Name of Claimant ISHIZAKI, Hikakichi

Case 378

Custodian File 10174

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% there-of	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	
4900.00	245.00 12.50										257.50

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	
3941.09	3504.05	1051.21						1051.21

TOTAL RECOMMENDATION	1308.71

1540

CASE NO: 378.

JAPANESE PROPERTY CLAIMS COMMISSION

Nelson, B.C.,

March 11th, 1948.

IN THE MATTER OF THE CLAIM OF

HIKOKICHI ISHIZAKI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 378.

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).

10 Nelson, B. C.,

March 11th, 1948.

IN THE MATTER OF THE CLAIM OF

HIKOKICHI ISHIZAKI.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	OfficialInterpreter.
G. HAMBLETON, Esq.,	Official Reporter.

30

MR. FISHER: The next one is Hikokichi Ishizaki, my lord, No. 13 on the list. This is the gentleman, my lord, who joined the Japanese Committee yesterday. I may say he probably might have done just as well himself. He has a very well prepared case here.

HIKOKICHI ISHIZAKI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. FISHER:

10 Q Mr. Ishizaki, yesterday you went over with me and gave me this information on your real property residence at 2505 Cambridge Street, Vancouver, B.C.? A: Yes.

Q And you read this statement all over?

A Yes.

Q And it is true and correct? A: Yes.

Q And you have signed it and have attached to it a series of sheets? A: Yes.

MR. FISHER: I will deal with them after your Lordship

20 has them before you.

Q They are all true and correct?

A Yes.

MR. FISHER: Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1)

Q Likewise, with regard to your merchandise claim, Mr. Ishizaki, you went over this sheet and you find it and you have attached to it two other explanatory sheets? A: Yes.

Q And the information on them is true and correct?

30 A Yes.

MR. FISHER: Exhibit 2, my lord, personal property merchandise.

(STATEMENT MARKED EXHIBIT NO. 2).

Q And No. 3, or , rather, the second property claim with regard to a radio, vacuum cleaner, and miscellaneous, the information on that sheet istrue and correct? A: Yes.

Q And you signed? A: Yes.

Q Together with the three explanatory sheets, one with respect to each item? A: Yes.

10

MR. FISHER: I file those, my lord, as Exhibit 3.

(STATEMENTS MARKED EXHIBIT NO. 3).

MR. FISHER: Now if your Lordship has the claim form before you, I might deal with certain amendments to it in the first instance.

THE COMMISSIONER: Yes.

MR. FISHER: On the front page the only correction with regard to the real estate, I believe, is in the Custodian's credit. It should read $4639.00.

20

THE COMMISSIONER: It does read $4639.00.

MR. FISHER: Wellthen, that is correct. And the subtraction, $4161.00.

THE COMMISSIONER: Correct.

MR. FISHER: That is fine, so the front page is correct.

Now on his claim for chattels on the back page, there has been some change in it. The details are now given in three items. The first, merchandise $840.46.

THE COMMISSIONER: That is the loss claimed?

30

MR. FISHER: Yes. The radio, $56.10.

THE COMMISSIONER: How is that made up?

MR. FISHER: My lord, I was going to deal with the sheets when you had them all marked and before you.

THE COMMISSIONER: Very well, all right.

MR. FISHER: As a matter of fact, the way he has dealt with them, these are net losses. $56.10 on the radio, $54.20 on the vacuum cleaner, $68.24 on miscellaneous, or a total of $1019.00.

THE COMMISSIONER: May I have the miscellaneous figure again?

10

MR. FISHER: $68.24.

THE COMMISSIONER: And that will include the No. 4 on his claim, two iron grills for door.

THE WITNESS: That is included in the miscellaneous.

MR. FISHER: Yes, my lord.

THE WITNESS: It is struck out.

MR. FISHER: Yes, that can be taken out. So when the $1019.00 is added to the $4161.00 from the other page, we get a total claim of $5,180.00.

20

Now if I my return to the sheets that your Lordship has in front of you dealing first with the real estate. I might possibly file my learned friend's valuation. This will be Exhibit 4, my lord.

(VALUATION MARKED EXHIBIT NO. 4).

MR. FISHER: It is a copy of a valuation by Johnson & Reeve of the real property. Fair market value $4,750.00.

MR. HUNTER: What is the date of that again?

30

MR. FISHER: The date of this is the 28th July, 1943.

City assessments -- I presume for the year before, 1942, -- totalled $5,330.00 made up of land, $830.00, and the building $4500.00.

Now, your Lordship hasbefore you this man's claim dealing with the residence, 2505 Cambridge Street, Vancouver, B.C. The man wasvery meticulous about keeping his costs and you can see on the front page of the form, land $1210.15, paidthe contractorr $4,770.00 for a total cost of $5,980.15. Thereafter he added the additional improvements that are listed at a cost of $470.99, and his estimated value as $8,800.00.

Your Lordship will also note the sale by the Custodian, August, 1943, for $4900.00. It is all set out on that page.

Now attached to this claim -- my learned friend has been supplied, I think, with copies of each and every document -- there should be six numbered sheets attached. I believe my learned friend has all of those. In addition, on your Lordship's copy there is a sketch of the front of the house which gives a picture of that part of it together with a kind of a floor plan and layout, the next sketch, the ground floor, and then one of the second floor.

This claimant has kept everything in great detail. The contractors were Northey & Son and he apparently has everything set out. He has a sheet that he has completed, sheet No. 4, giving his comments regarding the appraiser's report.

He takes exception to most of the comments, I think, by the appraiser as to the condition of the house. He says it was in good condition. There is a note near the foot that it was rented for $20.00 to a Miss Peters as guardian. On page 3, immediately before, he states that he had been on the property shortly before he left and couldn't find any evidence of any of the rooms leaking.

Q That is correct, is it? A: Yes.

10 Q And you have set it out in all those sheets. Is there anything further you would like to add to bring to the attention of the Commissioner or anything else you would like to say about the house?

A I don't think there is anything else.

THE COMMISSIONER: You seem to have covered it very completely, Mr. Ishizaki?

A Yes.

THE COMMISSIONER: This house was sold in 1943, was it not, August, 1943?

20 MR. FISHER: Yes, it is on his yellow sheet, my lord. I had it filled in, "Sold by Custodian August, 1943, for $4900.00." It is right on his yellow sheet there.

THE COMMISSIONER: Yes.

MR. FISHER: August 18th, 1943, for $4900.00.

THE COMMISSIONER: Yes.

MR. FISHER: Q: How many rooms did the house have?

A A seven room house.

Q And you had it built by a contractor?

30 A Yes, Northey & Son.

Q In Vancouver? A: Yes.

Q What year was it built? A: Built in December, 1937.

MR. FISHER: It was quite a modern home, my lord. There is a suggestion by the appraiser that it is a little expensive for that district but that is quite a nice district. He is up on the slope at that point in the city.

Q You are up fairly high there?

10 A Yes, fairly high and near the water, you see. There are more better houses round there.

Q Can you see the water from your home?

A No, just a part of Burrard Inlet.

Q Just a part of Burrard Inlet can be seen from your home? A: From my bedroom, you see, not the downstairs.

Q I see. A: That is, you can see the Union Steamboats come in, you see.

MR.FISHER: We will deal with the merchandise claim,

20 my lord.

MR. HUNTER: Before we go on, my lord, I wonder if you could correct the credit allowed the Custodian. The property was sold for $4900.00.

THE COMMISSIONER: Yes.

MR. FISHER: My lord, this is a case that is going to appear throughout. We pointed this out to him that the Custodian's charges would have to be taken away and he says, "Well, it is only $4639.00 that I got and I want it".

30 THE COMMISSIONER: All right, we will have to meet that

situation. It has already been recorded that the sale was at $4900.00.

MR. FISHER: Yes. I think possibly it might be pointed out to him again that your Lordship has ruled that the expenses of the Custodian in these sales are to be charged to the claimant.

THE COMMISSIONER: Well that ruling has been made generally. I have previously made that ruling in regard to all real estate sales.

10 THE WITNESS: Oh yes.

THE COMMISSIONER: So that the credit to which the Custodian is entitled on your claim is $4900.00.

THE WITNESS: Yes.

MR. FISHER: That correction might be made, my lord.

THE COMMISSIONER: Yes.

MR. FISHER: We come now to deal with the merchandise, claim 1.

Q Now, Mr. Ishizaki, I understand you had a men's furnishings store at 301 Main Street?

20 A Yes.

Q And it was quite well stocked?

A Yes.

Q And at the time of evacuation you packed up everything and stored it in your home?

A Yes.

Q That is correct. Then subsequently the Custodian got it there and took it down and sold it?

A Yes, that is right.

Q And you have no dispute about any missing articles he seems to have?

30 A: No, I don't

think so.

Q No, he has sold everything? A: Yes, he sold everything that was there, you see.

Q I see. I might say he has been over the auction sheets and is quite satisfied as far as we can gather that there are no missing articles in this case.

THE COMMISSIONER: Yes.

MR. FISHER: Now, attached to the sheet, my lord, you will notice the first sheet is a statement of his assets and liabilities which he took off at that time just as he closed up and he said that is what the merchandise cost him, $3524.85, the first item at the top of the sheet. It is a statement of his business, actually, but the only relevant item is the $3524.85 right at the top.

THE COMMISSIONER: Yes, I have it.

MR. FISHER: And it is interesting to note that the Custodian sold the stuff for practically that figure.

THE COMMISSIONER: The merchandise?

MR. FISHER: Yes. There is no question about that part of it, and then passing to page 2 he shows how he arrives at his value of it. He takes his cost and he adds to it packing expense and insurance and his cartage to Powell Street. He feels that that was the investment he had in those articles at the time they were taken over by the Custodian, $3692.65.

Now if I may refer your Lordship back to the

front page again of the yellow sheet for a moment.

THE COMMISSIONER:. Incidentally he shows the sale price realized by the Custodian on this merchandise to be $2852.19. That is agreed, is it, Mr. Hunter?

MR. HUNTER: No, my lord, that is not.

MR. FISHER: They got a little more than that actually, my lord.

MR. HUNTER: It also shows on Exhibit 2, my lord, the gross sale price by the Custodian $3424.95.

10 MR. FISHER: I show it on the front page of the claim.

THE COMMISSIONER: I see, $3424.95.

MR. FISHER: Yes. On the same ruling I am afraid he is going to have to make some adjustment in this claim.

THE COMMISSIONER: We will have to meet that situation when we come to it, but you can tell him that that is the situation.

MR. FISHER: Yes. And you will notice he brings forward his fair value there just under the last figure

20 your Lordship was looking at, $3692.65, and he deducts the net proceeds and he shows his claim at $840.46, which is the claim he makes.

THE COMMISSIONER: Yes.

MR. FISHER: Passing on to his claim with regard to personal chattels, claim 2, we have on the front page the three items dealt with, the radio taken by the R.C.M.P., his value of $95.00. You will note there is inserted the word "net" sold for $38.90 and he claims the difference which is

30 $56.10. Similarly with the vacuum cleaner, "My

value, $57.50, net receipt $3.30". His claim is $54.20. The miscellaneous articles which are listed on one of the attached sheets show his value as $95.94, net receipts $27.25 and his claim is $68.24.

Now on sheet 1 he deals with the radio. He shows his costs for 1936 $395.00, he allows depreciation of $300.00, and he shows how he arrives at his estimated value of $95.00.

10 He deals with the vacuum cleaner in the same manner on sheet 2 and the miscellaneous articles on sheet 3.

THE COMMISSIONER: Do your auction reports show the date of sale of these articles, Mr. Hunter?

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: February '44. I see he has it in the first page of his schedule to Exhibit 3.

MR. FISHER: T here were varying dates.

MR. HUNTER: There were varying dates, my lord. Which

20 items are you referring to?

THE COMMISSIONER: Oh yes, it was February, April, of 1944.

MR. FISHER: Yes. One item in June, a grill there. I think that claim has been abandoned. Most of it is in April of '44.

THE COMMISSIONER: Well the only significance that the date of the sale of these articles has arises from the application of Wartime Prices & Trade Board Regulation.

30 MR. FISHER: Yes. I think, my lord, in this instance you

have all these articles bought by this man which is all new merchandise aside from these last three we have been dealing with.

With regard to the personal claim, this man's furnishings--

THE COMMISSIONER: I was not referring to that. I was referring to these claims covered by Exhibit 3.

MR. FISHER: Yes, I see.

My lord, I ask to file as Exhibit No. 5 the analysis of personal property claim. I think practically all the information that is on it has been given by the informant in his claim.

(ANALYSIS MARKED EXHIBIT NO. 5).

MR. FISHER: Mr. Hunter.

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

The real property we have already covered. The gross receipt was $4900.00 which leaves a net claim of $3900.00.

The merchandise, the claim is for $3692.55. It was sold for $3424.95 making a net claim of $267.60, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: The radio, the claim is $95.00, and it was sold for $45.00, making a net claim of $50.00. That is shown on the analysis, my lord. Similarly with the vacuum cleaner, $57.50, the receipt was $4.25, making a net claim of $53.25.

On the third sheet attached to Exhibit 3, the

amounts which he has allowed the Custodian are again the net and for items totalling $95.94 in the claim, $29.85 was received, making a net claim of $66.09 instead of $68.24.

MR. FISHER: The first figure was $267.60, wasn't it?

MR. HUNTER: $267.60 is the net claim on the stock-in-trade.

I think in practically all cases, my lord, it is just a straight question of value. I don't quite understand this vacuum cleaner business.

CROSS-EXAMINATION BY MR. HUNTER:

Q Witness, you claim $57.50 for a vacuum cleaner five years old, which cost you that five years before. Why is that?

A I bought the vacuum cleaner new, you see, and I did not use very much and I don't think I could allow much depreciation and prices, you know, awfully high now, you see, and I can't allow very much depreciation for that.

Q Well, at the time it was sold, 1944, it was seven years old. Do you think you would get the same price as you paid for it?

A I think so.

Q You are more optimistic than I am.

MR. FISHER: Is it an electric one or a hand affair?

MR. HUNTER: No, it is a C.G.E.

MR. FISHER: The Custodian didn't do very well on that sale, $3.30 for an electric vacuum cleaner.

THE COMMISSIONER: You will have an opportunity to

attack that sale later, Mr. Fisher.

MR. FISHER: Thank you, my lord.

MR. HUNTER: I have nothing to indicate why it was sold for that price, my lord, except that it was obviously an old one, but if the witness says it was in first class condition, it would indicate that a higher --

THE COMMISSIONER: Yes, there looks to be something strange about it realizing only $4.25. However, that may be a matter for explanation later.

10

MR. HUNTER: I tried to find something in the file. I thought perhaps it might have been damaged or something. I couldn't find anything.

There are no questions, my lord.

THE COMMISSIONER: Mr. Ishizaki, I would like to compliment you on the way that you have put in your material. It is going to make it very much easier for me.

THE WITNESS: Thank you very much.

20

THE COMMISSIONER: That is all we require of you, thank you.

(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.

30

base 378

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

10174

Nelson

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

(1) NAME Ishizaki Hikokichi (RCMP) Reg. No. 06826
(Print) Surname Given Name

(2) Pre-Evacuation Address 2505 Cambridge St., Vancouver, B.C.

(3) Present Address Kaslo, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 2505 Cambridge St., Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 877, D.L. Hastings Townsite.

(c) Type of Real Property (cross out words which do not apply):
~~(i) Farm~~
(ii) Residence ~~Type of business~~
~~(iii) Business~~
~~(iv) Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)

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

(i) Land - - - - - - - - - - - - - - - - $ 1500.00

(ii) Buildings - - - - - - - - - - - - - - - - $ 7300.00

(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) - $ 8800.00

(v) Amount at which Custodian sold property and credited your account - - $ ~~4639.00~~ 4900

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 4161.00 3900

(5) PERSONAL PROPERTY See a seperate list attached

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

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

(c) How stored or packed at time of evacuation

(over)

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

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

1. as per list. 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 $ 946.42

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) - $ 5107.42

(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 _____

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, Hikokichi Ishizaki of the City
of Kaslo 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 Kaslo)
in the Prov of BC)
this 24th day of November)
A.D. 1947. Charles Bradbourne A Commissioner &c.

H. Ishizaki.

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.

_____
_____
_____
_____

Itemized description of personal property sold by Custodian which is the subject of the Claim:

1. Merchandise	Estimated Value	$3692.65	
Amount at which Custodian sold		2852.19	
	Loss		$840.46
2. Radio & Phonograph Combination			
	Estimated Value	$82.00	
Amount at which Custodian sold		38.90	
	Loss		~~45~~ 56.10
3. Vacuum Cleaner	Estimated Value	$57.50	
Amount at which Custodian Sold		3.30	
	Loss		54.20
~~4. 2 Iron Grills for door~~			
	~~Estimated Value~~	~~$9.50~~	
~~Amount at which Custodian sold~~		~~.84~~	
	~~Loss~~		~~8.66~~
Total Claim For Personal Property Loss			~~$946.42~~ 1019-

Miscellaneous. 68.24

Total claim

4,161
1019
5180-

ISHIZAKI, Hikokichi
(Claimant's Name)

REAL ESTATE
(Other than farm)

06826
Reg. No.

Residence at 2505 Cambridge St. Vancouver B.C.

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
1 1/2 storey	7	Stucco Frame	Private Residence	66 x 120 to alone	I built it	Dec. 1937

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Sheet #II ←	Land 1210.15 Contractor 4770.00 ~~& Improvements~~ 5980.15	Furnace, Sidewalk Coal Bin Fixtures 490.84 see Cost of Bldg sheet Sheet #I	Total $ 5470.99 $ 8,800.00

Comments re upkeep of premises:

I kept it up well & have set it out on sheet #
City Assessments ~~Cost~~ 1943 - Land 830
Imp'ts. 4500
$ 5330.

Sold by Custodian
Aug 18/1943
$ 4900.00

Comments re Appraiser's report not covered above:

are on sheet #

To have Miss Peters look after it I gave her a low rental of $20.00 per month when I left.
The detailed sheets & sketch are attached

EXHIBIT No. 378-1
DATE 11 mar 1948
FILED BY A. Fisher

Bldg. Costs - Sheet # I
Land " " # II
Comments upkeep " # III
" re Appraiser " # IV
" on House " # V + VI

Sketch of House Attached to original
" " ~~Sketch~~ First Floor " " "
" " Second " " "

Have Receipts for 90% Costs above.

H Ishizaki.
SIGNATURE

Cost of Building

Northey & Son (Contractor)		$4770.00
Declaration Fee		1.00
Electric Fixtures		
Fixture (Brettell & Co.)	$106.50	
Kitchen Light Fixture	8.00	
Dressing Room	3.90	
Lamps 18/15¢, 7/30¢	4.80	
Labor	25.00	
	148.20	148.20
Hot Water Coil in Furness & Connection		14.00
Side Walk (outside fence)		12.00
Miscellaneous		
Towel Rods	6.85	
Fire Basket	4.95	
House Number	.40	
No Agent Plate	.25	
Meter Box Glass	.50	
Door Stops	.50	
Bolts for Door	.80	
Lock	.95	
Clothes Line Wire & Pully	2.50	
Post & Cartage	4.25	
Creosote	.75	
Labor	5.25	
	27.95	27.95
Coal Bin		7.50
Blinds		
Venetian Blinds 3	41.00	
Blinds (Jones Tent & Awning)	14.79	
Blind 1 Small Size	1.00	
Curtain Rods	2.50	
Drapery Rods	11.87	
Rod Holders	.75	
Rings	2.00	
Labor	5.00	
	78.91	78.91
Flooring, Kitchen & Nook.		
Inlaid Linoleum	31.80	
Aluminum Edge	.88	
Labor	6.00	
	38.68	38.68
Color Painting of Wall & Ceiling		123.00
Hot Water Heater		
Hot Water Heater Installation	37.60	
Smoke Pipes	2.00	
	39.60	39.60
	Total	$5260.84

Cost of Land.

Lot.	$550.00	
Disputed difference with owner	14.73	
Commission paid	5.00	
Drawing Deed	3.00	
Application Fee	2.50	
Land Register Fee	5.20	
	$580.43	$580.43
Land Clearing	$110.00	
Soil to fill in	45.00	
Grading & Soil	142.50	
	$297.50	$297.50
Garden		
Rockery	$ 75.00	
Plants & Shrubs	75.50	
Gardener & Expense	32.00	
	$182.50	$182.50
Fence	$112.97	
Gate Hinges, Bolts & Nails	2.75	
Green Oil Stain for fence	19.00	
Labor	15.00	
	$149.72	149.72
Total		
	Total	$1210.15

Actual Cost of Building & Land.
at 1938.
(few things were added later, but included in the figure)

Building	$5260.84
Land	1210.15
Total	$6470.99

Assessment. $5330.00 (Land 830.00, Building 4500.00)

Taxes $168.36

Rent. Free for Miss N. Peters.
As I put in this house a tenant, Miss N. Peters as guard of my property, the rent $20 per month apparently paid by her to the agent Richard, Akroyd, & Gall of Vancouver B.C. was really paid by by me by previous arrangement with her.

Condition of building at the date of evacuation.

1. As only 3 adults were living in this house since built, floors were covered by carpets or linoleum and we were using house shoes of soft soles, all floors were almost like new.
2. 1 bedroom was never used.
   Den and Dining room were seldom used.
   Fireplace in den was new, though I had a electric heater, it was not connected to wire.
3. The year before evacuation, the painting for whole outside of the house (roof, wall, woodwork, and stairs) was done.
   Wall and ceiling of kitchen, nook, hall, washroom bathroom and bedroom were cleaned like new before leaving.
4. I personally inspected whole house to make sure everything was perfect until we would come back. I did not see any water leakage at any place.

Comments regarding to Appraiser's report.

1. re Report- (Land) Concrete walk to front door only.
   to be corrected; Concrete walk to front door and another concrete walk to back and basement doors.

2. re Report- (Building) House 37' x 30' plus projections.
   to be corrected; Frontage 37 ft. depth 32 ft. at east side (for living room) and 30 ft. at west side, and plus projections.

3. re Report- (Finish) Fireplace in living room (electric).
   to be corrected; Open fireplace in living room and electric fireplace in den.

4. re Report- (Condition)
   According to opinion of Mr. Roy Green, experienced carpenter of Kaslo, such defects mentioned in report as shrinkage cracks in plaster, adjustment of doors, adjustment of chimney flashings, loosened bridging of joists, loosened balusters, and clogged drain pipe are of very minor nature and do not amount as poor construction, and even if there were any need of thorough decoration inside the house and fixing up those defects mentioned above, whole works would not cost more than $200. at today's estimate.

5. re Report- (Remarks)
   This location is for people of moderate income, as I mentioned before. According to opinion of Mr. Hall, Credit Manager of Gault Brothers of Vancouver and once president of Credit Men's Association answering my question in 1937, a house which cost around $6000. was for the Canadians of moderate income.
   re Construction;
   This house was constructed by James Northey & Son, Vancouver, B.C. prominent contractor of many fine homes in Vancouver advertising themslves as Pedigreed Home builder. It was built under rigid specifications as my comfortable home and not intended for the purpose for sale.

6. re Report- (Rent) $20.
   To be corrected ; Free for Miss N. Peters as guardian.

7. In general; This man's report lacks or is insufficiently described of important things to estimate the value and mentions trifle things such as venetian blinds (cost $40.), Jacket Heater (cost $40.) and no garage, and contains mistakes such as in measuring area, open fireplace for electric one, which make several hundred dollars difference.

Lot 877 Hastings Townsite
2505 Cambridge Street
Vancouver, B.C.

Location

High and level ground. Wide streets with boulevard trees. Nice view of North Vancouver mountains. Moderate income English people are predominant. Many good houses of size and appearance of more than average in the city and quite numbers of newly built mice homes are around this part of district towards the Inlet. 6 short blocks to shopping and 2 blocks to street car.

Land

66 ft. x 120 ft. to lane. North East corner lot. Cleared and level to sidewalk. Fancy Plank Fence at side and regular one at lane. Concrete walk to front door and another to back and basement door. Rockery and shrubs.

Building

7 rooms, 1½ storey, frame dwelling with dormer window and Gable extension with half timber Tudor style decoration at front roof and shed dormer at back roof to allow bedroom, bathroom, and closet of upstairs higher ceiling.
Frontage 37 ft., Depth East side 32 ft. and West side 30 ft. and with some projections. Concrete foundation.
Outside wall, stucco to be able to paint and wash.
Inside plastered and all finished. Shingle roof.
Concrete front porch.
1st floor,
Entrance and through hall with clothes closet, and telephone shelf.
Living room 16 x 20 ft. less wall. Cove ceiling. Wide plate glass window with sash each side.
Dining room with buffet recess. Guest size.
Den with wide plate glass window and sash each side.
Kitchen and Nook, Washroom with toilet.
Basement,
Concrete floor, Hot air furnace and piped whole house for Air Conditioner. Concrete wash tubs. Store room.
2nd floor,
3 bedrooms with closet each. Master bedroom with dressing room attached and walk-in closet with window.
Bathroom with toilet.
Linen closet and clothes chute at hall.

Finish

Mahogany trim and ¼ cut oak floors in Hall, Living and Dining room and Den. Open stairs with oak treads, mahogany hand-

rail, balusters and post. Mahogany door for front entrance
Den and Dining room. 2 prs. mahogany French doors.
Living room, Tiled open fireplace mahogany trimmed.
5 wall lights, Venetian blinds and Drapery Rods.
Den, Tiled fireplace wired for stronger electricity.
Mahogany book shelves. 2 Venetian blinds and Drapery Rods.
Kitchen, Built-in cabinet and cooler. Tiled sink.
Wired for electric range. Electric outlets for refrigerator and mixer. Special ceiling light fixture above the sink except one for kitchen. Chimney connection for garbage burner. Inlaid linoleum for floor. Towel bar.
Nook, Concealed iron board in wall. Electric outlets for toaster and iron. Inlaid linoleum for floor.
Washroom, Tiled floor. Toilet and wash basin.
Medicine cabinet with plate glass mirror. Chromium plated heavy towel bar.
Bedroom, 2 or 3 double electric outlets for each room.
Lighted closet.
Bathroom, Tiled floor, Pembroke bath with shower.
Toilet and chromium legged wash basin. Medicine cabinet with plate glass mirror. Chromium plated heavy towel bar.
Basement, Jacket Heater and hot water tank.
Electricity outlets (places) for the use of appliance,
Living room 4 places, Dining 2, Hall 2, Den 2, Kitchen and Nook 4, Upper Hall 1, Master Bedroom 3, 1 Bedroom 2, 1 Bedroom 2, Basement 1, Total 23
Outlet for stove and heater 2,
Outlet for light, Front porch 1, Hall 2, Living Room 5, Dining Room 1, Washroom 1, Back porch 1, Kitchen 2, Nook 1, Bathroom 1, Upper Hall 1, 3 Bedrooms 4, 3 Closets 3, Basement 3, Total 26
Total outlets 51.

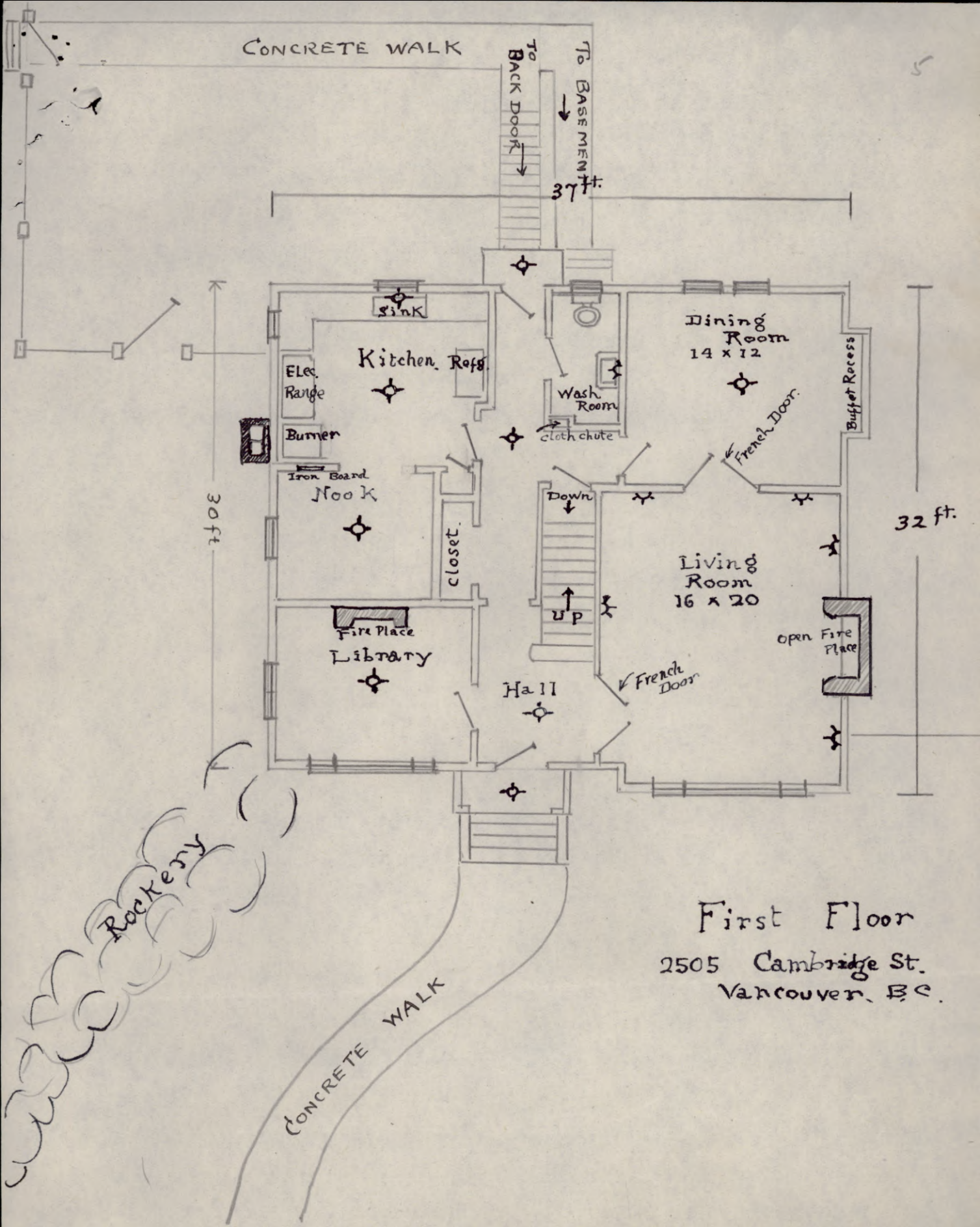
Date of completion of building, December 1937

Cost of building, equipment and land as at January 1938.
(few things were added later, but included in the figure)

Building & Equipment	$5260.84
Land & Improvement	1210.15
Total	$6470.99

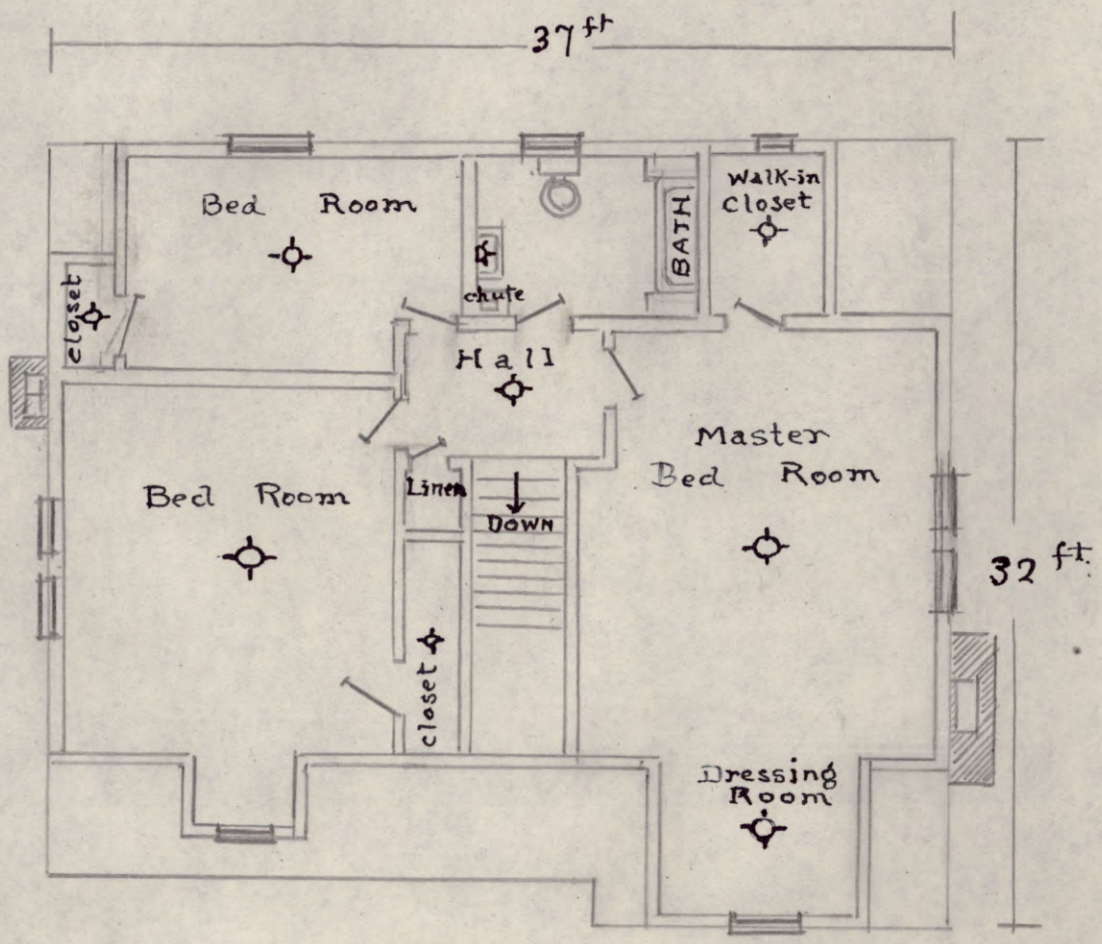
2505 CAMBRIDGE ST.
VANCOUVER B.C.

7 Room Stucco House



First Floor

2505 Cambridge St.
Vancouver, B.C.



Second Floor

2505 Cambridge St.
Vancouver. B.C.

Extract from Vancouver Daily Province Paper
published Oct. 8th 1947. Page 34.

The following table, which was arrived at after careful study by The Society of Residential Appraisers, shows the breakdown in the costs of building a home in 1939, 1946, May 1947 and the same house today.

One storey stucco bungalow--5 rooms and bath, standard equipment throughout--960 square feet

	Sept. 15 1939	Sept. 15 1946
Permits, Plans, etc.	$ 25.00	$ 50.00
Excavation (including backfilling)	95.00	150.00
Concrete (including sidewalks)	255.00	410.00
Masonry	105.00	165.00
Rough Carpentry	710.00	1185.00
Plumbing	280.00	425.00
Wiring	115.00	180.00
Lath, Plaster and Stucco (wood lath)	360.00	650.00
Millwork (sash and doors)	100.00	165.00
Tilework	95.00	165.00
Finish Carpentry	400.00	810.00
Hardwood Floors	145.00	200.00
Roofing (wood shingle or asphalt)	105.00	225.00
Painting	135.00	250.00
Hardware (R. and F.)	50.00	80.00
Heating	140.00	215.00
Linoleum	25.00	30.00
Tile Drains	25.00	45.00
Sheet Metal	15.00	25.00
Light Fixtures	25.00	45.00
Sewer Connection	40.00	45.00
Total	3245.00	5515.00
Per Square Foot	3.38	5.74
Add 10% Builders' Profit	3570.00	6067.00
Per Square Foot	3.71	6.32
Add cost of lot	500.00	750.00
Add Real Estate Sale Commission, 5%	204.00	341.00
Final Totals	4274.00	7158.00

No. 1 Mr. Northey, the builder's estimate at Spring 1942, was $7000.00 against the former price $4770.00 and substitution of some materials on account of the shortage, such as mahogany for making the doors and trimming inside the rooms and some other things.

Contractor	$7000.00
Equipment (assumed as same price)	490.84
Land (assumed as same price paid)	1210.15
Total	$8700.99

Cost at spring 1942 would be more than $8700.00 with less quality.
Cost at August 1943 at the time of sale would be more than $8700.00 with less quality.

No. 2 Figuring from the Report of Society of Residential Appraisors, appeared on Vancouver Daily Province Newspaper published October 8th. 1947.

	Sept. 15, 1939.	Sept. 15, 1946
Building Cost	$3.71 per square ft.	$6.32
Land	$500.00	$750.00

Building, about 70% up during 7 years.
Land, about 50% up during 7 years.

Taking average, on August 1943, the rise would be Building, 39% up, Land 27% up.

Building	$5260.00	Land	$1210.00
39%	2050.00	27%	326.00
	$7310.00		$1536.00
about	$7300.00		$1500.00

Cost at August 1943, would be

Building	$7300.00
Land	1500.00
Total	$8800.00

Receipts and Statements submitted for inspection.
Relating to the cost of building and land.

July 12, 1937	Northey & Son	Building	$ 475.00
Aug. 14, "	"	"	1432.00
Oct. 6, "	"	"	1432.00
Oct. 25, "	"	"	716.00
Dec. 2, "	"	"	715.00
			$4770.00
Nov. 13, 1937	Brettell Ltd.	Elec. Fixture	106.50
Dec. 7, "	McLennan & McFeeley	House number	.40
Dec. "	Woodwards	No Agent plate	.25
Dec. 30, "	Jones Tent & Awning	Venetian Blinds	41.00
Dec. 17, "	Woodwards	Drapery Rods	10.77
Dec. 18, "	"	" "	1.10
Dec. 11, "	"	Linoleum	31.80
June 1, 1942	H.E. McConaghy	Hot Water Heater	37.60
June 14, 1937	P.C. Gibbens	Land	560.70
July 31, "	W.M. Ross	Land Clearing	110.00
Oct. 25, "	T. Sada	Fence	112.97
		Soil	45.00
Dec. 24, "	T. Sada	Grading & Soil	142.50

Ishizaki, Hikokichi
(Claimant's Name)

Merchandise Claim I
PERSONAL CHATTELS

06826
Reg. No.

Men's furnishing store merchandise moved by me from 301 Main St to residence 2505 Cambridge, Vancouver.

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
Appears to all be on the auction sheets		all New Good Brands	$ 3692.65	Well Packed & Stored at House	$ 3692.65

As far as I can judge the custodian got it all + sold it as per the sheets. Note custodian actually sold for $ 2852.19 → $ 3424.95 (sold for Gross)

Description of Storage of Goods:

I ask difference between Fair Value 3692.65
Less proceeds 2852.19
$ 840.46

I arrive at fair value as follows.

General Statement as to Chattels not Described above:

Actual Cost $ 3524.85
Packing Expense 9.15
Fire + Burglar Ins. 123.90
Cartage to 369 Powell 34.75
Total $ 3692.65

EXHIBIT No. 378-2
DATE 11 mar 1948
FILED BY a. Fisher.

Additional Comments, if any:

Actual Cost Figures taken from my own ledgers Sheet #1 + " #11

H. Ishizaki
SIGNATURE

I

Statement of Assets & Liabilities on May 31, 1942
Main Clothing Store, 301 Main St., Vancouver, B.C.
Proprietor H. Ishizaki.

Assets

Merchandise on hand at cost	$3524.85
Cash on hand and in bank	2817.39
Furnitures	904.25
	$7246.49

Liabilities

Capital at commencement of period	$13220.30		
Less Personal Drawings		$1334.00	
Loss		4639.81	
Balance		7246.49	$7246.49
			$7246.49

Packing Expense

Packing Boxes, $2.50, Twine $1.55, Mothball $3.75,
Heavy Wrapping Paper $1.35

Total $9.15

Insurances for Fire and Burglary:;

Merchant Fire Ass.	#39494	Prem.	$ 7.50
Bankers & Traders Ins.	#28920		7.50
Lumbermen's Ins.	#9-5956		3.75
Atlas Ass.	#248575		19.40
	#249446		18.75
	#BM821311		67.00
		Total	$123.90

May 16, 1944. Cartage & Storage $115.30

Wrapping, Handling, & Storage for Furniture	$45.80
Cartage to Warehouse & 369 Powell Street	69.50
	$115.30

Proportion of Cartage for Merchandise estimated $ 34.75

II

17

1. Merchandise sold by Custodian,
which is the subjecto of the claim.

Owner and Claimant. Hikokichi Ishizaki. Reg. #06826.

Description; Men's Furnishing goods and footwear.

Cost;

Merchandise at cost as per Statement	$3524.85
Packing Expense	9.15
Fire and Burglar Insurances	123.90
Cartage to 369 Powell Street.	$ 34.75
	$3692.65

Condition of the goods at the date of evacuation,
New merchandise of well known brand,
well packed in carton or wooden box,
all pins taken out to avoid the rust.

Estimated Value $3692.65

Date of sale by Custodian, May 22- June 6, 1944.

sale price, net $2852.19

Loss; $840.46

Ishizaki, Hikokichi
(Claimant's Name)

PERSONAL CHATTELS Claim II

06826
Reg. No.

Re. Radio, Vacuum Cleaner + Miscellaneous.

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
Details of all three given in full on attached sheets					
Radio — sheet #1					
Vacuum — " #2					
Miscellaneous — 3.					

I Comments: Radio taken by R.C.M.P. my Value 95.
Net Sold for 38.90 56.10

II Description of Storage of Goods: Vacuum: Taken from ~~[illegible]~~ storage in house & sold at auction my Value 57.50
Net Receipt 3.30
Claim 54.20

III Miscellaneous — as per list on sheet #3
my Value 95.94
Net Receipts 27.25
Claim 68.24

General Statement as to Chattels not Described above:

178.54

Additional Comments, if any:

EXHIBIT No. 378-3
DATE 11 Mar 1948
FILED BY a. Fisher.

H. Ishizaki
SIGNATURE

I

2. Radio Combination sold by Custodian which is the subject of the claim.

Owner and Claimant. Hikokichi Ishizaki. Reg. #06826.

Description; General Electric Co. 9 Tubes Superheterodyne Radio and Electric Phonograph Combination. Console.

Year purchased; December, 1936.

Price paid; $395.00

Latest model, Brand new.

Condition at the date sent to R. C. M. P.

Machine; Perfect working condition.
Cabinet; Good condition, but style obsolete.

Depreciation; $300.00

Estimated value $95.00

Date sold by custodian. Feb. 1944.

Net sale price $38.90

Loss; $56.10

3. Vacuum Cleaner Sold by Custodian
Which is the subject of the claim.

Owner and Claimant. Hikokichi Ishizaki, Reg. #06826.

Description; Canadian General Electric Co. make, upright style, Vacuum Cleaner.

Year purchased; November 13, 1937.

Price paid; $57.50

Latest Model, Brand new.

Condition at the date of evacuation.
Appearance; Not much used, looked like new.
Machine; Perfect working condition.
Cleaned and put in box.

Estimated Value. $57.50

Date sold; April 18, 1944.

Net sale price; $3.30 ($4.25 less .95)

Loss; $54.20

111

21

4. Miscellaneous personal properties sold by Custodian which is the subject of the claim.

Owner and Claimant. Hikokichi Ishizaki, Reg. #06826.

Description.	Year Bought		Price Paid	Condition at date of evacuation.	Estimated Value	Net Sale Price	Loss
2 Iron Grills	1937	New	$9.50	Good	$ 9.50	$ .84	$ 8.66
1 Axe and	1928	New	1.25	Fair	.95 }		
1 Wheelbarrow	1939	New	3.15	Good	3.00 }	.86	3.09
2 Paper Racks	1928	New	5.00	Good	5.00	.98	4.02
2 Metal Tables	1937	Old	8.00	Fair	5.00	1.95	3.05
1 Hose Rack	1941	New	2.54	New	2.54	1.45	1.09
2 Gas Burners	1932-5	New	4.45	Good	3.00	1.02	1.98
1 Hose	1938	New	4.84	Good	3.50	1.37	2.13
4 Wire Chairs	1937	Old	5.00	Fair	3.00	.78	2.22
6 Sectional 7x2x60 ft. Shelves	1928	New	75.60	Fair	50.00 }		
2 Counters	1928	New	15.00	Fair	10.00 }	18.00	42.00
(Shelves & Counters were disjointed and ready to built again)					95.94	27.25	
					Total Loss		$68.24

27.25

68.24

EXHIBIT No. 378-4
DATE 11 Mar 1948
FILED BY a. Fisher

COPY

JOHNSON, REEVE and WATSON,
Estate Agents,

Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B.C.

28th July, 1943

The Custodian's Office,
Vancouver, B.C.

File No. 10174

Catalogue No. 30,
Lot 877 Hastings Townsite
2505 Cambridge Street

We have inspected this property and beg to report as follows:-

Location -	Popular residential district.
Land	66 ft. x 120 ft. corner lot cleared and fenced at back concrete walk to front door only.
Building	1½ storey frame house 37' x 30' plus projections concrete foundation, stucco walls, shingle roof. 2nd floor, 3 bedrooms and bathroom 1st floor, 4 rooms and nook and washroom basement, concrete floor, hot air furnace, tubs,
Finish	Mahogany trim and oak floors in Hall, 3 principal rooms and stairs. Tiled floors, bathroom, washroom, Tiled sink. Fireplace in livingroom (electric) Venetian Blinds in living room and den. Electric light fixtures. Jacket heater and hot water tank in basement.
Condition	Erected 1937. Many shrinkage cracks in plaster. Needs decorating throughout. Some settlement and French doors need adjusting. Chimney flashings defective leaking through wall of living room. Balusters on stairs loose. Bridging of joists loose. Tile drains defective and leaks in basement.
Remarks	Too expensive a house for this location and construction not very good. No garage.
Rent	$20.
City Assessment	$5,330 (Land $830 Building $4,500)
Taxes	$168.36
Appraisal	We are of the opinion that the fair market value of this property is $4,750., inclusive of Venetian blinds, electric fixtures and jacket heater.

Yours faithfully,
JOHNSON, REEVE & WATSON
per (signed) D.W. Reeve

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 10174 EXHIBIT No.

NAME Hikokichi ISHIZAKI

REG. No. 06826

DATE	INVENTORY	DETAILS OF CLAIM			SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION May 28/42 EVACUATION Oct. 30/42	TAKEN BY DATE				AUCTION	TENDER &c		
Furniture that cannot be taken with declarant will be left in care of Miss Peters, 2248 Triumph St., Vancouver, BC.	(1) Detailed list of merchandise on file subject to Claim not itemized as shown in Column 3 of Analysis. (2) Detailed lists of Inventories of chattels, on file, not subject to claim except as shown in column 3 of analysis.	Itemized description of personal property sold by Custodian which is the subject of the Claim:-						
		1. Merchandise- estimated value -	3692.65		3424.95			
		amount at which Custodian sold-	2852.19					
		Loss		840.46				
		2. Radio & Phonograph Combination estimated value -	82.00		45.00			
		amount at which Custodian sold	38.90					
		Loss		43.10				
EXHIBIT No. 378-5 DATE 11 mar 1948 FILED BY a. Fisher		3. Vacuum Cleaner estimated value-	$57.50		4.25			
		Amount at which Custodian sold	3.30					
		Loss		54.20				
		4. 2 Iron Grills for door -Estimated value -	9.50		1.00			
		Amount at which Custodian sold	.84					
		Loss		8.66				
		Total Claim for Personal Property Loss		$946.42				

RECAP'N.- Gross- as claimed -

Merchandise	3692.65	
Radio & phonograph	82.00	
Vacuum Cleaner	57.50	
2 Iron Grills	9.50	
	$3841.65	
Gross sales by Custodian of above		3475.20
Other Chattels sold by Custodian as shown in Memo. attached:- Gross - $99.70 less, radio, cleaner, and grills as above - 50.25		49.45
		$3524.65

E No. 10174 EXHIBIT No. CASE No.

G. No. 06826 VENUE Nelson

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
3424.95									re Merchandise sold by Custodian which is the subject of claim See memo attached to this analysis for more particulars
45. 00									Radio under "ceiling" prices.
4.25									
1.00									
75 .20									
									Memo of Sales of goods and chattels - attached. BRD
49. 45 24. 65									

File
10174

MEMORANDUM

February 13, 1948

Hikokichi ISHIZAKI,
Reg. No.06826

Re:- Details of Claim
re Merchandise sold by Custodian
which is the subject of the Claim.

The Claim is for estimated value of said merchandise
Namely, - $3692.65

A complete list of such merchandise was supplied Mr. ISHIZAKI and from this was taken his allowance as received from the Custodian of a net amount of $2852. 19.
The gross amount of the sale however as shown on that list of 47 pages was $3424.95, and represents the total sales amount as obtained by the Custodian -

Recap-

Estimated value by ISHIZAKI -	$3692.65
Sales amount	3424.95
a difference of -	$ 267. 70

HOWARD SMITH
GENOA BOND

File No.
10174

MEMORANDUM

February 13, 1948

Hikokichi ISHIZAKI,
Reg. No.06826

Merchandise and chattels sold as
items taken from General Statement

1944	Chattels	Gross	Expenses
Feb. 27-	Auction Radio 2-	45.00	6.10
Apr. 17-	Private sale	18.00	
May 16	Auction #17	32.95	7.30
" 25	" #18	1.00	.23
Aug. 1-	" #25	$1.00	.16
1946 March	" #57	1.75	.38
		$ 99.70	14.17

MERCHANDISE

1944			
July 18 & Aug. 1	Auction #23 (47 pages) -	$3424.95	572.76

BRD

506 Royal Bank Building,
Vancouver, B.C.,
1st November, 1947.

H. Ishizaki, Esq.,
Kaslo, B.C.

Dear Sir:

In reply to yours of the 28th ult. the Commissioner directs me to advise you that claimants may appear before the Commissioner in person or by counsel who represents them.

The evidence which claimants desire to introduce in support of their claims will be heard at sessions of the Commission to be held in the vicinity of the place where the claimant now resides.

Yours truly,

SECRETARY TO THE COMMISSION.

October 28, 1947,
Kaslo, B.C..

Mr. A. Waton,
Secretary to Commissioner
Hon. Mr. Justice H.I. Bird,
c/o Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Gentleman:

Please let me know at once if it is necessary to appear personally myself at the sitting of the Commissioner or if you allow some other person as my representative to attend and present my claim there.

Yours truly,

H. Ishizaki

H. Ishizaki.