Name of Claimant UYENO, Ritsuichi Case 1115

Custodian File 5412

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	
900.00 900.00	90.00 25.00										115.00

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	
			46%	100.00	46.00			46.00

TOTAL RECOMMENDATION	161.00

1540

CASE NO. 1115

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 12,1948.

IN THE MATTER OF THE CLAIM OF

RITSUICHI UYENO

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 M. A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

October 12, 1948.

IN THE MATTER OF THE CLAIM OF

RITSUICHI UYENO

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
F. A. BREWIN, ESQ.	appearing for the Claimant.

A. SMITH, ESQ.	Secretary.
G.N.R. UPTON, ESQ.	Official Interpreter.
J. B. McGREGOR, ESQ.	Official Reporter.

RITSUICHI UYENO, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. You are claiming first of all in respect of the property known as 636 Powell Street?

A. Yes.

Q. Is that your signature? A. Yes.

Q. Are the facts set out there correct?

A. Yes.

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

Q. I see by this form that you yourself were the carpenter? A. Yes.

Q. And that you painted and wall papered and repaired your property every year? A. Yes.

Q. And I see that you had the property insured at $1500? A. Yes.

Q. Have you the insurance policy with you?

A. No.

Q. There is something I find a little hard to understand here. In the valuation my friend will put in it is said to be a 4 room cottage, and you have stated the cottage was 5 rooms instead of 4.

MR. CHRISTIE: Perhaps I had better put in the valuation now. I tender as Exhibit 2, Appraisal of the Pemberton Realty Company Limited, dated May 6th, 1944, with reference to 636 Powell Street.

(APPRAISAL OF PEMBERTON REALTY COMPANY MARKED EXHIBIT NO. 2).

MR. BREWIN: That refers to it as a 4 room house, and you have in the statement that it was a

5 roomed house, and at the top of the form it is marked a 7 room house. Just how many rooms were there in fact? A. There were 7 rooms altogether.

Q. This is a misprint where you say the cottage was 5 rooms and not 4 rooms; that figure should be 7 rooms, should it? A. Yes.

Q. You are referring to 636 Powell Street; that was a 7 room house, was it? A. Yes.

Q. Now, I understand you say the property had a garage, but the valuation doesn't refer to the garage at all? A. Yes, there was a garage.

Q. Did the claimant build it himself?

A. Yes.

Q. When did he build it? A. About 1933.

Q. Will my friend put in the assessment on this property.

MR. CHRISTIE: As Exhibit 3 I tender the tax statement for 1944, on which the assessment is indicated.

(TAX STATEMENT FOR 1944, MARKED EXHIBIT 3)

MR. BREWIN: I think you have all the information you can give about that on the form.

A. There was a hardwood floor in the parlour.

Q. Anything else? A. And cupboards in the kitchen.

Q. Is there anything else we should know about it? A. Everything else was put down in the form.

Q. Now, in respect to 654 Powell Street, have you filled in a form in respect to that?

A. Yes.

Q. Is that your signature? A. Yes.

Q. Are the facts set out there correct?

A. Yes.

(REALESTATE OTHER THAN FARM FORM, MARKED EXHIBIT NO. 4).

Q. Perhaps my friend in this case will file the valuation made for the Custodian.

MR. CHRISTIE: I tender as Exhibit 5 the appraisal of J. R. Read & Company. My friend points out that it is not dated, but of course, in Vancouver, the appraisers will be called.

(APPRAISAL OF J. R. READ & COMPANY, MARKED EXHIBIT NO. 5).

MR. BREWIN: You have set out on this form all the facts in regard to this property; when you bought it and so on? A. Yes.

Q. And the improvements that were made to it?

A. Yes.

Q. I see you had this property insured for $1,000? A. Yes.

Q. I take it you haven't the insurance policy with you? A. No, they were all deposited with the agent.

Q. Is there anything further about that property that you wish to call to the attention of the Commission? A. No.

Q. Then you are also making a claim in regard to two chattel items, one is a set of an encyclopedia, and the other is some carpenter tools. Have you filled in this form in respect to those?

A. Yes.

(PERSONAL CHATTELS FORM, MARKED EXHIBIT 6).

Q. Your claim is in respect of one set of an encyclopedia. Now what type of encyclopedia was that? A. It is a large dictionary covering various subjects.

Q. And does he know who it was published by?

A. No.

Q. Was it an English dictionary? A. Yes.

Q. Where did you leave this encyclopedia when you left British Columbia? A. In 636 Powell Street.

Q. Whereabouts? A. In an upstairs room.

Q. In an upstairs room? A. The attic.

Q. Did you leave it in anybody's charge?

A. Kazuo Tazawa.

Q. Who was he? A. He was a cousin.

Q. Did he remain in Vancouver or was he evacuated too? A. He remained in Vancouver.

Q. How could he look after them; was he living in this house? A. Yes.

Q. He lived in the house? A. Yes.

Q. And did he send them to you, or how did he look after them for you? A. He lived in the house after I was evacuated.

Q. My question was how did he look after them. Did he send them to him; did he account for them at all? A. I left them upstairs and I sealed them up.

Q. He just told us a minute ago he left them

in charge of Tazawa? A. Tazawa was living in the house.

Q. Did you ask him to look after them for you? A. He says he cannot understand.

THE SUB-COMMISSIONER: Does it make any difference? The Custodian also acknowledged possession of them.

MR. BREWIN: I have here a series of four letters which perhaps can be filed together, from the Custodian to yourself, and referred to this encyclopedia. Are those all the letters you have in your possession now relating to the encyclopedia?

A. These are the only letters I have relating to the encyclopedia.

Q. I wonder if I might present them. The first one is dated August 19th, 1944, and it says:

"We have your letter of the 4th instand and on investigation, find that the Encyclopedia was shipped to you on March 13th, 1944, through the B.C. Security Commission, combined with a shipment Mr. T. Sukada, and they have a report from their supervisor, dated March 25th, stating that the Encyclopedia were delivered against payment of .75¢ freight charges. We are therefore unable to understand your intention.

We have some Encyclopedia received from your former address under the name of Kazuo Tazawa and/or H. Shigai, but do not believe you wish to claim these."

MR. BREWIN: Then there is a letter of August 24th, saying:

"We have your letter of the 21st instant and note your requirements.

If you will arrange with the B.C. Security Commission regarding the shipment of the Encyclopedia, we will be pleased to hand to their agent on request."

MR. BREWIN: Then there is a letter of October 3rd, 1944, and it says:

"We are in receipt of your letters of the 28th and 29th ultimo, with reference to the shipment of Encyclopedia, etc.

The present is to advise that we have handed these articles to the B.C. Security Commission for shipment in accordance with your request."

MR. BREWIN: Then the last letter is dated October 5th, 1944, and it says:

"Yours September 30th:

I have talked to the Canadian fieldman at 992 Powell, to which warehouse your goods were taken from 636 Powell. It seems that you declared nothing to the Custodian, and therefore you are not in a very good position to claim articles which you apparently had in your former residence.

For this reason also your question as to the whereabouts of your encyclopedia and your carpenter tools are somewhat unreasonable when you never took the trouble to entrust

"them nor disclose their whereabouts to the Custodian so that they could be taken care of. As to the encyclopedia which were originally requested on your Custodian Release of February 10th from Sandon, our record shows that these were shipped to Sandon on March 13th, 1944, along with goods belonging to TSUKUDA, T. #01362, and you should have received them there. If not, you might be able to locate them by writing TSUKUDA at R.R. #1, Downsview, Ont. The Custodian advises that the last shipment covered everything belonging to your remaining in his custody. However, a copy of your letter is being sent to the Custodian and if anything further is found he will, no doubt, advise you direct."

(SET OF FOUR LETTERS ABOVE REFERRED TO, MARKED EXHIBIT NO. 7).

Q. It is apparent from this that you were writing for your encyclopedia. Did you ever receive it from the Security Commission? A. No.

Q. Where were you living at that time, in September or August, 1944? A. I was in Sandon in August, and subsequently in Kamloops.

Q. When were you moved to Kamloops?

A. August 30th.

Q. I suppose the Custodian would know where you were? A. Yes.

Q. Now, I note that the Custodian has

furnished and passed on his opinion that an additional set of Encyclopedia seems to have been shipped to you about September 22nd, 1944. This appears to have been an Encyclopedia marked Tazawa. First of all, did you receive about September 22nd, 1944, any Encyclopedia or set of Encyclopedias?

A. No.

Q. And would it be right that this Encyclopedia for which he is claiming was marked "Tazawa"?

A. There was the name "Tazawa" in the book.

Q. But whose book was it? A. They were Tazawa's books.

Q. Why are you making a claim for it?

A. Because I left them with Tazawa.

Q. There may be some misunderstanding here -- although you left them with him, were you the owner of them? A. Those were Tazawa's books.

Q. He left them with the claimant, did he?

A. They were left in my house.

Q. Were they left for him to look after, or did he give them to him? A. Yes.

Q. Yes, what? A. Yes, that is the answer.

MR. CHRISTIE: I think I know what my learned friend is after. I think the claimant has given a pretty quivocal answer.

THE SUB-COMMISSIONER: According to the last answer they were Tazawa's books, and Tazawa left them for safekeeping and while they were in his charge they disappeared.

MR. BREWIN: Where is Tazawa now?

A. Mount Lake, B.C.

Q. Has he made any claim for this Encyclopdia?

A. No. He claimed to the Commission for it but they say it hadn't been reported, and for that he had no claim.

Q. He claimed to the Custodian or the Commission? A. He sent a letter to the Custodian asking them to send the books. Then the Commission said that when he left he hadn't reported it and therefore he had no claim.

THE SUB-COMMISSIONER: That is Tazawa?

A. Yes, a letter to that effect came to Tazawa.

MR. BREWIN: Now, in regard to these carpenter tools. Where were they left?

A. I left them in the attic of my house.

Q. And who was the tenant of your house when you left? A. I have forgotten the name, but I rented it to some white person.

Q. You rented it? A. Yes.

Q. Did you give these carpenter tools to the tenants to look after? A. No.

Q. And did you declare these tools to the Custodian? A. No.

THE SUB-COMMISSIONER: Did you ever write to Tazawa to see if he had the encyclopedia? A. No, I was in the same place.

Q. Did he ever ask him? A. The books that he received at that time were Japanese books.

Q. Not the Encyclopedia? A. No.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. This is a J. P. Form dated 22nd of April, 1942. Is that your signature? A. Yes.

Q. Did you file more than one J.P. Form?

A. No.

(J.P. FORM MARKED EXHIBIT NO. 8)

MR. CHRISTIE: Your honour, there are two Certificates of Encumbrance, one for each property. I don't think there is any objection to filing those as one exhibit.

MR. BREWIN: Is there any question of title? I cannot see the value of putting documents in if nobody is questioning the title.

MR. CHRISTIE: We have had some very confusing questions arise. Sometimes we get the house on one property, and the claimant owns the house and somebody else owns the land.

MR. BREWIN: That applies occasionally, and I think it is very important, the question of title. In this case the registered owner is shown to be the owner of the property.

THE SUB-COMMISSIONER: I think it is safer to put them in.

MR. CHRISTIE: I will put the two of them in as Exhibit 9.

(2 CERTIFICATES OF ENCUMBRANCE, MARKED EXHIBIT NO. 9)

Q. I produce here a photo, is that a photo of your property 636 Powell Street? A. Yes.

Q. And I produce here another photo, is this a photo of your property at 654 Powell Street?

A. Yes.

Q. I will file these two as Exhibit 10, photographs of the properties.

(EXHIBIT NO. 10 - TWO PHOTOGRAPHS OF CLAIMANTS PROPERTIES.)

Q. How old was this property at 636 Powell Street when you purchased it in 1930? A. I don't know.

Q. Is it correct that the only method of getting to the two rooms in the attic was by step ladder? A. There was a stairway.

THE SUB-COMMISSIONER: When did the ladder become stairs?

MR. CHRISTIE: Does he understand the difference? A. The tenant took them down.

Q. Took what down? A. I removed the stairway and sealed it up, but the tenant made the stairway after.

Q. Did the tenant make a stairway or a ladder with rungs that you would have to climb up?

A. I don't know.

Q. Was this a frame cottage on posts? A. It was concrete blocks on the bottom and on top of that I put posts.

Q. What kind of lumber was the cottage constructed of? A. B.C. fir and outside shingles.

Q. Was the house at 654 Powell Street on posts? A. A concrete foundation on top of which was posts.

Q. And when he bought it in 1941 how old a

house was it? A. I didn't ask, and I don't know.

Q. Was it painted? A. Yes.

Q. And what kind of lumber was it constructed of? A. B.C. fir.

Q. Now, turning to the personal chattels, somewhere in the correspondence it was suggested it was "mechanical junk". What comment has he to make as regards that? A. That is entirely wrong. I made my living out of them and had been using them right up to the time I left.

Q. How many of these tools were used when he purchased them? A. I bought them over a period from 1930 to 1941, and during that interim I had been renewing them and when I bought them they were new.

Q. That is all, thank you.

MR. CHRISTIE: It is submitted that the real properties at 636 Powell Street, and 654 Powell Street, were sold at their fair market value, and it is further submitted with regard to the personal chattels, as they were not in the custody of the Custodian the Custodian can assume no responsibility.

THE SUB-COMMISSIONER: What about the Encyclopedia?

MR. CHRISTIE: The submission applies to all personal chattels.

MR. BREWIN: I wonder if I should ask my friend to be a little more explicit about this last defence. The purpose of putting them in is that we

should know what we have to meet. I do not understand the submission made in this case. All personal property in existence, with certain exceptions, was vested in the Custodian, whether he actually took possession of it or not. On the other hand there is an exception that he wasn't responsible where it was lost, destroyed or stolen, while in the custody of someone entrusted with it by the claimant. If that is the defence and it is made clear to us, we are in a position to try to meet it. I am quite hazy as to what is the defence in regard to these chattel items. The fact that they were not shown on the original form may be some ground for suggesting they didn't exist, but if they existed they were vested in the custodian. I don't understand my friend's defence at all.

MR. CHRISTIE: We simply say these chattels were not left in the custody of the Custodian and he is assuming no responsibility for them.

THE SUB-COMMISSIONER: I do not know enough of what took place out there to know how far it goes. If they were not left in the custody of the Custodian, could there arise such a situation that it was the Custodian's duty to assume responsibility.

MR. CHRISTIE: On the evidence of this man himself these chattels were left in the custody of someone other than the Custodian.

THE SUB-COMMISSIONER: You are taking the position they were left in the custody of someone chosen by the claimant?

(Discussion)

MR. CHRISTIE: That is right.

MR. BREWIN: Who do you say it was?

MR. CHRISTIE: The evidence is there. I don't think I have to make that submission.

MR. BREWIN: With great respect, my friend should. That is something we argued out at the opening of these Commissions. The Government counsel should tell us what their defence is with reasonable particulars.

THE SUB-COMMISSIONER: Surely he is not entitled to tell you with whom the claimant left them. That would be solely in the knowledge of the claimant except insofar as the claimant himself has disclosed it. I would take it the defence is we never got these goods, and they were never left in such a way that there was an obligation on us to get them.

MR. BREWIN: We had this discussion at the opening of the hearings and it is rather hard to discuss it adequately without the Terms of Reference before us, but as I recall the ruling of Mr. Justice Bird, we are entitled to claim in regard to chattels which were constructively within the possession of the Custodian as well as actually in his possession.

THE SUB-COMMISSIONER: Isn't that just what I have said. If the chattels were in such a position that there was an obligation on the Custodian to assume custody of them, his failure to assume them may have been a matter in respect of which you can claim. The only things that are excluded, as I

understand it, are where these things were left by the claimant with someone chosen by himself.

MR. BREWIN: That is correct, your honour.

THE SUB-COMMISSIONER: And anything else the Custodian was responsible for, if the circumstances were such, that exercising reasonable care, he should have gotten possession of them.

MR. BREWIN: I would go a little further than that. For example, supposing that he had a farm in a fairly remote place, the Japanese was evacuated, and his property was broken into after he was evacuated, and in fact before the Custodian was able to take control, there is no suggestion of negligence. The right of possession was vested in the Custodian at that stage and I think we are entitled to claim. We are not entitled to make a claim where the claimant himself has chosen the custodian. Now, I think myfriend has now indicated that the claimant himself in this case put these into the custody or control of some person other than the Custodian. I can well imagine cases where he may say I don't know who it was, but that is part of the particulars we are asking now.

THE SUB-COMMISSIONER: Do you know, Mr. Christie, in whose control you are alleging they were left.

MR. CHRISTIE: I think that onus in on my friend. In the J.P. Form there was no mention of these chattels made and subsequently the claimant has alleged certain chattels were there for which

he is making a claim. I think the responsibility is on the claimant to show where he left them. He should have made that declaration in the original J.P. Form.

THE SUB-COMMISSIONER: And he hasn't done it yet?

MR. CHRISTIE: I don't know of any subsequent declaration he made. I am not going to prove my friend's claim for him.

THE SUB-COMMISSIONER: Isn't there a good deal in that. After all, the Crown in this case is the defendant, and are they not entitled to know the case they have to meet. You say we are claiming for so and so, and why do you claim against us. You say it was vested in the Custodian at the time of the evacuation, but surely you must show something more than that.

MR. BREWIN: This claimant has actually told us he left these in this room on the top floor of his house, and I imagine, quite frankly, this was the Custodian's responsibility, whether he chose to notify the Custodian or not.

THE SUB-COMMISSIONER: Didn't he say something about having told the tenant they were up there?

MR. BREWIN: Whether that was leaving it in his care, custody or control, is a nice legal problem.

THE SUB-COMMISSIONER: I gather that is why Mr. Christie is raising that point.

MR. CHRISTIE: The only information we have is where he suggested he has left them, and there are

certain letters. As far as any statutory declarations, there are none. If he subsequently makes a claim, surely he has to say where he left them, and prove it, and prove the Custodian took some responsibility for them.

MR. BREWIN: I don't think this is the right place for us to argue that. We are going to have to argue this later, and now he has told us at long last, they were in the care, custody or control of the tenant.

MR. CHRISTIE: I say someone other than the Custodian.

THE SUB-COMMISSIONER: I don't think you should go any further than that.

MR. CHRISTIE: I don't know what facts will be brought out in Vancouver.

MR. UPTON: I was explaining this situation to the claimant and he says the Custodian took other things which he had not reported and sold them by auction.

MR. BREWIN: And I think it has been clearly shown by the statements that have been filed, that the Custodian did take possession of some things at the top of the house and sold them, but not these particular things.

MR. CHRISTIE: But it is in regard to these particular things you are making the claim.

THE SUB-COMMISSIONER: Have you any other documents?

MR. CHRISTIE: Yes, in regard to 636 Powell Street, I wish to file the tenders received.

(Discussion)

(TENDERS RECEIVED RE 636 POWELL STREET, MARKED EXHIBIT NO. 11)

(NOTICE OF ASSESSMENT RE 636 POWELL ST. MARKED EXHIBIT NO. 12)

(SUMMARY OF REAL PROPERTY IN REGARD TO 636 POWELL ST., MARKED EXHIBIT NO. 13)

MR. CHRISTIE: I also have the Summary of Real Property in regard to 654 Powell Street, and I think it may be included in Exhibit No. 13.

THE SUB-COMMISSIONER: Yes.

MR. BREWIN: May I say for the purposes of the record, that it was noted that the sale of 654 Powell Street was dated March 26th, 1945, and 636 Powell Street was dated June 2nd, 1944.

MR. CHRISTIE: Then I would tender as Exhibit 14 the tenders with reference to 554 Powell Street.

(TENDERS RE 654 POWELL ST. MARKED EXHIBIT 14)

(PERSONAL PROPERTY SUMMARY, MARKED EXHIBIT 15)

MR. CHRISTIE: That is the defence.

(PROCEEDINGS ADJOURNED SINE DIE.

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

J. B. McGregor,
Official Reporter.

I, M. A. Miller, 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.

M. A. Miller,
Deputy-Commissioner.

File 5417 Claim 1115

NOV 24 1947

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

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

ACKNOWLEDGED

Toronto

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

(1) NAME UYENO, (Print) Surname RITSUICHI Given Name (RCMP) Reg. No. 05805

(2) Pre-Evacuation Address 636 Powell Street, Vancouver, British Columbia.

(3) Present Address 26 Rolyat Street, Toronto, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) (1) 636 Powell Street, Vancouver, B.C. (2) 654 Powell Street, Vancouver, B.C.
City or Municipality, Province

Brewer

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

(1) Lot #8, Blk. #52, D.L. 196

(2) Lot #11, Blk.#52, D.L. 196

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

(i) ~~Farm~~
(ii) Residence ~~Type of business~~ (1) 7 roomed house and garage
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe) (2) 5 roomed house

(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) - (1) $2000.00 (2) 1500.00

(v) Amount at which Custodian sold property and credited your account - (1) $ 900.00 (2) 900.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $1100.00 600.00

600.00
1700.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
636 Powell Street, Vancouver, B.C.

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

(c) How stored or packed at time of evacuation
Locked in Attic.

(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") In Custodian's Care

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

1. 1 Set of Encyclopedia under the name of Estimated Value $ 50.00
2. Kazuo Tazawa Estimated Value $
3. 1 Complete Set of Carpenter's Tools Estimated Value $ 100.00
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 $ 150.00

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) - $ 1850.00

(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 Yes

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, Uyeno, Ritsuichi 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 17th day of November)
A.D. 1947. F.A. Brewin) A Commissioner &c.

R. Uyeno.

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.

UYENO Ritsuichi
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1115-1
DATE OCT 1 2 1948
FILLED BY F. A. Brewin

05805
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 1½ storey (636 Powell Street) garage	7	frame	residence	25' x 120'	1930	Feb.

Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value Date of Sale
residential	$ 1300.00	1931 - 1 room added inside plumbing installed	250.00	$ 2000.00
		1930 - roof shingled	200.00	
		1932 - house repaired	150.00	
		1938 - wall papered and painting verandah repaired	100.00	
		1942 - (by Custodian, deducted from rent)	45.00	
		1933 - foundation repaired	75.00	
		1932 - planted 3 apple, 1 grape, 1 peach trees	15.00	

Comments re upkeep of premises:

Claimant (a carpenter) painted, wallpapered and repaired his property every year. The house was in good shape.

Comments re Appraiser's report not covered above:

1. House rented at $22.00 per month at evacuation.
2. Cottage was 5-roomed and not 4-roomed.
3. Claimant feels valuation on house as much too low.
4. Property also had a garage.

Assessment 1944 Land $750.00
400.00
$ 1150.00

Property sold in summer of 1944 when real estate values were considerably higher than normal. Fire insurance at $ 1500.00

Summary:

Estimated value	$2000.00
Sold by custodian	900.00
	$ 1100.00

R. Uyeno
Signature

1115 - 2

EXHIBIT No.

DATE Oct 12, 1948.

FILED BY K. A. Christie

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street
Vancouver, Canada
May 6th, 1944.

Catalogue #212.

636 Powell Street, 8/52/196.

Lot 25 by 122.

This is an old 4-roomed cottage with 2 low ceiling rooms in attic, with a ladder to get up. There is sink and toilet, also bathtub not connected to sewer.

Value for sale $900

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM/JM

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

Date: December 23, 1948.

E. LeBasse

Tx. 20—125M—3-44.

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

EXHIBIT No. 1115-J
DATE OCT 1 2 1949
FILLED BY J A Christie
Notice Mailed
5412

1944

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
18.982 Mills	General Purposes	$ 4,022,403.95
16.359 "	Interest and Instalments	3,466,671.19
17.159 "	Schools	3,636,222.30
52 500 "	Gross	$11,125,297.44

CITY OF VANCOUVER
TAX STATEMENT, 1944

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1944

Land	$110,762,180
Improvements	101,148,248
Total Value for Taxation	$211,910,428

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1944	CURRENT GENERAL TAXES 1944	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1944
			CONSOLIDATED		NOT CONSOLIDATED									
IMPROVEMENTS	LAND		CAPITAL SUM	INSTALMENTS DUE	1941 & PRIOR	1942	1943							
400	750	950						1 60	49 88Δ	51 48☆		2 00		49 48☆Δ
PAYMENT ON A/C APPLIED														

Cat. #212

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1944.
3% if paid on or before 3rd August, 1944.
2% if paid on or before 5th September, 1944.
1% if paid on or before 3rd October, 1944.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.

SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

05805

Ritsuichi Uyeno,
% The Custodian of Enemy Property.
B1268

B1268 LOT. 8
BLK. 52
D.L. 196

636 Powell St.

ROLL No. Description of Property
NOTE.—Is your property correctly described?

READ CAREFULLY!

If a deposit has been made in payment or part payment of these taxes, please bring or mail **Deposit Receipt** with this Tax Statement to the Tax Office, City Hall, for adjustment.

PAYMENT BY INSTALMENTS:

CURRENT TAXES may be paid in instalments of not less than $1.00, and such payments **must be applied first to Local Improvements, Special Assessments and Miscellaneous Accounts** (if any), on which no rebate is allowed.

REBATE: After payment of the Local Improvements, Special Assessments and Miscellaneous Accounts, Rebate will be allowed on the amount of General Taxes only as follows:

Up to 3rd July, 1944 ..... 4 per cent.
Up to 3rd August, 1944 ..... 3 per cent.
Up to 5th September, 1944 ..... 2 per cent.
Up to 3rd October, 1944 ..... 1 per cent.

ARREARS OF TAXES, other than Consolidated Arrears, can also be paid in amounts of not less than $1.00, with interest thereon at 6% per annum from date of delinquency to date of payment, and such payment will be applied to the taxes longest in arrears. Taxes are levied for the calendar year, and become delinquent on 31st December in year of levy. Property becomes **liable for Tax Sale** when any arrears have been delinquent for a period of two full years.

Arrears of Taxes must be paid in full before payment of Current Taxes can be accepted, except in the case of Consolidated Arrears.

CONSOLIDATION OF ARREARS:

Under the "Vancouver Tax Consolidation Act, 1936 (Second Session)" all taxes remaining unpaid on 31st December, 1936, together with interest to that date (except such taxes as remained unpaid on properties which were included in the 1936 Tax Sale) have been consolidated, and the time for payment thereof extended over a period of **10 years in equal annual instalments.**

Payment is required before the 3rd October, 1944, of the following:—

A. Interest on the outstanding balance of the Capital Sum at 5% per annum.

B. Eighth Instalment of the Original Capital Sum (if not already paid).

C. The Full amount of the 1944 taxes.

Failure to make payment in full, as above, before the passing of the By-Law authorizing the Annual Tax Sale (about the 3rd of October in each year) will render the property liable to Tax Sale in that year.

Under the said Act all payments made after 31st December, 1936, will be applied under the Consolidation Scheme. The full amount of Consolidated Arrears with interest can, however, be paid up at any time.

Communications in reference to change of address should be sent to the City Assessment Commissioner, City Hall.

FOR FURTHER INFORMATION, call at Tax Office, City Hall, 453 West 12th Avenue, or phone FAirmont 2711.

CASHIER'S DUPLICATE

Return BOTH Original and
Duplicate with your remittance.

1944

CITY OF VANCOUVER

TAX STATEMENT, 1944

City Hall 453 West 12th Avenue

Notice Mailed 5412

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1944	CURRENT GENERAL TAXES 1944	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1944
			CONSOLIDATED		NOT CONSOLIDATED									
IMPROVEMENTS	LAND		CAPITAL SUM	INSTALMENTS DUE	1941 & PRIOR	1942	1943							
400	750	950						1 60	49 88Δ	51 48★		2 00		49 48★Δ
PAYMENT ON A/C APPLIED														

Ritsuichi Uyeno,
% The Custodian of Enemy Property.
B1268

B1268 LOT. 8
BLK. 52
D.L. 196

ROLL No. Description of Property

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

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FOR FURTHER INFORMATION, call at Tax Office, City Hall, 453 West 12th Avenue, or phone FAirmont 2711.

UYENO Ritsuichi
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 111 S - 4
DATE OCT 1 2 [illegible]
FILLED BY F. A. Brewin

05805
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 1 Storey (654 Powell St.)	5	frame	residence	25' x 120'	1941	May

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
residential	$ 650.00 (bought at tax sale)	1941 - roof repaired $50.00 1942 - foundation repaired $75.00 1943 - (by custodian, deducted from rent) verandah repaired $~~45~~ 35.00 1942 - walls papered in June by claimant's son $50.00	$ 1500.00

Comments re upkeep of premises:

Claimant (a carpenter) made general repairs on the property.

Comments re Appraiser's report not covered above:

At evacuation property rented for $15.00 monthly.

Claimant feels valuation of $900.00 as much too low

Assessment 1945:		
	Land	$735.00
	Improvements	400.00
		$ 1135.00

Property sold in 1945 by Custodian when real property had risen considerably above normal. Fire insurance at $1000.00

Summary:

Estimated value:	$1500.00
Sold by custodian	900.00
Claim	$ 600.00

R. Uyeno.
Signature

EXHIBIT No. 1115 - 5

DATE Oct 12, 1948.

FILED BY F. A. Brewin

J. R. REID & CO.

Real Estate Loans Valuations.

J. R. Reid
Notary Public

515 Granville Street,
VANCOUVER, Canada.

General Insurance

No. 214 654 Powell St.

Lot 25 x 120 ft. to lane. 5 room bungalow with drop siding exterior. Fireplace in Livingroom.

No basement or bath. Sink in kitchen and toilet off.

Valuation $900.00

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

Date: December 23, 1948.

E. LaCasse

UYENO Ritsuichi
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1115 - 6
DATE OCT 12 1948
FILLED BY F A Brewin

05805
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1 set of encyclopedia	1941	new	$ 60.00	good still new	$ 50.00
1 complete set of carpenter's tools	1930 - 40	new and used	$ 175.00	good	$ 100.00

Description of Storage of Goods:

Re Encyclopedia: Stored in attic of 636 Powell St. with other chattels found by Custodian. Permission not given to tenant for use of any of the chattels. Claimant received 3 Japanese books in shipment by B.C.S.C. to Mr. T. Sukada but no encyclopedia (ref. to letter d. 19 Aug. '44) Custodian in same letter also acknowledged possession of 1 set of encyclopedia marked "Kazuo Tazawa" which is the encyclopedia claimed. Custodian states that this encyclopedia was sent sent 22 Sept. 44. Claimant, however, did not receive this.

Re Carpenter Tools: Stored in attic of 636 Powell St. with other chattels found by Custodian. Permission not given to tenant for use of carpenter tools. Request sent by claimant to tenant for forwarding of certain chattels but not of carpenter tools. The

Summary:

Total claim	$150.00
Sold by Custodian	zero
Claim	$ 150.00

General Statement as to Chattels not Described above:

tools were:

	estimated value		
6 screw jack	36.00	200 ft. 3/4 rope	5.00
6 door clamp	9.00	1 sledge hammer	2.50
4 C Clamp	8.00	2 wedge	2.00
3 crowbar	3.50	2 handsaw	6.00
2 saw (5 ft.)	9.00	1 square	2.50
1 saw vise	1.50	2 nail hammer	5.00
2 3/4 x 5" double tackle	6.00	3 shovels	3.00
		1 mattock	2.00
		1 pick	1.50

Additional Comments, if any:

Tools were all in good condition since they were required by claimant in his trade as carpenter.

R. Uyeno
Signature

EXHIBIT No. 1115-7
DATE OCT 12 1948
FILED BY F. A. Brewin

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. 5412

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

August 19th, 1944

Mr. R. UYENO,
Registration No. 05805,
Monte Lake, B.C.

Dear Sir:

We have your letter of the 4th instant and on investigation, find that the Encyclopedia was shipped to you on March 13th, 1944, through the B. C. Security Commission, combined with a shipment Mr. T. Sukada, and they have a report from their supervisor, dated March 25th, stating that the Encyclopedia were delivered against payment of .75¢ freight charges. We are therefore unable to understand your intention.

We have some Encyclopedia received from your former address under the name of Kazuo Tazawa and/or H. Elugei, but do not believe you wish to claim these.

Shigai

Yours truly,

G. B. Spain,
Protection Department.

GBS/MHG

[illegible]

[illegible]

[illegible]

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO
FILE No. 5412

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

August 24th, 1944

Mr. Ritsuichi UYENO,
Registration No. 05805,
Monte Lake, B.C.

Dear Sir:

We have your letter of the 21st instant and note your requirements.

If you will arrange with the B. C. Security Commission regarding the shipment of the Encyclopedia, we will be pleased to hand to their agent on request.

With reference to the Carpenter's tools, we have no record of such articles. Certainly we did not move any from 636 Powell Street.

We contacted the tenant, Mrs. De Bryn and understood that you had been in communication with her and furthermore, had made arrangements with her to ship a box of tools. We saw the box in fact and the contents impressed us as a small collection of mechanical junk and there were no carpenter's tools in the box.

We would suggest that you address Mrs. De Bryn on the subject and ascertain the whereabouts of the tools.

Yours truly,

Geo. B. Spain

G. B. Spain,
Protection Department.

GBS/MHG

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. 5412

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

October 3rd, 1944

Mr. Ritsuichi UYENO,
Registration No. 05805,
Monte Lake, B.C.

Dear Sir:

We are in receipt of your letters of the 28th and 29th ultimo, with reference to the shipment of Encyclopedia, etc.

The present is to advise that we have handed these articles to the B. C. Security Commission for shipment in accordance with your request.

Yours truly,

Geo. B. Spain

Geo. B. Spain,
Protection Department.

GBS/MHG

99 91
1500 00
839.11

760.89

350.
173.94
76

1999 91
2000.00
826.06

1173.94

350
760.89
1173.94

2284.83

DEPARTMENT OF
LABOUR

CANADA

BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
VANCOUVER, B.C.,
October 5th, 1944.

Mr. Ritsuichi UYENO,
Reg. No. 05805,
MONTE LAKE, B.C.

Dear Sir:

Yours September 30th:

I have talked to the Custodian fieldman at 992 Powell, to which warehouse your goods were taken from 636 Powell. It seems that you declared nothing to the Custodian, and therefore you are not in a very good position to claim articles which you apparently had in your former residence. For this reason also your question as to the whereabouts of your encyclopedia and your carpenter tools are somewhat unreasonable when you never took the trouble to entrust them nor disclose their whereabouts to the Custodian so that they could be taken care of. As to the encyclopedia which were originally requested on your Custodian Release of February 10th from Sandon, our record shows that these were shipped to Sandon on March 13th, 1944, along with goods belonging to TSUKUDA, T. #01362, and you should have received them there. If not, you might be able to locate them by writing TSUKUDA at R.R.#1, Downsview, Ont. The Custodian advises that the last shipment covered everything belonging to you remaining in his custody. However, a copy of your letter is being sent to the Custodian and if anything further is found he will, no doubt, advise you direct.

Yours very truly,

BRITISH COLUMBIA SECURITY COMMISSION

C.W.Fisher
Transportation

CWF:FF
c.c. Custodian of Alien Property,
506 Royal Bank Bldg.,
Vancouver, B.C.

FORM "JP"

FILE No. 5412

2 Copies Made

BUREAU HASTINGS PARK

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

EXHIBIT No. 1115 - 8

DATE Oct 12 1948

FILED BY K. A. Christie

NAME: UYENO Ritsuichi

HOME ADDRESS: 636 Powell St. Vancouver, B. C.

REGISTRATION NUMBER 05805 SEX: Male AGE: 52

OCCUPATION: Carpenter

(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: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Kuye (No personal property) #97785 No Claims Nor Chattels indicated July 5/48 D.

ADDRESS OF WIFE OR HUSBAND: 636 Powell St. Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: B. 1268, lot 8, blk. 52, D.L. 196, 636 Powell Vancouver B. C. Lot 11, bk. 52, D.L. 196, 654 Powell St. Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 636 Powell St. Dwelling house, and garage. 654 Powell St. dwelling house.

3. INSURANCE (Give particulars; state where policies are) 636 Powell St. Ohio Farmers Ins. $1500. paid to 1945. 654 Powell St. A.S. Matthew & Co. (agent) $1000. paid to 1944. Policies in possession of A.M. Fraser & Co. 132 W. Hastings St. Vancouver

4. TAXES (Amount and where payable) About $49.00 on each lot, paid to 1941 to the city if Vancouver, B. C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none

6. OCCUPANCY AND LEASES (If vacant so state) self at 636 Powell St. Vancouver B.C. 654 Powell St. rented to S. Matsui . at monthly rental of $15.00 paid to the end of April 1942.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Court House Vancouver, B. C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 636 Powell St. Vancouver, B. C.

2. LANDLORD'S NAME AND ADDRESS: self

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:

1000 ft. of lumber, in basement at 636 Powell St. Vancouver and several fruit trees on the lot. House locked and key in possession of Hugh M. Fraser and Co. Vancouver B. C. who is looking after the place with regard to renting same.

See Memo March 31/43.

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

FORM "JP

4. INSURANCE CA

5. MORTGAGES, L

OTHERS:

6. MONEYS OWING

T. Fukushima

was loaned to

7. BONDS, DEBENT

1 $50.00 vic

8. BANK ACCOUNT

9. LIFE INSURANC

20 yr. endowm

10. INTEREST IN AN

11. SAFETY DEPOS

LIABILITIES:

1. PERSONAL DEB

2. TRADE DEBTS:

REMARKS:

~~I, the undersigned~~

~~tected area as set out~~

~~tures, bonds or other s~~

I certify that the

every description in ar

and indirect.

Dated this 22nd

"H. J. Loga

Wit

FOR DEPARTMENTA

copy of the orig

Date: December 2

Vancouver, B. C.

B. C.

): none

) none

TURE, FIXTURES,
NAL EFFECTS:

ouver

key in

who is looking

none

INTEREST IN, OR

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: none

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

This should be Kazuo Fukushima as per Uyeno L July 6/43 L 23-4-46

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

T. Fukushima 477 Powell St. Vancouver B. C. about $660.95 which was loaned to him in 1941.

File 3371

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

1 $50.00 victory bond, due 1951. in owners possession.

8. BANK ACCOUNTS: Bank of Montreal, Main & Hastings, Vancouver B. C. $5.00, account no. 2583.

9. LIFE INSURANCE: New York Life Ins. Vancouver B. C. no. unknown $1000 20 yr. endowment, beneficiary Kuye Uyeno, policy in owners possession.

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: none

~~I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.~~

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 22nd day of April 194 2.

(Signature) "R. Uyeno"

"H. J. Logan"
Witness

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

Date: December 28, 1948.

E. Larsen

No._____

Cat #212

CERTIFICATE OF ENCUMBRANCE

Land Registry Office

EXHIBIT No. 1115 - 9

DATE Oct 12 1948.

FILED BY K.A. Christie

File 5412.
No.

VANCOUVER, B. C.

minutes 11:30 A.M. o'clock 21st day of January, 1943.

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

City of Vancouver,
Lot 8,
Block 52,
District Lot 196,
Group 1, New Westminster District,
Plan 196.

Registered Owner: Ritsuichi Uyeno viz:

Volume 635, Folio 67616 K. Indef.

Registered Charges: Filing 35592, Vested in the Custodian.

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

To:- Custodian's Office

"W. C. Brown"
Registrar.

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

December 28, 1948. E. LaBasse

C
O
P
Y

435 Howe St.,
Vancouver, B. C.
May 22, 1942.

636 Powell St.

Attention Mr. C. L. Drewry

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

Re: UYENO, Ritsuichi

1. Two properties - Legal Descriptions: Lot 8, Block 52, District Lot 196, and Lot 11, Block 52, District Lot 196, being 636 and 654 Powell Street.

These houses are in a semi-industrial district surrounded by old houses, factories and warehouses.

2. 636 Powell St. is a 5-room frame dwelling in fair condition, toilet and sink, but no bath, no basement - garage and woodshed at rear of property.

654 Powell St. is a 5-room frame dwelling in poor condition, toilet and sink, no basement - woodshed at rear.

3. 636 Powell St. at time of our inspection was still occupied by the owner and 654 Powell St. was occupied by Japanese tenant. There was no furniture of any value in either house.

4. Insurance - 636 Powell St. - $1000.00 on dwelling
$500.00 on furniture - Policy #32-28741 in Bankers & Traders Insurance Co. (Hobson Christie & Co., agents) expiring April 21, 1945.
654 Powell St. - $1000.00 on dwelling-Policy #6017806, Michigan Fire & Marine Insurance Co. (A.S. Matthew & Co., agents) expiring May 14, 1944.

5. Both properties reported to be clear title and Certificates of Title to be lodged in Land Registry Office at the Court House.

6. Mr. Uyeno, the owner, has stated in his 'JP' Form that he would like Hugh M. Fraser & Co., 132 West Hastings St., to act as his agents. He confirmed this when we inspected the properties, and we would suggest that his wishes be carried out and Hugh M. Fraser be appointed in place of ourselves.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO.

I hereby certify that the foregoingwords are a true copy of the original whereof they purport to be a copy.
Date: December 28, 1948.

E. Le Basse

No._____

Cat 214

CERTIFICATE OF ENCUMBRANCE

1115 - 9

EXHIBIT No._____

Land Registry Office

DATE Oct 12 1948.

FILED BY K.A. Christie

_____VANCOUVER,_____B. C.

File 5412.
No. _____minutes 11 am. o'clock 21st day of January, 1943.

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

City of Vancouver,
Lot 11,
Block 52,
District Lot 196,
Group 1, New Westminster District,
Plan 196.

Registered Owner: Ritsuichi Uyeno viz:

636 Powell Street

Volume 1014, Folio 62472 L. Indef.

Registered Charges: Filing 35592, Vested in the Custodian.

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

To: Custodian's Office

"W. C. Brown"
Registrar.

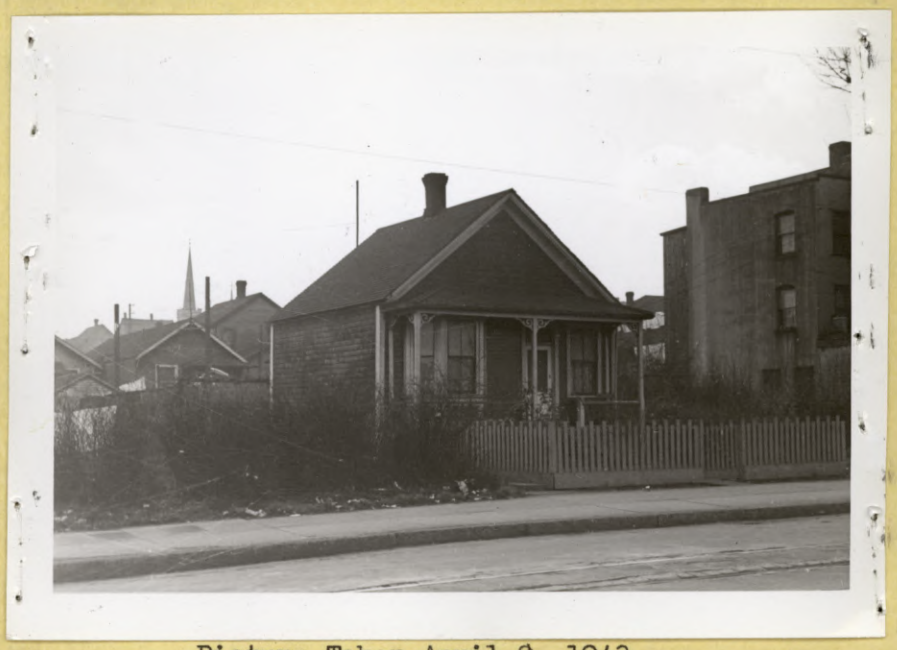
I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

Date: December 28, 1948.

E. LeBasse

EXHIBIT No. 1113.10
DATE OCT 12 1948
FILLED BY
N A Christie

UYENO, Ritsuichi
636 Powell St., Vancouver, B.C.
Evac. File 5412

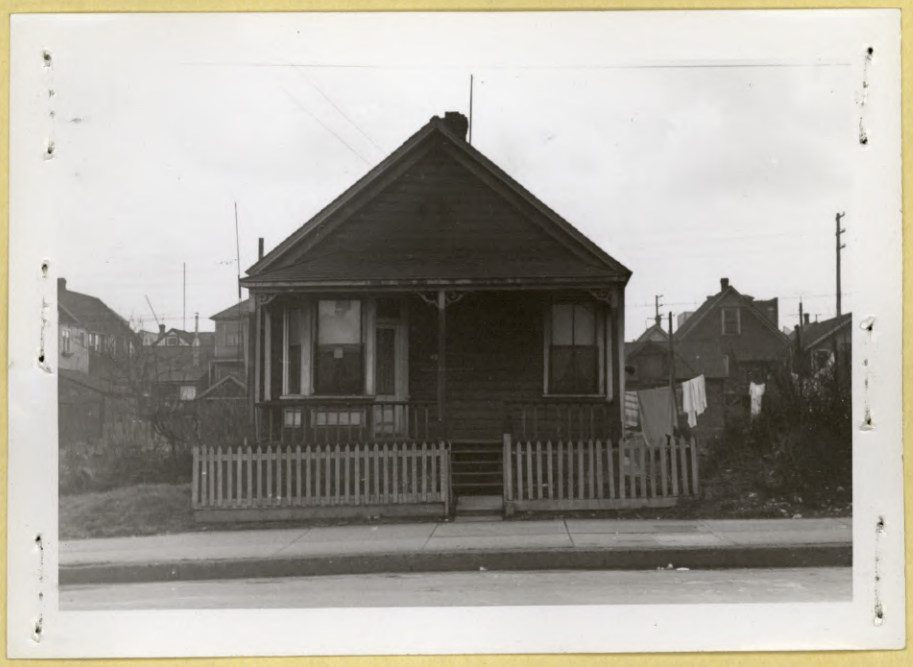


Picture Taken April 8, 1943

8

EXHIBIT No. 111 S - 10
DATE OCT 1 2 1948 OCT 1 2 1948
FILLED BY R. A. Bristow

UYENO, Ritsuichi
654 Powell St., Vancouver, B.C.
Evac. File 5412



Picture Taken April 8, 1943.

EXHIBIT No. 1115 - 11
DATE Oct 12 1948
FILED BY K. A. Christie

HUGH M. FRASER & CO. LIMITED

Insurance & Financial Service.

132 Hastings Street, West

VANCOUVER, Canada

May 22nd, 1944.

Rec'd May 22, 1944
File No. 5-4-2
Ans.
Referred SHEARS.

Official Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B. C

Dear Sir:

On behalf of a client we hereby make an offer of $900.00 cash for the purchase of 636 Powell Street, the catalogue No. 212. We enclose herewith our certified cheque for $85.00 and a $5.00 bill, making $90.00, being the deposit of 10% of the purchase price.

We shall be pleased to hear from you in due course.

Yours very truly,

HUGH M. FRASER & CO. LIMITED
By

"J. Housten"

Manager

N
encl
2

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

Date: December 28, 1948.

E. L. Lasse

HUGH M. FRASER & CO. LIMITED

Insurance & Financial Service

132 Hastings Street, West

VANCOUVER, Canada

May 18th, 1944

Rec'd May 19 1944
File No. 5412
Ans. Prth.
Referred HARROP

Official Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B. C.

Dear Sir:

On behalf of a client we hereby make an offer of $850.00 cash for the purchase of 636 Powell St., catalogue #212. We enclose herewith our certified cheque for $85.00, being a deposit of 10% of the purchase price. Kindly let us know as soon as possible.

Yours very truly,

HUGH M. FRASER & CO. LTD.
By

"J. Housten"

Manager

N

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

Date: December 28, 1948.

E. Lebrun

637 Powell St.,
Vancouver, B. C.

May 2nd, 1944.

Rec'd May 2, 1944
File No. 542
Ans. P.M.H.
Referred HARROP

Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 212.

I herewith submit an offer of Eight Hundred Dollars ($800.00) for Lot 8, Blk. 52, D.L. 196, known as 636 Powell Street.

Yours truly,

"J. Nemeck"

Jack Nemeck.

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

Date: December 28, 1948.

E. LeBrasse

637 Powell Street,
Vancouver, B. C.
May 20, 1944.

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

Dear Sirs:

Re: Catalogue No. 212
636 Powell Street

In accordance with your letter of May 16, 1944 I hereby submit an offer of $900.00 on the above property.

Yours truly,

Jack Nemeck

"J. Nemeck"

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

Date: December 28, 1948.

E. LeBasse

EXHIBIT No. 1110 - 12
DATE OCT 1 2 1948
FILLED BY
R A Brooke

CITY OF VANCOUVER **ASSESSMENT ROLL, 1945** AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
B1271	LOT. 11 BLK. 52 D.L. 196	400	735

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1945 under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B.C., on **JANUARY 25th, 1945,** at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 10th, 1945.**

A. T. DALTON
Assessment Commissioner.

Catalogue # 214
Ritsuichi Uyeno
File 5412

April 24th, 1946.

File No. 5412 -- SUMMARY -- Reg. No. 05805

-- REAL ESTATE --

EXHIBIT No. 1115 - 13
DATE Oct 12 1948
FILED BY K. A. Christie

Catalogue No: 212

Japanese Name: Ritsuichi Uyeno, Reg. No. 05805

Civic Address: 636 Powell Street,

Legal Description: Lot 8, Block 52, District Lot 196, Plan 196, City of Vancouver, B. C.

Classification: Dwelling and Garage

- - - - - - - - - - - - - - - -

Registered in the name of: Ritsuichi UYENO

Title: Clear

Sold to: Jack Nemeck for $900.00 Cash as June 2, 1944.

Title delivered to: J. Nemeck, purchaser, as Aug 11/44, Certificate of Title #105240L.
Adjustments completed.

Funds released to: Credit of Ritsuichi UYENO as August 10th, 1944.

Chattels: Not involved.

Fire Insurance: on dwelling transferred to Jack Nemeck, purchaser, as date of sale.

Remarks: 636 Powell Street, Vancouver, B. C.
Ownership in this property was declared in the registration dated April 22nd, 1942 by UYENO. He had arranged with Hugh M. Fraser & Co. Ltd. Agents, to look after the property. This office had named Macaulay, Nicolls, Maitland & Co. Ltd. as Agents, but later allowed Fraser & Co. Ltd. to continue to act for the Japanese owner and this office. These premises were in fair condition-no bath and no basement - a 5 room dwelling - garage and woodshed in rear. At date of inspection May 1942 was occupied by Owner. As Oct. 1, 1942 the place was rented at $22.00 per month to a J.DeBruyn. This tenant remained until date of sale June 1944 and rents were paid promptly through Fraser & Co. Ltd. Agents. A Hot Water Tank etc., was installed April 1943; as per invoice of McGeachy-at cost of $40.00.

No unusual attention was required from this office.

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

April 24, 1946.

"B. R. Dusenbury"
B.R. Dusenbury
Administration Department

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: December 29, 1948.

April 24, 1946.

File No.
5412

-- SUMMARY --

-- REAL ESTATE --

Catalogue #212

Ritsuichi UYENO
Reg. No. 05805

636 Powell Street
known as
Lot 8, Block 52,
D.L. 196, Plan 196,
Vancouver, B. C.

Appraisal -

Pembertons	900.00

Assessed Value 1944

Land -	750.00
Improvements-	400.00

Sales Price	900.00

"B. R. Dusenbury"
B. R. Dusenbury
Office of the Custodian.

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

Date: December 29, 1948.

E. Lebesse

File No. 5412 — SUMMARY — April 24th, 1946.

— REAL ESTATE — Reg. No. 05805

Catalogue No: 214

Japanese Name: Ritsuichi UYENO, Reg. No. 05805

Civic Address: 654 Powell Street,

Legal Description: Lot 11, Block 52, District Lot 196, Plan 196, City of Vancouver B.C.

Classification: Dwelling

Registered in the name of: Ritsuichi UYENO

Title: Clear

Sold to: Elmer Cheng for $900.00 cash as March 26, 1945.

Title Delivered to: Elmer Cheng as May 22, 1945
Certificate of Title No. 122335L, per registered mail.
Adjustments made.

Funds released to: Credit of Ritsuichi UYENO as April 25th, 1945.

Chattels: Not involved.

Fire Insurance: Transferred to Elmer Cheng as date of sale, and policy forwarded May 22nd, 1945 per Registered Mail.

Remarks:

654 Powell Street, Vancouver, B.C.
Ownership of this property was declared in the registration dated April 22, 1942 by UYENO. He had arranged with Hugh M. Fraser & Co. Ltd., Agents, to look after the property. This office had named Macaulay, Nicolls, Maitland & Co. Ltd., as Agents, but laster allowed Fraser & Co. Ltd. to continue to act for the Japanese owner and this office. These premises were in poor condition-no basement-wood-shed in rear. At time of inspection-May 1942-this property was occupied by a Japanese tenant. As of October 5, 1942, J. McHugh became tenant at $15.00 per month and remained such until date of sale March 26, 1945. Rents were paid promptly through Fraser & Co. Ltd. Agents. In August 1943 decorating was done at these premises at a cost of $35.00.
No unusual attention was required from this office.

The above Summary is certified to be in accordance with the information on file, April 24, 1946.

"B. R. Dusenbury"
B. R. Dusenbury
Administration Department.

April 24, 1946

File No.
5412

-- SUMMARY --

-- REAL ESTATE --

Catalogue #214

Ritsuichi UYENO,
Reg. No. 05805

654 Powell Street,
known as
Lot 11, Block 52,
D.L. 196, Plan 196,
Vancouver, B. C.

Appraisal - $900.00
J. R. Reid & Co.

Assessed Value 1945

Land	735.00
Improvements -	400.00
	$1135.00

SALES price - $900.00

"B. R. Dusenbury
B. R. Dusenbury
Office of the Custodian.

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

Date: December 29, 1948.

E. L. Case

1115 - 14

EXHIBIT No.

Oct 12 1948

DATE

FILED BY K.A. Christie

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street
Vancouver Canada.
September 30th, 1944

EVACUATION SECTION
Rec'd. Oct 2 - 44
File No. 5412
Ans. ✓
Referred Mr Harrop

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Catalogue #214,
654 Powell Street.

Attention Mr. Millson.

Dear Sirs:

This will confirm Mr. Moore's telephone conversation with regard to the above property.

Mr. D. Huren has concelled his offer, dated September 20th, 1944.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED

Per "G. H. Johnston"

GHJ-JM

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

Date: December 29, 1948.

E. Le Cosse

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street
Vancouver Canada

September 20th, 1944.

Rec'd Sept. 21-44
File No. 5412
Ans. ✓
Referred

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Catalogue #214
654 Powell Street

Dear Sir:

We have to-day received an offer of $900 on the above property.

Kindly advise us.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM-JM

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

Date: December 29, 1948.

E. LeBesse

Attached to Exhibit 1115 - 14

Vancouver, B. C.,

February 9th, 1945.

844 E Pender

Cat 214

The Custodian,
506 Royal Bank Building,
Hastings & Granville Sts.,
Vancouver, B. C.

Rec'd. Feb 9-45
File No. 5412
Ans. PMH
Referred Harrop

Dear Sirs:

I herewith submit a bid of $750.00 cash for the property under Catalogue No. 214, namely 654 Powell Street, Vancouver, B. C.

Yours truly,

"G. Yampolsky"

Mrs. G. Yampolsky

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

Date: December 29, 1948.

E. LeBasse

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street
Vancouver Canada
June 28, 1944.

Rec'd June ~~July~~ 29-44
File No. 5412
Ans. 7/7/44
Referred Harrop

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

re Catalogue #214
654 Powell Street.

Dear Sirs:

We have to-day received an offer of $550. on the above property.

Kindly advise us.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W.G. Moore

WGM-JM

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

Date: December 29, 1948.

E. LeBasse

Dec 5-44
5412

Ans.
Referred

To the Custodian:

Dear Sirs:

Enclosed you find cheque for $75.00 for bid offer on 654 Powell St for the full Price $750.00. If my offer is accepted please get me to forward the balance.

Dec 5/44
File No. 5412
Ans. PHH
Referred Harris

Yours truly,
"G. Couky"
313 Alexander St.
City

Cat 214

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

Date: December 29, 1948.

E. LaBasse

EXHIBIT No.
DATE
FILED BY

File No. 5412.

-- SUMMARY --

-- PERSONAL PROPERTY --

Oct 12, 1948.

K.A. Christie

Ritsuichi UYENO
Reg. No. 05805

April 24th, 1946.

636 Powell Street, Vancouver, B. C.

CHATTELS: No List of Chattels was given by UYENO at the time of registration April 22nd, 1942. A memo by this office dated March 31st, 1943 states that the tanant at 636 Powell had called and informed that there were goods stored "under the eaves of the roof and boarded in". On April 16th, 1943 the chattels found there in the attic were removed to our warehouse at 604 Cordova Street as per warehouse receipt No. 353 on file. Certain other chattels were sold to Mrs. J. DeBruynm the tenant, for $30.00 as per memo 21-7-44, and funds received here. According to this memo "we therefore have no further interest in personal property at this address". "Some Junk" left with Mrs. DeBruyn by UYENO as same memo.
Some of the chattels at warehouse were sold as auction sheets 41, realizing net $9.27 for credit of UYENO. According to Protection Dept. memo April 24th, 1946 there still remains the following personal item for account of UYENO. "1 album" at 604 Cordova St. East,

654 Powell Street, Vancouver, B. C.

According to the records and the memo dated November 15, 1943 no chattels are revealed as at the above address for account of UYENO.

BONDS,
BANK ACCOUNT
LIFE INSURANCE

The registration form of UYENO dated April 22nd, 1942 recites the following:-

"1 $50.00 victory bond, due 1951. in owners possession"

"Bank of Montreal, Main & Hastings, Vancouver, B. C.
$5.00; account No. 2583.

"New York Life Ins. Vancouver, B. C. no unknown $1000
20 yr. endowment, beneficiary Kuye UYENO, policy in owners possession"

As none of these are vested in the Custodian, no action was taken by this office.

ACCOUNTS RECEIVABLE: In the registration form of UYENO dated April 22nd, 1942 Re declares as owing to him by T. FUKUSHIMA, 477 Powell Street, Vancouver, B. C. about $660.95 which was loaned to him in 1941. Later in UYENO's file is a letter dated July 6th, 1943 in which he states definitely that it is Kazuo FUKUSHIMA not T. FUKUSHIMA who owes him and that the amount is

ACCOUNTS RECEIVABLE

$667.19. Kazuo FUKUSHIMA has admitted owing this amount to UYENO and plans are under way to pay a pro rata portion of this amount according to the funds available in the account of Kazuo FUKUSHIMA.

SPECIFIED ARTICLES: No specified articles are declared by UYENO in his registration form dated April 22nd, 1942. However the records of R.C.M.P. report dated February 15th, 1944. (Mar.9, 1942) shows

1-Radio - R.C.A. Victor Mantel, Serial #146,
1-Carton containing following 5 cameras -
(as listed thereon)

The Radio was sold February 24th, 1944, net returns $28.22 for credit of UYENO. R.C.M.P. receipt for radio received as per UYENO letter June 27th, 1945.

The 5 cameras were forwarded to UYENO July 11th, 1945, the R.C.M.P. receipt having been previously received by this office.

There are no Fire Arms, Automobiles or Vessels, or other radios or Cameras revealed on the file, or in the registration.

No other personal property is revealed on the file.

The above Summary is certified to be in accordance with the information on file, April 24th, 1946.

"B. R. Dusenbury"
B. R. Dusenbury,
Administration Department.

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

Date: December 29, 1948.

E. Le Busse