Block 432, D.L. 526.

2. BUILDINGS AND OTHER IMPROVEMENTS: One wooden frame, three storeyed, eleven roomed dwelling house. One wooden garage.

3. INSURANCE (Give particulars; state where policies are) \$3,000.00 Canada Fire Ins., Co., Van., B.C. Agent- Whalen Ins., Co. Pol. #17374 in owner's possession. Expires Jan. 30th, 1945, on Building & Contents. Also \$5,000.00 worth of insurance held by Mortgagee, details of this policy are unknown to Declarant.

4. TAXES (Amount and where payable) \$190.00 City of Vancouver, 1942 paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) \$3,000.00 Sun Life Ins., Co., Van., B.C. Mortgage No. BC7929, monthly payment \$35.00, (this will be paid by Pemberton's Realty Co., 418 Howe St., Vancouver, B. C.)

6. OCCUPANCY AND LEASES (If vacant so state) Declarant has placed above property in the hands of - Pemberton's Realty Co., 418 Howe St., Vancouver, B. C., who will pay mortgage of \$35.00 per month and take care of all repairs.

- Title Deed is not in Declarant's possession, as he has not yet fully paid for this property.
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: possession, as he has not yet fully paid for this property.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Sun Life Ins., Co., Van., B.C. has the Mortgage for this Lot.
9. IF FARM LAND STATE CROPS SOWN: None.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None.
2. LANDLORD'S NAME AND ADDRESS: None.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None.
4. STATE WHEREABOUTS OF LEASE: None.
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): None.
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Left at - 1390 W. 13th Ave., Vancouver, B. C.:-

Household furniture, etc.

Declarant will probably sell the above, but states that he will being a list of what is left. Pemberton's Realty Co., will have the key to the above address.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY: None.

Vancouver, B.C. Pol.# 17374, in owner's possession. On Building & Furniture
(See first page.)

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

OTHERS: None.

File 2413 *File 4490* *File 2413*

Seichi Amano see pg 2

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

(\$275.00 from Hinatsu Shotaro - 1876 Triumph St., Vancouver, B. C.

Personal loan.

(\$160.00 " Kabayashi Teijero - Box 452 Steveston, B. C.

Cash

(\$3,000.00 " T. Amano Bros., 2141 Dundas St., Vancouver, B.C.

Investment.

(\$23,000.00 " M. Furuya Co., Ltd., 318 Powell St., Vancouver, B. C.

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

172 Shares - \$100 each - of M. Furuya Co., Ltd., 318 Powell St., Vancouver, B. C.
\$1,000.00 Dominion Canada Victory Bond, 1941 & 1942, in Declarant's possession.

(Five & ten) \$150.00 War Savings Certificates, 1941 & 1942, in Declarant's possession.

8. BANK ACCOUNTS: None.

\$8,000.00 Confederation Life Assoc., Van., B.C. Pol.#560449,

9. LIFE INSURANCE: Beneficiary - Wife, Ko. Expires - 1943.

(Expires in 7yrs.) - \$3,000.00 Monarch Life Assurance Co., Van., B.C. Pol.#P94903,
Beneficiary - Wife, Ko. Both policies are in Declarant's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None.

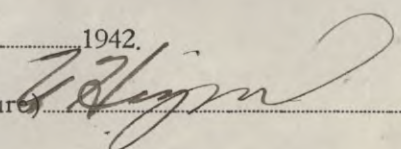
2. TRADE DEBTS: None.

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 20th day of July, 1942.

(Signature)



D. M. Chope.

Witness

FOR DEPARTMENTAL USE

Copy sent July 24/45

NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public auction at 992 Powell Street, Vancouver on May 19th, 1944.

Atlas lathe chuck		\$	21.00
Atlas lathe chuck			25.00
Drill grinding attachment			8.00
Bag & golf sticks			2.00
3 Bowls			.75
Aluminum pot & mixer			1.40
2 Jardineres			3.75
Box crockery			1.00
Nut bowl & saucepan			2.00
Tray & miscellaneous			1.75
12 Glasses			3.50
Gas burner			.75
Gas burner			1.80
Electric vibrator			5.00
Basket miscellaneous			1.00
Stool & 4 horns			.25
Dishes, plates etc.			2.50
Box sealers			1.00
Box dishes			2.00
Box dishes			2.50
Tea kettle & crock			.50
Box dishes			2.00
2 Baskets miscellaneous			1.25
Iron pot			1.00
Iron pot			1.50
Carton sealers			.10
2 Saucepans			1.10
3 Saucepans			6.25
Total		\$	<hr/>
	Carried forward	\$	100.65
Less Expenses:		\$	<hr/>
Net Proceeds Credited:		\$	<hr/> <hr/>

EXHIBIT No. 1047-9
 DATE 14 May 1948
 FILED BY J. W. Hunter

~~Members of Custodian Staff Present~~
~~Extracted from Auctioneering list No.~~
~~Remarks~~

Copy sent July 24/45

NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public auction at 992 Powell Street, Vancouver on May 19th, 1944.

	Brought forward	\$	100.65
5 Pictures			1.50
2 Dish pans, & miscellaneous			3.10
Lacquerware			1.00
Glass bowl			6.00
Blue vase			2.75
Jug & 5 Glasses			9.00
Vase, bowl & plate			7.00
Odd lot cutlery			4.00
Jug & 6 bowls			1.00
3 Bowls & hod			.50
Dish			1.25
Atlas			2.50
7 Boxes Ceremonial dolls			5.00
Warmer, sweeper etc.			1.00
Table lamp			.80
3 Bowls			.50
Japanese dinner set			7.75
KIMBLEY Carton miscellaneous			.25
Carton crockery			2.75
Metal Jardinere			3.50
Green dish			1.50
Vase			3.75
Rocker			4.00
3 Small tables			1.25
Rocker			3.00
Table			5.50
Total		\$	180.80
Less Expenses:	Carried forward	\$	173.05
Net Proceeds Credited:		\$	

*Transferred to 11473. SAKAMOTO, Aya
13/5/46*

~~Members of Custodian Staff Present~~

~~Extracted from Auctioneering List No. X~~

~~Remarks~~

Copy sent July 24/45

NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public auction at 992 Powell Street, Vancouver on May 19th, 1944.

	Brought forward	\$	173.05
Hall stand			180.80
Bed & spring	<i>Transferred to 11473- SAKAMOTO, Aya</i>		1.00
Stove board & hanger	<i>13/5/46</i>		13.50
Cupboard			.80
Oak bench			1.00
2 Pictures			.75
3 Boxes Cutting tools			.75
Platters & saucers			4.50
			2.00

Total		\$	183.85
Less Expenses:	(Auctioneer's Fee: \$ 20.51 18.39)	\$	205.10
	(Advertising: 3.53 3.17)		
	(Moving: 25.65 23.00)		49.69 44.56
Net Proceeds Credited:		\$	155.41 139.29

Members of Custodian Staff Present. Mr. Wills
Extracted from Auctioneering list No. Vancouver 20.

Remarks. *not listed on inventory.*
Jan 18/45 38 - 183.85 - 44.56
11.40 - 3.54
195.25 48.10

Copy sent July 24/45

NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B. C. on January 18, 1945.

- Box crockery	\$	2.50
Dish pan and miscellaneous		0.75
Dish pan etc.		0.65
12 Cups and saucers		2.50
Cups and saucers		5.00

Total		\$	11.40
Less Expenses:	(Auctioneer's Fee: \$ 1.14		
	(Advertising: 0.42	\$	3.54
	(Moving: 1.98		
Net Proceeds Credited:		\$	7.86

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 38.

Remarks.

Copy sent July 24/45

NAME HIGUCHI, Ukon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B. C. on January 31, 1945.

Box tools	\$ 1.25
Iron pot	1.10
3 Vases etc.	0.75
2 Vases	2.00
2 Vases	1.00
2 Vases	0.75
Roller skates	1.20
2 Kettles and 2 saucepans	2.00
Pail, saucepan etc.	1.60
Jardinere	2.00
Box miscellaneous	1.80
Box dishes	2.25
3 Vases	1.00
Box lacquerware	4.25
2 Bowls and jug	1.50
Plates and bowl	1.75
Crockery	1.50
6 Tumblers	2.10
4 Tablecloths	6.50

Total		\$	36.30
Less Expenses:	(Auctioneer's Fee: \$ 3.63		
	(Advertising: 1.21	\$	
	(Moving: 7.91		12.75
Net Proceeds Credited:		\$	23.55

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 39.

Remarks. *not listed on inventory*

X

NAME HIGUCHI, Ilkon

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public
auction at Vancouver, B. C. on November 28th, 1945.

Basket & records

\$ 1.25

Total		\$ 1.25
Less Expenses:	(Auctioneer's Fee \$.12	
	(Advertising .11	\$.37
	(Moving <u>.14</u>	
Net Proceeds Credited:		<u>\$.88</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 55

Remarks.

X

NAME WICUCHI, Uken

REGISTRATION NO. 03306

FILE NO. 11529

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

-Books	\$ 1.50
-Trunk	2.35

Total		\$ 3.85
Less Expenses:	(Auctioneer's Fee \$.39	
	(Advertising .22	\$.89
	(Moving .28	
Net Proceeds Credited:		\$ 2.96

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks.

X

NAME Ukon HIGUCHI

REGISTRATION NO. 03306

FILE NO. 11529

The following chattels were sold by public auction at 992 Powell, Vancouver on December 20, 1943.

Westinghouse Mantel Combination late model	} M. Furuya	\$ 58.00	} trans. to M. Furuya P. Ross 22-3-44
General Electric Mantel <i>71.530</i>		24.00	
General Electric Mantel Push-button, late model #1137.		52.00	

114.65
 70.16
 44.49 net for #1137

Total:		\$ 134.00
Less Expenses:	Auctioneer's Fee	\$13.40
	Advertising	1.81
	Moving	1.14
	Storage	3.00
Net Proceeds Credited:		\$ 114.65

Members of Custodian Staff Present. Mr. Wills
 Extracted from Auctioneering list No. Vancouver Radio 1.
 Remarks.