

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
2850	142.50 29.37									171.87
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										171.87

CASE NO: 196

JAPANESE PROPERTY CLAIMS COMMISSION.

Vernon, B.C.

April 22, 1948

IN THE MATTER OF THE CLAIM OF

(MRS.) SEKI GONDO

PROCEEDINGS AT HEARING.

original

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)

10

Vernon, B.C.
April 22, 1948

IN THE MATTER OF THE CLAIM OF
(MRS) SEKI GONDO

PROCEEDINGS AT HEARING

20 APPEARANCES:

- | | |
|--|---|
| D.S. McTAVISH, Esq., | appearing for the
Dominion Government. |
| R.J. McMASTER, Esq., | appearing for the
Claimant. |
| <hr style="width: 20%; margin: 10px auto;"/> | |
| T.J. MARRION, Esq., | Secretary to Vernon
Sub-Commission. |
| MRS. I.C. SMITH | Official Interpreter. |
| G. HAMBLETON, Esq., | Official Reporter. |

30

S. Gondo
In Chief.

MR. McMASTER: I would like to call Mrs. Seki Gondo,
No. 191 on the original list.

THE COMMISSIONER: That will be 196.

MRS. SEKI GONDO, the Claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

MR. McMASTER: In this case, your honour, I would ask to
reduce the real property claim to \$5500.00, the amount
for which the Custodian sold should show at \$2850.00,
leaving a net claim of \$2650.00.

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DIRECT EXAMINATION BY MR. McMASTER:

Q: Mrs. Gondo, did you instruct Mr. Leckie to prepare
this statement with regard to the real property
with respect to which you are claiming, and is that
your signature? A: Yes.

Q: Is the information contained in that statement true
to the best of your knowledge and recollection?

20 A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I file on behalf of my learned friend two
appraisals, one made by J.R. Reid and Company dated
May 2, 1944 in which the premises are valued at
\$3250.00, and one made by F.A. Cleland, or purport-
ing to be made by him on September 12, 1944, in which
the premises are valued at from \$1500.00 to \$1750.00.

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(APPRAISALS MARKED EXHIBIT NO. 2)

S. Gondo
In Chief.

MR. McMASTER: I would like to refer to Exhibit No. 1.

The property is situated at 660 Kingsway, Vancouver, B.C., which is near the corner of Fraser Avenue. There is a store front and three rooms in living quarters at the back with a bath, basin and toilet. It is a frame building on posts set in concrete blocks, tarpaper and gravel roof, used as a store and residence. It was purchased in October 1930 by the claimant for \$5500.00. The claimant points
10 out in the statement certain improvements that were made to the premises in the way of a greenhouse which cost \$935.00 and the remodelling of the store front in August, 1941 which cost about \$400.00. She states that she repaired the roof and installed new electric wiring in the store and dwelling rooms and looked after the ordinary repairs. She has been advised of the reports of the Custodian's appraisors which state, in effect, that the whole property is delapidated and in a poor state of repair, and she
20 states that the premises must have been badly neglected if these reports are accurate, because at the time of her evacuation on May 20, 1942, the store front improvements were not ten months old, and were in the best of condition. Further, the living quarters of the premises and the greenhouse in the rear were in good repair. She believes that the property is worth at least \$5500.00.

Q: Now, witness, when you went away, you gave a power of attorney to Mr. Gurd, a solicitor in Vancouver,
30 to manage this property, is that correct?

S. Gondo
In Chief.

A: Yes, I have.

Q: And did you at any time give Mr. Gurd any authority or instructions to sell the property or to try to sell the property?

A: I didn't give any permission, but I have instructed, if it could be sold for \$7,000.00, that I would be very glad to sell it.

10 Q: And when did she advise Mr. Gurd -- or what happened that led her to advise Mr. Gurd that she would sell for \$7,000.00?

A: I have instructed Mr. Gurd to sell it for \$7,000.00 if it could be sold for that because I will get my money back.

MR. McMASTER: I am filing on behalf of my learned friend a document which I am prepared to admit, a copy of a power of attorney to Mr. Gurd from the claimant.

(POWER OR ATTORNEY MARKED EXHIBIT NO. 3)

20 MR. McMASTER: With respect to that document, I would draw your honour's attention to the fact that it does not include a power of sale.

Your witness.

MR. McTAVISH: Your honour, it is submitted that the real property claimed for was sold for its fair market value.

30 Your honour, I haven't got an assessment notice on the file. I might state the value of the assessment, subject to confirmation later, with my friend's approval. The assessment on the land was \$2110.00 and on the improvements \$950.00

making a total assessment of \$3060.00. The taxes were \$137.58.

THE COMMISSIONER: Is that assessment admitted?

MR. McMASTER: My friend will have to confirm that. I presume it is right.

THE COMMISSIONER: You haven't any information?

MR. McTAVISH: I haven't an assessment notice

CROSS EXAMINATION BY MR. McTAVISH:

10 Q: Would you ask the claimant if she remembers the assessed value of the property?

A: She put a value of \$7,000 --

THE COMMISSIONER: Q: No, she is asked for the assessed value of the property.

A: That is what she said.

MR. McTAVISH:

Q: Does she know the value that was placed on the property for taxation purposes?

A: \$2,800.00, \$130.00 tax I paid.

20 MR. McMASTER: I prefer my friend's figures, your honour.

MR. McTAVISH: Your honour, I put in as Exhibit 4 a Maximum Rental Decision covering this property.

MR. McMASTER: Would my friend advise me whether the Custodian opposed that application?

MR. McTAVISH: Your honour, at this time the power of attorney to Mr. Gurd was in effect. I have no knowledge of whether or not it was opposed by him.

(MASIMUM TAX DECISION MARKED EXHIBIT NO. 4)

MR. McTAVISH: Now, I have here, your honour, a letter
30 from Mr. Gurd dated March 6, 1945.

MR. McMASTER: Well, I oppose this letter going in, your honour, without my friend calling Mr. Gurd. It deals with the question of the sale of the property, which Mr. Gurd had no authority to deal with, and I would submit that it is not admissible as a statement by her agent in any respect.

THE COMMISSIONER: Who is the letter to?

MR. McTAVISH: This letter is to the Custodian, and I submit this is from the authorized agent of the claimant. It describes the property and tells the condition the property was in, and for that reason I submit it is admissible.

MR. McMASTER: It obviously relates, your honour, to an attempted sale by Gurd, and I think Mr. Gurd will have to be cross-examined as to what he was doing in endeavouring to sell the property, and it is very questionable in my mind as to whether he should have been proceeding in this matter. He wasn't acting for the claimant, certainly, when he wrote that letter.

20 MR. McTAVISH: The claimant admitted a short time previously she had authorized Mr. Gurd to sell the property at \$7,000.00.

THE COMMISSIONER: Well, put the letter in. Judge Bird can deal with whether it is admissible or not.

(LETTER MARKED EXHIBIT NO. 5)

MR. McTAVISH: Q: Would you ask the witness if she is familiar with Mr. Gurd's signature?

A: Yes, she recognizes it.

30 Q: She admits that is Mr. Gurd's signature?

A: Yes.

MR. McTAVISH: Your honour, this letter --

THE COMMISSIONER: Do you want to read it into the record or do you just wish to put it in?

MR. McTAVISH: I wish to read part of it into the record.

MR. McMASTER: The letter is filed subject to objection; unless my friend wants to read the whole thing into the record, I don't see much point in doing it, but I certainly object to reading part of it into the
10 record because the whole thing is based on the premise that Gurd got some authority here.

THE COMMISSIONER: Well, this is liable to come up again. I think probably you are safeguarded if you put the letter in under those conditions. You can read it again when it comes up before the Commissioner.

MR. McTAVISH: That is all, your honour, it is purely a question of value of the property.

THE COMMISSIONER: Very good.

20 RE-DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, I produce to you a letter from the Custodian's file. Do you recognize Mr. Gurd's signature on that letter? A: I am not quite certain.

Q: Now, you identified Mr. Gurd's signature on Exhibit No. 5. Does that appear to be the same signature on the letter that I am now producing to you?

A: Yes, she admits it.

30 Q: Now, in this letter dated December 1st, 1943, which

is a letter to the Custodian from Mr. Gurd, he reports -- and I would like you to translate this to her. Tell her that much, and I will read you the letter.

A: (Question interpreted)

Q: Now, he says: "On the 8th of September last --

MR. McTAVISH: Your honour, I must make the same objection my friend made with regard to the contents of this letter going into the record.

10 MR. McMASTER: I don't think that my friend's objection is correct. My point in this respect is to show what Mr. Gurd alleged were her instructions to him, in other words, the circumstances out of which arose her instructions that she would sell for \$7,000.00.

THE COMMISSIONER: Well, we have this objection noted.

MR. McMASTER: Q: "On the 8th September last, Mrs. Gondo wrote me that she would not sell under \$7,000.00, and that she proposed to wait until the courts decided whether the intended sale by the Custodian was legal,"

20 Would you translate that?

A: (Question interpreted)

Q: "I reported to you some time ago that Turner, Meakin & Co. Ltd. asked whether the property could be sold at \$2350.00, and I understood that I should have to get Mrs. Gondo's approval."

A: (Question interpreted)

Q: Now, did Mr. Gurd write her and tell her that Turner Meakin and Company Limited wanted to buy the property for -- wanted to put the property up for sale for

30 \$2350.00? A: Yes, I have heard that.

Q: From Mr. Gurd? A: From Mr. Gurd, yes.

Q: And as a result of Mr. Gurd advising you to that effect, what did you do?

A: I did not wish to sell it at that time, but if it was over \$7,000.00, that she was willing to sell it.

Q: Now did she reply to Mr. Gurd to that effect?

A: As I couldn't write English, I don't know if it was written to the Custodian or to Mr. Gurd.

10 Q: Did she ever give Mr. Gurd any other instructions with regard to the sale of the property other than what Mr. Gurd refers to in this letter, that is, that "on September 8th 1943, Mrs. Gondo wrote me that she would not sell under \$7,000.00, and that she proposed to wait until the courts decided whether the intended sale by the Custodian was legal"?

A: (Question interpreted)

Q: I am sorry, before she answers that question, did she tell Mr. Gurd that in a letter on September 8th, 1943?

20 A: I have written a letter to Mr. Gurd, but I am not quite certain of the date.

Q: Was it to this effect? A: Yes, to that effect.

Q: Did she ever give him any other instructions aside from that letter to sell the property?

A: I have not instructed him at all.

MR. McMASTER: I see. I would ask to file that letter as an exhibit, subject to my friend's objection.

(LETTER MARKED EXHIBIT NO 6)

MR. McTAVISH: No further questions.

30

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.

Gordon Hambleton
G. Hambleton,
Official Reporter.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

J. Archibald
Sub-Commissioner.

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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

10630

Handwritten signature and notes

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

(1) NAME MRS. GONDO SEKI (MAIDEN NAME) OGAWA SEKI (RCMP) Reg. No. 01528
(Print) Surname Given Name

(2) Pre-Evacuation Address 660 KINGSWAY, VANCOUVER, B.C.

(3) Present Address 779 CADDER AVE., KELOWNA, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 654-660 KINGSWAY, VANCOUVER, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 9, Blk. 101, D.L. 301.

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

- (i) ~~Farm~~
- (ii) ~~Residence~~ Type of business CONFECTIONERY & FLORIST
- (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) - - - - - \$ 7,000
- (v) Amount at which Custodian sold property and credited your account - - - \$ 2,678.13

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 4,321.87

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

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

(c) How stored or packed at time of evacuation

(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")

IN CUSTODIAN'S CARE

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

- | | | | |
|-----|-------|--------------------|-------|
| 1. | ..... | Estimated Value \$ | ..... |
| 2. | ..... | Estimated Value \$ | ..... |
| 3. | ..... | Estimated Value \$ | ..... |
| 4. | ..... | Estimated Value \$ | ..... |
| 5. | ..... | Estimated Value \$ | ..... |
| 6. | ..... | Estimated Value \$ | ..... |
| 7. | ..... | Estimated Value \$ | ..... |
| 8. | ..... | Estimated Value \$ | ..... |
| 9. | ..... | Estimated Value \$ | ..... |
| 10. | ..... | Estimated Value \$ | ..... |

TOTAL CLAIM FOR PROPERTY LOSS \$

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 4,321.87

(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

VERNON, B.C.

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, Gondo Seki
of Kelowna

of the City
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 Kelowna)
in the Province of British)
this 18 day of November)
A.D. 1947. M. M. M.)
Commissioner of the Peace in and for)
the Province of British Columbia)

Seki Gondo
Gondo Seki

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.

Mrs S Gondo
(Claimant's Name)

REAL ESTATE
(Other than farm)

01528
Reg. No.

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
# 660 Kingsway, Van. summer building with store front and living quarters in rear	3 rooms in living quarters and bath (basing & toilet) - store (front) is 33x20	frame on posts set in concrete blocks - no basement - tar-paper & grassed roof - V-joint painted (inside) - store V-joint papered - rear improvements made by claimant	store & residence	33' x 125'	1930	Oct
Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value Date of Sale		
Business section (Kingsway)	\$5500.00	Built 2 greenhouses 12x22 & 12x16 | 1934; repaired old shed on property; built concrete basement, installed hot water boiler and piping and ran pipes to greenhouses for heating - also lab - car (husband's) and bought material - cost about \$935.00		\$5500.00		

Comments re upkeep of premises:
 Repaired roof and installed new electric wiring in store and dwelling rooms - made improvements as noted opposite - ordinary repairs made during an period of ownership

Comments re Appraiser's report not covered above:
 I have been advised as to the reports of the Custodian's appraiser and of other reports made in 1944 and 1945 - which state in effect that the whole property is dilapidated and in a poor state of repair. The premises must have been badly neglected if these reports are accurate, because, at the time of my evacuation (May 20/42) the store front improvements were not 10 months old and were in the best of condition. Further the living quarters of the premises and the greenhouses in the rear were in good repair. In my view, the appraisals are much below a fair market value for this property.

Remodelled store front in Aug 1941 put in new glass; altered foundation in front, laying new posts in new cement blocks; mowed door - hired carpenter, some husband's labour and bought materials - cost about \$400.00

Comment I believe this property was at least worth the sum of \$5500 when sold by the Custodian

Seki Gondo
SIGNATURE

EXHIBIT No. 196-1
DATE 22 April 1948
FILED BY Claimant.



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

10630
REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO.
RENTAL AGENT
MONEY TO LOAN

ROOM 33
539 PENDER STREET, W.
VANCOUVER, B.C.

Sept. 12th. 1944.

Department of the Secretary of State,
Custodians Office,
506 Royal Bank Bldg.
City.

Rec'd	SEP 13 1944
File No.	.....
Ans.	.....
Referred	.....

Re 660 Kingsway Ave.
Lot 9, Blk. 101.D.L. 301 (not 30 as indicated in
your letter Aug.29th.)

Dear Sirs:-

This property is located on the South side of Kingsway Avenue, close to Fraser Avenue, with a frontage of 33' and a depth of approximately 100', upon which is erected a one story old frame building, formerly occupied as two stores, with living quarters at the rear, on a wood foundation which is badly decayed.

The entire building is in a poor state of repair.

At the rear of the store are two hothouses, which are also in a bad state of repair.

I find it very difficult to arrive at a valuation owing to the location and surrounding properties, which are more or less run-down and of a low rental value.

I would consider \$1500.00 to \$1750.00 a fair valuation considering the condition of the building.

Yours very truly,

FAC/C.

F. A. Cleland

2850

EXHIBIT No. 196-2
DATE 22 April 1948
FILLED BY Claimant

TELEPHONE: PACIFIC 6433

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



10630

GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

May 2, 1944

Property at 660 Kingsway

This property comprises a lot with 33' frontage on Kingsway, by 120' in depth to a 20' lane on which is erected a wooden one storey building approximately 30' by 40' with 2 small store fronts.

There is a building at the rear which has been equipped with piping for heating 2 adjacent glass hot houses which are not now being used.

VALUATION \$3250.00 ✓

EXHIBIT NO. 196-2
DATE 22 April 1948
FILLED BY Claimant

KNOW ALL MEN BY THESE PRESENTS that I, Seki Gondo, wife of Kenzaburo Gondo, of No. 660 Kingsway in the City of Vancouver in the province of British Columbia, do hereby nominate, constitute and appoint William F. Gurd of room 625 Rogers Building, 470 Granville Street in said Vancouver, Solicitor, my true and lawful attorney for me and in my name, place and stead and for my sole use and benefit to manage my property known as numbers 654 to 660 Kingsway, in said Vancouver and described as Lot Number Nine (9) in Block One hundred and one (101) in District Lot Three hundred and one (301) Group One (1) New Westminster District, according to plan deposited in the Land Registry Office in said City as No. 1888, and for that purpose to rent ^{or lease} ~~the same~~ ^{U.H.} at such rental as he may be advised to be reasonable, and to terminate any tenancy and others make, and to take such proceedings by action or distress as he may deem proper to collect such rents or to obtain possession of the premises or any part thereof, and to give effectual receipts and discharges to persons paying such rents; also to make such necessary repairs or alterations or improvements as in his opinion may be necessary or desirable to retain or to secure tenants or to protect the property; and with power to eject trespassers or prevent injury and for that purpose to take such proceedings or actions in or out of court as may be proper and to recover damages for any such trespass or injury. And with power to my said attorney to effect insurance on said buildings, the loss being payable to any registered mortgagee as such mortgagee's interest may appear, and with power to consent to the application of the proceeds of any insurance policy toward the repair or rebuilding of the insured buildings, but not in the event of the total loss by fire; And for all such purposes I do hereby give and grant unto my said attorney full and absolute power and authority to do and execute all acts, deeds, and other writings, matters and things necessary or expedient to be

EXHIBIT NO. 196-3
 DATE 22 April 1948
 FILLED BY
 Claimant on behalf of Crown

done in and about the premises as fully and effectually as I could do if personally present and acting therein; and also with full power and authority for my said attorney to appoint a substitute to do any of such things and bailiffs and agents to levy distress or do any particular act which my said attorney is hereby empowered to do or cause to be done, and such substitute at pleasure to dismiss; I hereby ratifying and confirming and agreeing to ratify and confirm and allow whatsoever my said attorney or substitute shall lawfully do or cause to be done in the premises by virtue hereof.

IN WITNESS WHEREOF I have hereunto set my hand and seal this 19th day of May 1942.

SIGNED SEALED AND DELIVERED)
 by the above named Seki)
 Gondo in my presence, the)
 foregoing document having)
 been first translated by me)
 from English into Japanese)
 to her, and she appearing)
 to perfectly understand the)
 same.)

Seki Gondo

J. Higuchi
1701 3rd ave W.
Vancouver B.C.

DATED

May

1942

SEKI GONDO

to

WILLIAM F. GURD

POWER OF ATTORNEY

W.F. GURD
Barrister & Solicitor
VANCOUVER B.C.

ROYAL BOND
CANADA

MOUNT ROYAL BOND
MADE IN CANADA



RENTALS ADMINISTRATION
WARTIME PRICES AND TRADE BOARD

M A X I M U M R E N T A L D E C I S I O N
COMMERCIAL ACCOMODATION

In the matter of an application to fix the maximum rental of the commercial accommodation known as 660 Kingsway, Vancouver, B.C. store made into living quarters being the accommodation described in the application upon which this decision is based of which accommodation Custodian of Enemy Property, 675 W. Hastings St., Vancouver, B.C. is the landlord and Arthur Beaulieu, Premier Hotel, New Westminster, B.C. is the tenant.

Under the authority of the Wartime Prices and Trade Board the maximum rental for such accommodation is hereby fixed at \$25.00 per month tenant to pay water rates.

Being either (check which)

- x (1) The fixation of a maximum rental not previously fixed; or
- (2) A decrease of the maximum rental which shall be effective from ...day of ...194; or
- (3) An increase of the maximum rental.

IMPORTANT NOTE

- 1. A fixation of a maximum rental not previously fixed shall take effect from the date of the commencement of the lease (see Sec.10 (5) of Board Order No.315.)
- 2. A decreased maximum rental shall take effect in accordance with the provisions of Sec. 8 (3) of Board Order No. 315.
- 3. An increased maximum rental shall take effect and may be charged in accordance with the provisions of Secs. 8 (1) or (2) of Board Order No. 315.

The above sections are reproduced in full on the back of this decision.

Dated at Vancouver, B.C.

"J. G. Walker"

this 23rd day of June 1944

Rentals Appraiser .

196 - 4

EXHIBIT No.

22 April 1948

DATE.....

FILED BY Crown

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

May 19, 1948

M. Lancaster
J.M.

W. F. Gurd
Barrister, Solicitor,
Notary

623 - 625 Rogers Building
Vancouver, B.C.
March 6th 1945

The Custodian of Enemy Property
675 Hastings Street West,
Vancouver, B.C.

Dear sir,

Re Seki Gondo. 660 Kingsway. #10630.

Mr. W.R.Owen, formerly proprietor of Footes Agency, and agent of the mortgagee, Agnes Chase, has discussed the question of disposing of this property with me this morning. The mortgage is long in arrear, and the property is not at all a proper security for the amount, namely \$1850.00. Consequently Mr. Owen is desirous of having his clients security put on a better basis. But the price fixed by you stands in the way.

As you know, I have been trying, since the matter came into my hands, to effect a sale. Quite a number of persons saw me, but on learning the price, refused to make any offer. I have, of course, not stated just what was the fixed price, but indicated what I thought might be considered, but such figures as I have quoted were much below \$3200.00, nevertheless no one seemed interested.

I have the opinion of Turner Meakin & Co. and through them I learned of the opinion of a very reliable broker whose office is quite close to the property in question, and both agree that the sale price or value is not more than the amount of the mortgage and the taxes (now nearly \$300.00) now owing. The above firm inform me that they would not list the property at more than \$2350.00, which would cover the encumbrance taxes, commission, and a small sum for the Japanese owner.

Furthermore, I learned today, of the town planning proposal to create a new highway from New Westminster into the City which would take a considerable portion of the traffic now going via Kingsway. This would detract of course from the prospective value of this property, which perhaps is the basis upon which the high value you have arrived at.

The very delapidated condition of the building is a drawback. All the parties I have seen appear to have thought that quite a large sum would have to be spent before it would be suitable for their purposes.

In this connection I would draw your attention to the fact that a considerable sum has been required to keep the place habitable. What has been done in this way is largely patchwork, and it will continue, so that the revenue from rent is little more than sufficient to pay interest and repairs, leaving almost nothing for reduction of taxes, and of course nothing for reduction of the mortgage.

I therefore think that the property should be revalued and a price set at which there may be some hope of making a sale.

Yours truly,

"W.F.Gurd"

196 - 5
EXHIBIT No. _____

DATE 22 April 1948

FILED BY
Crown

I hereby certify that the foregoing words are a true copy of
19/5/48 the original whereof they purport to be a copy. *mulanstae*

*W. F. Gard,
Barrister, Solicitor,
Notary.*

EVACUATION SECTION	
Rec'd	DEC 1 1943
File No.	10630
Ans.	
Referred	Douet-623-625 Rogers Building.

PHONE, MARINE 9843

Vancouver, B.C.

December 1st 1943

Custodian Japanese Property,
675 West Hastings Street,
Vancouver, B.C.

Attention Mr Douet.

Dear sir,

re Seki Gondo, No. 10630.
& re 660 Kingsway. Your ltr Nov. 30.

On the 8th September last Mrs Gondo wrote me that she would not sell under \$7,000.00, and that she proposed to wait until the Courts decided whether the intended sale by the Custodian was legal.

I reported to you some time ago that Turner, Meakin & Co. Ltd, asked whether the property could be sold at \$2350.00, and I understood that I should have to get Mrs Gondo's approval. In view of the wide difference in the two figures quoted, there seems to be no prospect of a private sale. The agents will not make any effort unless they are definitely assured that a sale can be consummated if they find a buyer. They believe that the price must be the above mentioned sum of \$2350.00.

EXHIBIT NO. 196-6
DATE 22 April 1948
FILLED BY Claimant

Yours truly

W. F. Gard