

Name of Claimant KITAGAWA, Eizaburo

Case 1094

Custodian File 10004

<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	
2250.00	112.50 12.50									125.00	
<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			
						% of Total	Amount	% of Total	Amount	% of Total	
<u>NETS</u>											
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
<u>MISCELLANEOUS 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				
							% of Total	Amount	% of Total	Amount	
			46%	25.00		37.00			4.44	15.94	
					11.50						
TOTAL RECOMMENDATION										140.94	



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CASE NO: 1094

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JAPANESE PROPERTY CLAIMS COMMISSION

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Toronto, Ontario,

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October 5, 1948.

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IN THE MATTER OF THE CLAIM OF

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EIZABURO KITAGAWA

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PROCEEDINGS AT HEARING.

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Original.

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2 IN THE MATTER OF THE "INQUIRIES ACT"  
3 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

4 JAPANESE PROPERTY CLAIMS COMMISSION  
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6 B E F O R E  
7 HIS HONOUR, JUDGE J. A. MCGIBBON, SUB-COMMISSIONER.

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10 Toronto, Ontario,  
11 October 5, 1948.

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14 IN THE MATTER OF THE CLAIM OF  
15 EIZABURO KITAGAWA

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17 PROCEEDINGS AT HEARING

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19 APPEARANCES:

20 K. A. CHRISTIE, ESQ., K.C. appearing for the  
21 Dominion Government,

22 F. A. BREWIN, ESQ., appearing for the  
23 Claimant.

24 \_\_\_\_\_  
25 A. SMITH, ESQ., Secretary.

26 G.N.R. UPTON, ESQ., Official Interpreter.

27 J. B. MCGREGOR, ESQ. Official Reporter.

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E. Kitawawa,  
In chf.

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2 EIZABURO KITAGAWA, the claimant herein, being first  
3 duly sworn, testified as follows:

4 DIRECT EXAMINATION BY MR. BREWIN:

5 Q. Mr. Kitagawa, your claim is in respect of  
6 a house, which is No. 2751 East Pender Street, in  
7 Vancouver? A. Yes.

8 Q. What sort of neighbourhood is that in?

9 A. It is a very good residential district in the  
10 east end of the city.

11 Q. And I notice you have here a claim form in  
12 the Real Estate (Other Than Farm) Form, over what  
13 appears to be your signature at the bottom. Is that  
14 your signature? A. Yes.

15 Q. Is the information contained therein correct?

16 A. Yes.

17 (REAL ESTATE (OTHER THAN FARM) FORM, MARKED  
18 EXHIBIT NO. 1).

19 Q. This was your residence when you were in  
20 Vancouver? A. Yes.

21 Q. I notice that you paid \$2000. for it in  
22 1932, is that correct? A. Yes.

23 Q. And you have listed on the Form which we  
24 filed, various improvements that were made on the  
25 property? A. Yes.

26 Q. Now, I would ask my friend if he would file  
27 the Appraisal Report by J. R. Reid & Company. Have  
28 you seen a copy of the appraisal made by Reid & Company?

29 A. I think I have, but I don't remember it.

30 Q. While my friend is getting it out, that is  
what purports to be a copy; do you remember reading



E. Kitagawa,  
In chf.

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that? A. Yes.

(UNSIGNED COPY OF APPRAISAL ON LETTERHEAD  
OF J. R. REID & COMPANY, MADE ON NOVEMBER  
5, 1943, MARKED EXHIBIT NO. 2).

Q. In this appraisal made by J. R. Reid & Company,  
or apparently made by them, it refers to the lot as  
being a 25 foot lot? A. No, it is incorrect, it is  
a 33 foot lot.

Q. Are you fairly sure of that? A. Yes.

Q. How do you know that? A. I can give you  
a brief description of the house.

Q. I want you to deal with the lot? A. The  
house is about 28 feet wide. There are two rooms in  
the house and my wife measured the house once and the  
living room was 12 x 14, and the front bedroom was  
12 x 12. Those two rooms alone are 24 feet, and there  
is a hall between the two rooms which is about 4 feet  
wide, and on the west side of the house there is a 3  
foot walk and on the east side there is at least 2 feet.

Q. I take it we can investigate the matter and  
find out whether you are right or the appraiser is right.  
I see it also refers to there being on the property a  
hot air furnace to which is connected an automatic  
coal stoker which looks practically new, and which we  
think might cost in the vicinity of \$300. I notice  
in your own report you state the automatic air  
conditioner was installed at a price of \$425. Is that  
correct? A. Yes.

Q. Do you recall where you bought the stoker?

A. No, I forget.

Q. You actually bought it for \$425.? A. Yes.



E. Kitagawa,  
In chf.

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Q. How long did you use it before the evacuation? A. Just one winter.

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Q. Therefore the appraiser was just a little bit out when he said it cost approximately \$300.? A. Yes.

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Q. You wouldn't have the cheque by which you paid for it, now? A. I had it at the time but I found no use for it, so I destroyed them.

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Q. What is your occupation? A. I work in the bank.

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Q. What sort of work did you do? A. I was in charge of the Japanese Department there.

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12

Q. What bank? A. The Bank of Montreal, Main and Hastings.

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Q. Is there any other comment you can make on the house? You are claiming \$3500. and the appraiser puts a value of \$2250. on it. Is there any other information you can give us? A. Well, I based that figure of \$3500. on the price houses were selling in Toronto in 1942. When I first came to Toronto I was without a house. I had no intention of buying a house but at the same time I couldn't rent a house because of the big family I had so I spent two solid months looking for a house, and by that experience I got a fairly good idea of what houses cost.

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A. Perhaps you can tell us whether houses in Toronto and Vancouver are comparable at all?

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A. Well, I did answer one advertisement in the paper; I saw there was a bargain in a house selling at \$2700. and it said "Don't miss this opportunity -- if you are interested come and see the house right away"

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E. Kitagawa,  
In chf.

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2 and when I saw the house I said to myself, if that  
3 house is worth \$2700. my house should bring at least  
4 \$4000. It was an ordinary frame building with no  
5 porch or anything, just a door, and it looked as if it  
6 was a barn or something, and I was very disappointed.

7 Q. I see you have made a personal property  
8 claim in respect to two items; one is linoleum and the  
9 other is a Moffat gas range and garbage burner. Is  
10 this your signature? A. Yes.

11 Q. And this is on the form under the heading  
12 of "Personal Chattels"? A. Yes.

13 (PERSONAL CHATTELS CLAIM FORM, MARKED EXHIBIT  
14 NO. 3)

15 Q. Now, I notice that you are making a claim  
16 in regard to linoleum. You declared to the Custodian  
17 that you had that linoleum, did you? A. Oh, yes.

18 Q. And from information that I have secured  
19 from the Custodian's file it appears that claim is made  
20 that that was included in the fixtures. Was the  
21 linoleum? Perhaps that is a legal question, but how  
22 was it attached to the floor? A. When I bought the  
23 linoleum it was laid by a professional. I bought that  
24 at the Hudson's Bay Company and they have a special  
25 person to lay linoleum. I was watching him do it, and  
26 instead of using ordinary tacks with a head on it, they  
27 use a needle nail, very similar to a gramophone needle;  
28 it has not a head at all, and you can hardly see the  
29 nails.

30 Q. Is it possible to take the linoleum off and  
sell it? A. Absolutely; there is no trouble at all.



E. Kitagawa,  
In chf.

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2 I wouldn't say all the nails were like that, because  
3 in a year's time in odd places they may have come off,  
4 so I may have used a little tack here and there in odd  
5 places.

6 Q. I think my friend will probably put it in  
7 later -- in the form of declaration you made at the  
8 time you left you showed this linoleum was there,  
9 didn't you? A. Yes.

10 Q. And whether or not the evaluator included it  
11 as part of the real estate I suppose you cannot say  
12 very well? A. No.

13 Q. You set out the details of what you paid  
14 for it in Exhibit 3. Now, the other claim you are  
15 making is in regard to a gas range and garbage burner,  
16 and you paid \$175. for that in 1932, is that correct?

17 A. Yes.

18 Q. Who did you get it from? A. The B.C.  
19 Electric.

20 Q. And you valued that at the date of evacuation  
21 at what? A. I think it was in 1933 --

22 Q. You think it should be 1933? A. I thought  
23 I asked you to correct the year.

24 Q. Anyway your impression is that it was 1933?

25 A. Yes.

26 Q. You bought it from the B.C. Electric?

27 A. Yes.

28 Q. And you bought it new? A. Yes.

29 Q. And you put a valuation of \$79. on that at the  
30 date of evacuation? A. Yes.

Q. It was in good condition then? A. Oh, yes.





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2 CROSS-EXAMINATION BY MR. CHRISTIE:

3 Q. I produce here a J.P. Form; is that your  
4 signature? A. Yes.

5 Q. I am tandering this, your honour, as  
6 Exhibit 4.

7 (J.P. FORM, MARKED EXHIBIT NO. 4)

8 Q. And I produce here a photograph; will you  
9 tell the commission what photograph that is?

10 A. My house.

11 Q. At 2751 Pender Street? A. Correct.

12 Q. I am tendering the photograph of the house  
13 as Exhibit 5.

14 (PHOTOGRAPH OF CLAIMANT'S HOUSE MARKED  
15 EXHIBIT NO. 5)

16 Q. And as Exhibit 6, I tender this certificate  
17 of encumbrance.

18 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT  
19 NO. 6)

20 Q. Do you know how old a house this was when  
21 you purchased it? A. Approximately 10 years.

22 Q. Approximately 10 years old when you purchased  
23 it? A. Yes.

24 Q. That was in 1932? A. 1932, yes.

25 Q. And of what type of wood was this house  
26 constructed? A. Shingled outside.

27 Q. How was it finished inside? A. Inside  
28 it was plaster.

29 Q. I understand the attic was only semi-finished,  
30 is that correct? A. Yes, that is correct.

Q. Now, was this valuation of \$3500. made by  
you? That is not anyone else's valuation? A. No.



E. Kitagawa,  
cr. ex.

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Q. You didn't receive any expert advice on that?

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A. No.

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Q. That is your feeling of what it is worth?

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A. Yes.

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Q. And that, I think you told my learned friend,  
was at least partly based on comparing it with values

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in Toronto? A. That is right, and also the good  
revenue it was producing.

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Q. What revenue was it producing? A. \$35.  
a month.

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Q. Did you ever receive any lower revenue for  
the place than \$35. a month? A. No, I left that in  
the hands of my agent.

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Q. How many lived in this house? A. Six of us.

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Q. When did you purchase this stoker? A. The  
stoker -- in 1941, I think. We only had that for one  
winter.

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Q. From whom did you purchase the stoker?

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A. I can't remember that, sir.

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Q. And I think you told the Commission you paid  
\$425. for it? A. \$425. I think that included the  
installation fee too.

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Q. What would you say the installation fee was?

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A. I can't remember the exact figure.

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Q. Can you give me an approximate figure?

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A. In the neighbourhood of \$50. I imagine.

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Q. Now, with reference to the linoleum -- it  
was in any event tacked to the floor, is that right?

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A. Well, not with ordinary tacks, as I have  
explained before.



E. Kitagawa,  
cr. ex.

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Q. It was a regular linoleum tack would you say? A. No, similar to a gramophone needle, a headless needle. When it is tacked down it is hardly visible.

Q. Is that the usual type of tack to put linoleum down with? A. I don't know; I asked the man from the Hudson's Bay Company to lay it down for me and that is what they used. I imagine that is the type of tack they use for laying down inlaid linoleum.

Q. You bought the Moffat gas range from the B.C. Electric Company? A. Yes.

Q. It was new when you purchased it? A. Yes.

Q. What condition was it in when you left?

A. Very good condition.

RE-EXAMINATION BY MR. BREWIN:

Q. Just one small point in regard to this linoleum, whether it was a fixture or not; did you write the Custodian and ask him to send you the linoleum amongst other things? A. I don't remember that.

Q. Well, I am not particularly concerned about your letter, but I have here a letter that was apparently addressed to you on the 31st of January, 1944, from Mr. Green, on the letter head of the Custodian, is that right? A. Yes.

Q. I will read out to you the last sentence here; "Linoleum is usually best sold to the new purchaser, and unless we hear from you to the contrary we shall so arrange." Did you receive that letter?

A. Yes.

Q. I don't think there is any need to file it.



E. Kitagawa,  
re-exam.

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That is the only sentence I am concerned with. All it does is indicate, for what it is worth, that the Custodian was treating it as a separate chattel at that time, and we will have evidence later as to the date of sale, which was apparently after the real estate had been sold? A. Yes.

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MR. CHRISTIE: Your honour, the defence is that the real property was sold at its fair market value, and in regard to the personal chattels it is submitted that the linoleum should not have been included in the personal chattels as it was a fixture, and whatever personal chattels were sold, were sold at their fair market value. I have certain exhibits to file.

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MR. BREWIN: I wonder if my friend could say whether it is contended that the valuation made of the real estate included any value for the linoleum?

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MR. CHRISTIE: Your honour, I can produce some correspondence here if my learned friend wants it on file to the effect that it was included in the valuation.

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THE SUB-COMMISSIONER: You had better file that.

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MR. CHRISTIE: Your honour, may I have the indulgence of the Court to look through some correspondence here.

I think I was in error there. I notice some correspondence in regard to whether the automatic stoker was included but no mention of the linoleum that I see in glancing over it hurriedly.

MR. BREWIN: I went through the file too.



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MR. CHRISTIE: I submit as Exhibit 7, a tender of Pemberton Realty Corporation Limited, on behalf of E. J. Rose, dated 4th October, 1943. The tender is in the sum of \$2050.

(TENDER OF PEMBERTON REALTY CORPORATION, MARKED EXHIBIT NO. 7)

MR. CHRISTIE: I submit as Exhibit 8, a tender made by Bernard J. Dougherty, dated December 2nd, 1943, in the sum of \$2250.

(TENDER OF BERNARD J. DOUGHERTY, MARKED EXHIBIT NO. 8)

MR. CHRISTIE: I tender as Exhibit 9, the Real Property Summary.

(REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 9)

MR. BREWIN: I would like to put on record from this the actual date of sale.

MR. CHRISTIE: Your honour, I think it has been the practice in regard to this Real Property Summary to read items of particular importance, and with your permission I will read them:

"Sold to Bernard Joseph Dougherty for \$2250. as at December 23rd, 1943. Approval of Advisory Committee December 8th, 1943."

In regard to History of Administration:

"Eizaburo Kitagawa appointed Home Investments as his rental agents before he was evacuated. This was confirmed by the Custodian. They leased the property to Mrs. A. Fee as from July 1st, 1942, on a monthly basis, consideration \$35.00 per month payable in advance.

Rents collected \$735., against which were the



(Discussion)

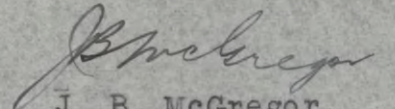
1 "following charges:

2 Water rates \$14.00, Commission \$36.75,  
3 making a total of \$50.75."

4 I think those perhaps are the only items of  
5 any importance.

6  
7 (PROCEEDINGS ADJOURNED SINE DIE)

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

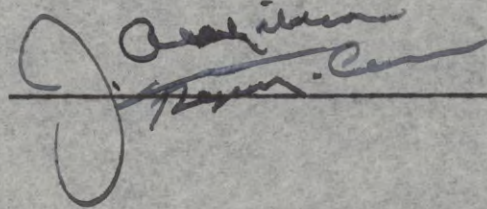
11   
12 J. B. McGregor,  
13 Official Reporter.

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

  
\_\_\_\_\_  
John A. McGibbon

claim 1094

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.

File 10004

ACKNOWLEDGED

Toronto

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

(1) NAME KITAGAWA EIZABURO (RCMP) Reg. No. 01842  
(Print) Surname Given Name

(2) Pre-Evacuation Address 2751 E. PENDER ST. VANCOUVER, B.C.

(3) Present Address 20 CREWE AVE. TORONTO, ONT.

(4) REAL ESTATE  
(a) Street Address (if any) 2751 E. PENDER ST VANCOUVER, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
LOT 25 BLOCK 58 D.L.T.H.S.L.

(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) - - - - - \$ 3500.00  
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 2250.00  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 1250.00

(5) PERSONAL PROPERTY  
(a) Place or places at which property was left by the claimant at date of evacuation 2751 E. PENDER ST. VANCOUVER, B.C.  
(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")

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

1.	LINOLEUM	Estimated Value \$	25. <sup>00</sup>
2.	MOFFATT GAS RANGE + GARBAGE BURNER	Estimated Value \$	42. <sup>00</sup>
3.	SOLD BY CUSTODIAN FOR 37. <sup>00</sup> VALUE 79. <sup>00</sup> LOSS 42. <sup>00</sup>	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 \$ 67.<sup>00</sup>

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) - - - - - \$ 137.<sup>00</sup>

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

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

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

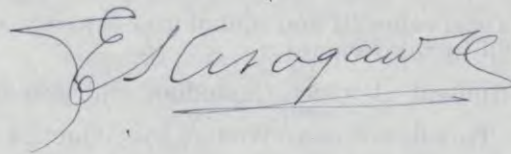
DOMINION OF CANADA )  
of )  
TO WIT: )

I, Elizabeth Kitagawa, of the city  
of Toronto in the county of York

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 12<sup>th</sup> day of November )  
A.D. 1947. )  
F. A. Brewin )



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.

KITAGAWA Eizaburo  
(Claimant's Name)

REAL ESTATE  
(Other than farm)

EXHIBIT No. 1094-1  
DATE OCT 5 1943  
FILLED BY J. A. Brewin

01842  
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
House (full cement basement, also, semi-finished attic)	5 downstairs 1 in attic	Frame	Residence	33 x 150	1932	

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

\$ 2,000.00

1933 - new lightening fixtures installed \$100.00  
 1933 - floors sanded 30.00  
 1940 - new backporch erected with steps }  
 - new front steps } 135.00  
 - cement walks around house }  
 - cement walks from back of house to lane }  
 1940 - automatic stoker and air conditioner installed 425.00  
 1938 - house repainted 75.00

\$ 3,500.00

Comments re upkeep of premises:

House in good state of repair

Comments re Appraiser's report not covered above:

Assessment: Land \$330.00  
 Improvement \$1,700.00  
 \$2,030.00

Rented by claimant at time of evacuation for \$ 35.00 per month

Summary:

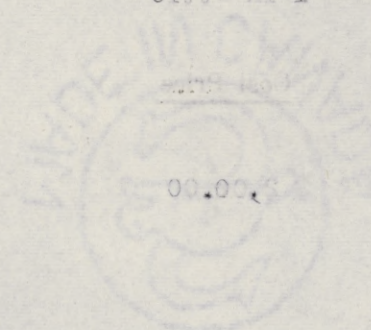
Original claim \$ 3,500.00  
 Sold by Custodian \$ 2,250.00  
 Claim: \$ 1,250.00

*E. Kitagawa*  
Signature

REAL ESTATE  
(Other than farm)

STANDARD  
Estate Name  
(Owner's Name)

Date of Purchase	When Purchased	Size of Lot	Size of Structure	Type of Structure	No. of Rooms	Type of Premises
1928		35 x 150	Resid. ace	Frame	5 Downstairs 1 in attic	House (full cement basement, also semi-finished attic)



Improvements made by taxpayer:

1927 - new lighting fixtures installed \$100.00  
 1928 - floors sandpapered 20.00  
 1930 - new kitchen erected with tile \$150.00  
 - new front steps  
 - cement walk around house  
 - cement walk from back of house to front  
 - automatic water and air conditioner installed \$25.00  
 1938 - house repainted \$75.00

\$2,500.00

House in need state of repair

4901

Assessment: Land \$30.00  
 Improvement 1,700.00  
 \$1,730.00

rented by claimant at time of execution for \$25.00 per month

Original claim \$2,500.00  
 Sold by auctioneer \$2,250.00  
 Claim \$1,250.00

Signature

TELEPHONE: PA CIFIC 6433

"Homes a Specialty" FOR OVER 20 YEARS

EXHIBIT No. 1094-2

DATE OCT 5 1948

FILLED BY M. J. A. Brewin

J. R. REID  
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET  
VANCOUVER, CANADA

November 5th, 1943.

#175

++ House #2751 E. Pender St.

This property consists of a 25 ft. Lot on which is erected a 5 room bungalow with semi finished attic. It is of the older type having fir floors throughout with fireplace in the dining room.

There is a full cement basement with laundry trays, hot air furnace, to which is connected an Automatic Coal Stoker which looks practically new, and which we think might cost in the vicinity of \$300.00.

Valuation \$2,250.00.

++

KITAGAWA Eizaburo  
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1-994-V  
DATE OCT 5 1940  
FILED BY F. A. Brewin

01842  
Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
Inlaid Linoleum	1932	New	\$ 65.00	Good	\$ 25.00
Moffat Gas Range and Garbage Burner	1932	"	\$175.00	"	79.00

The claimant is claiming on the above inventory valued at \$ 104.00

Description of Storage of Goods:

Summary

Estimated value \$ 104.00  
Sold by Custodian 37.00  
Claim: \$ 67.00

General Statement as to Chattels not Described above:

Additional Comments, if any:

*E. Kitagawa*  
Signature

## OFFICE OF THE CUSTODIAN

DATE: Oct. 5, 1948.

## JAPANESE SECTION

FILED BY: K.A. Christie

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: KITAGAWA Eizaburo

HOME ADDRESS: 2751 E. Pender St., Vancouver, B.C.

REGISTRATION NUMBER 01842 SEX: Male AGE: 40

OCCUPATION: Bank Clerk

(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: Bank of Montreal, Main and Hastings Sts. Vancouver, B.C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Tsukiye Muriel "(no personal property)"

ADDRESS OF WIFE OR HUSBAND: 2751 E. Pender St., Vancouver, B.C.

NAMES OF ANY LIVING CHILDREN: Shirley Emiko (F) Carolyen Meiko (F)

John Eiji (M) Ellen Chiyeko (F)

ADDRESS OF CHILDREN: 2751 E. Pender St., Vancouver, B.C.

AGE OF CHILDREN: none 7, 4, 4 months last are twins.

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

1. LOCATION AND DESCRIPTION: Lot 25, Block 58, Hastings Townsite "D.L. T.H.S.L."

"L.2525" Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 room wooden frame bungalow.

3. INSURANCE (Give particulars; state where policies are) North West Fire Insurance Co.

\$2500.00. Policy No. 20//5860. Policy in Declarant's Possession.

4. TAXES (Amount and where payable) Taxes \$63.00. Payable in Declarant's Possession.  
"1941 paid" at City Hall, Vancouver.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner.

Rented house to Mr. Charles Fee. Ladner, B.C. \$35.00 monthly.

"Occupancy will commence May 30th, 1942 - House rented through Home Investments

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title at Bank of Montreal
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
- 9. IF FARM LAND STATE CROPS SOWN none

- 4. INSURANCE
- 5. MORTGAGES, OTHERS:

- 6. MONEYS OWI

- 7. BONDS, DEB  
\$100.00. Vic

- Both in decl

- 8. BANK ACCO

- 9. LIFE INSUR

- 10. INTEREST IN

- 11. SAFETY DEB

**LIABILITIES:**

- 1. PERSONAL I

- 2. TRADE DEB

**I, the undersi  
tected area as set  
tures, bonds or oth**

I certify that  
every description  
and indirect.

Dated this...

"A. G. McArt

FOR DEPARTMI

**STATEMENT OF REAL PROPERTY OCCUPIED**

- 1. LOCATION AND DESCRIPTION: See page 1 Section 2.
- 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:
  - Located at 2751 E. Pender St., Vancouver, B.C.
  - Automatic Coal Stoker and Air Conditioner, Kitchen Gas Range & Rubbish Burner,
  - Linoleum. To be left at 2751 E. Pender St., Vancouver.
  - "and to be used by the tenant".

- 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

*[Handwritten signature]*

Montreal

FORM "JP"

FILE No. ....

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) none

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$100.00. Victory Bond, \$115.00 in War Savings Certificates. Both in declarants Possession

8. BANK ACCOUNTS: Bank of Montreal, \$1500.00. Account (Turn Account)

9. LIFE INSURANCE: List of Insurance Policies on the back.

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

RE, FIXTURES, EFFECTS:

2. TRADE DEBTS: none

ish Burner,

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 26th day of May 1942.

(Signature) "E. Kitagawa"

"A. G. McArthur"

Witness

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

FOR DEPARTMENTAL USE

December 13, 1948.

mw [Signature]



LIFE INSURANCE

4. INSURANCE CARRIED ON ABOVE PROPERTY:

Sovereign Life Assurance Co. \$2000.00. Policy #37880.  
25 Year Endowment. Beneficiary Wife.

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

Sun Life Assurance Co. \$1000.00. Policy #2162996.  
20 Year Endowment. Beneficiary Eizaburo Husband.

STATEMENT OF REAL PROPERTY OWNED

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

1. Prudential Insurance Co. of America. Policy #382713079.  
\$500.00. 20 Year Endowment. Beneficiary Father.

2. LANDLORD'S NAME AND ADDRESS

Prudential Insurance Co. of America #382713078.  
\$500.00 20 Year Endowment. Beneficiary Father.

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

\$100.00. Victory Bond, \$115.00 in War Savings Certificates.  
Policies in Declarant's Possession.

4. STATE WHEREABOUTS OF LEASE

8. BANK ACCOUNTS: Bank of Montreal, \$1500.00. Account (T.M. Account)

9. LIFE INSURANCE: List of Insurance Policies on the back.

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: 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:

Located at 2751 E. Pender St., Vancouver, B.C.

2. TRADE DEBTS:

Automatic Coal Stoker and Air Conditioner, Kitchen Gas Range & Radiant Burner,

located at 2751 E. Pender St., Vancouver.

"to be used by the tenant".

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 26th day of May 1942.

(Signature) \_\_\_\_\_ PERSON HAVING ANY INTEREST IN, OR

EXHIBIT No. 1094-D  
DATE OCT 5 1946  
FILLED BY R.A. Christie

KITAGAWA, Eisaburo  
2751 Pender St., Vancouver, B. C.  
Evac. File 10004



Picture Taken April 9, 1943

"File 10004"

EXHIBIT No. 1094 - 6  
DATE..... Oct. 5/48  
FILED BY  
K.A.Christie

CERTIFICATE OF ENCUMBRANCE  
Land Registry Office

Vancouver, B. C.

.....minutes 10 o'clock 17th day of DECEMBER, 1943.

I HEREBY CERTIFY THAT the following is the state of the title to

CITY OF VANCOUVER

Subdivision 25,  
Lot 58,  
Town of Hastings,  
Suburban Lands  
Plan 406

"Cat 175"

viz:

Registered Owner: EIZABURO KITAGAWA ~~101~~ "01842"  
2751 East Pender St.,  
Vol. 956, Folio 47967'L' Indef.

REGISTERED Charges: Filing 34679. The Custodian. Vesting Order filed.

Applications for Registration None.

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None.

Judgments: None

Mechanics' Liens: None.

"W. C. Brown"  
Registrar.

To Custodian's Office

"W.L."  
"G.M."

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

*rw* December 13, 1948.

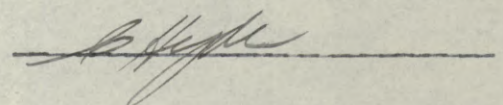


EXHIBIT No. \_\_\_\_\_

DATE \_\_\_\_\_ Oct. 5/48

FILED BY \_\_\_\_\_ K.A.Christie

## PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street  
VANCOUVER, CANADA  
October 4, 1943.

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, British Columbia.

Dear Sirs:

We herewith tender on behalf of E. J. Rose on Catalogue  
\$175--2751 East Pender Street, the sum of \$2,050.00.

Enclosed please find certified cheque for 10% "205.00"

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

"F. G. Shears"

"S.M.D."

WGM-JM  
Enc.

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

<sup>W</sup> December 13, 1948.

*S. Hyde*

1094 - 8

EXHIBIT No. \_\_\_\_\_  
DATE..... Oct. 5/48  
FILED BY K.A.Christie  
\_\_\_\_\_

Dec. 2nd, 1943.

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

Dear Sir:

I wish to make an offer of \$2250.00 for the  
property listed as catalogue #175 & situated at 2751  
Pender St. E. Vancouver, B.C.

I am enclosing a certified cheque for \$225.00.

Yours truly,

"Bernard J. Dougherty"

2778 Triumph St.  
Vancouver, B.C.

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

*mw* December 13, 1948.

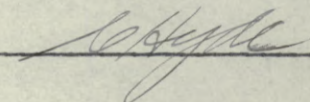
  
\_\_\_\_\_

EXHIBIT No. \_\_\_\_\_

REAL PROPERTY SUMMARY

DATE \_\_\_\_\_

Oct. 5/48

FILED BY \_\_\_\_\_

K.A.Christie

JAPANESE NAME: Eizaburo KITAGAWA Reg. No. 01842, File No. 10004.

CATALOGUE NO: 175

PROPERTY ADDRESS: **2751 East Pender Street, Vancouver, B. C.**

LEGAL DESCRIPTION: Subdivision 25, Lot 58, Town of Hastings, Suburban Lands, Plan 406.

TITLE: Registered in the name of Eizaburo KITAGAWA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.  
Vesting Order filed 34679 dated August 21st, 1942.

ASSESSED VALUE: Land \$ 330.00  
Improvements 1700.00 @ \$2030.00 Taxes - \$65.81

CLASSIFICATION: This is a five-room bungalow situate on a 25' x 120' lot. We quote from the valuator's report November 5th, 1943,  
"House #2751 E. Pender St.  
This property consists of a 25 ft. Lot on which is erected a 5 room bungalow with semi finished attic. It is of the older type having fir floors throughout with fireplace in the dining-room.

There is a full cement basement with laundry trays, hot air furnace, to which is connected an Automatic Coal Stoker which looks practically new, and which we think might cost in the vicinity of \$300.00.

Valuation \$2,250.00"

## HISTORY OF

## ADMINISTRATION:

Eizaburo KITAGAWA appointed Home Investments as his rental agents before he was evacuated. This was confirmed by the Custodian. They leased the property to Mrs. A. Fee as from July 1st, 1942, on a monthly basis, consideration \$35.00 per month payable in advance.

Rents collected \$735.00, against which were the following charges:

Water Rates	\$14.00
Commission	<u>36.75</u> - \$ 50.75

## SOLD:

To: Bernard Joseph Dougherty for \$2,250.00 as at December 23rd, 1943. Approval of Advisory Committee December 8th, 1943.

Funds released to the credit of Eizaburo KITAGAWA as at February 11th, 1944, against which were the following charges:

Real Estate Commission \$112.50, Valuation \$5.00, Advertising \$4.00, Registration Fees \$3.50 = \$125.00 leaving a net credit of \$2,125.00 from said transaction.

Adjustments as at December 23rd, 1943, to the amount of \$6.32 Unexpired Fire Insurance Premium, \$1.66 Purchaser's share of 1943 taxes, and 31 cents Purchaser's share of Water Rates = \$8.29 were placed to the credit of Eizaburo KITAGAWA's account.

In view of part of the rents viz. \$140.00 belonging to the Purchaser were collected by the Custodian, the same were accounted for when making the final adjustments.

The following Fire Insurance Policy, The North West Fire Insurance Company Policy No. 205860 - \$2500.00 covering on the dwelling at 2751 East Pender Street was transferred to Bernard Joseph Dougherty on January 18th, 1944.

OLD CERTIFICATE OF TITLE

No. 47967-L

Eizaburo KITAGAWA declared on his JP Form signed May 26th, 1942, that his Title Documents were at the Bank of Montreal.

Certificate of Title No. 96536-L in the name of Bernard Joseph Dougherty was handed to him on the 10th February, 1944, and his receipt of even date acknowledging same is on file.

PROTEST:

This sale was protested by Mr. Kitagawa in his letter of July 8th, 1943.

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

April 9th, 1947.

"D. A. Cramer"

D. A. CRAMER.

DAC:ic

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

December 13, 1948.

m.w.

