

Name of Claimant **UYENO Mohachi**

Case **1194**

Custodian File **8549**

<u>REAL PROPERTY</u>										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% 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	
1175.00	58.75 12.50									71.25
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold 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			
			46%	75.00		400.(1/3)				
					34.50		16.00			50.50
TOTAL RECOMMENDATION										121.75



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CASE NO: 1194

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 29, 1948.

IN THE MATTER OF THE CLAIM OF
MOHACHI UYENO

PROCEEDINGS AT HEARING.

Original.



Mohachi Uyeno,
In chf.

1
2 MOHACHI UYENO, the claimant herein, being first
3 duly sworn, testified through the
4 interpreter as follows:

5 **DIRECT EXAMINATION BY MR. BEST:**

6 Q. Is that your signature? A. Yes.

7 Q. Was that form prepared upon your instructions?

8 A. Yes.

9 Q. Do you swear it is true? A. Yes.

10 (REAL ESTATE OTHER THAN FARMLAND CLAIM FORM
11 MARKED EXHIBIT NO. 1)

12 Q. Your honour, this claimant has come up
13 from Chatham today together with his son. He has a
14 real property claim for lots 10 and 11 and his son has a
15 real property claim for lot 12. These properties
16 were all sold as one piece by the Custodian, and we
17 have just discovered now, your honour, that we did
18 not put the son's claim on immediately after the
19 father's. The son's claim is for lot 12, which was
20 vacant land. He has a copy of his claim form here.

21 **THE SUB-COMMISSIONER:** Is the son here?

22 **MR. BEST:** He is here, your honour, and what
23 I propose to do is ask for the indulgence of the Court
24 and of Mr. Christie to put the son's claim in now.
25 It would save him coming back a second time.

26 **MR. CHRISTIE:** Your honour, it is quite
27 acceptable to me except I do think perhaps with this
28 case of the son when it comes up again, that I may
29 have the original claimant's file, and I haven't seen
30 the file and I do not know whether I have any special
instructions in regard to it. I am quite willing,
in view of the son coming here today, to have the same
evidence apply and not have the son come back again.



M. Uyeno,
In chf.

1
2 THE SUB-COMMISSIONER: Subject, to this I suppose,
3 if the file discloses any other matters on which you
4 should have asked questions, he will probably have
5 to come back.

6 MR. CHRISTIE: I don't think that will happen
7 at all, your honour.

8 MR. BEST: I understand that you owned a
9 property at West King's Road in Vancouver, prior
10 to the evacuation; is that right?

11 A. Yes.

12 Q. And it is as a result of the sale of that
13 property that you are claiming before the Commission
14 today; is that correct? A. Yes.

15 Q. I understand that you purchased Lot 11 back
16 in 1912; is that correct? A. Yes.

17 Q. And then you bought a lot next door, Lot 11,
18 at a tax sale in 1930? A. Yes.

19 Q. Then, at a later date your son purchased
20 Lot 12? A. Yes.

21 Q. These are all 50 foot lots by 122 feet; they
22 are all the same, are they? A. Yes.

23 Q. Now, when you say it cost you \$1000. to build
24 this house in 1913, was that what you paid out for labour
25 and materials, or is that including something for your
26 own labour? A. That is what I paid out for
27 material and labour and doesn't include the cost of my
28 own labour.

29 Q. And did you do some work yourself on the
30 house? A. Yes.

Q. And can you give us any idea of what you



M. Uyeno,
In chf.

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estimate the cost of your own labour at?

A. I don't know, I painted the outside of the house and did some work on it, but I don't know what it would cost.

Q. Did you paint the outside of your house yourself in 1939, or by whom was that done?

A. I did that myself.

Q. And this \$50. you have estimated for it represents the cost of the paint and your own labour, does it?

A. Yes.

(APPRAISAL OF NORTH VANCOUVER REALTY COMPANY,
MARKED EXHIBIT NO. 2)

MR. BEST: I would like to read into the record at this time one paragraph of Exhibit 2:

"Value, house and lot \$1000.00. This dwelling No. 519 West King's Road is shewn in the catalogue as on Lot 10. Are you quite certain this is correct? The dwelling appears to be on Lot 11, with Lot 10 a vacant lot (in garden). Lot 12 (Cat. No. 431) contains a large garage, and all three lots, with the dwelling in the centre make one property-readily saleable at \$1350.00 to \$1500.00 provided possession could be given."

Now, is that your signature?

A. Yes.

Q. Was that form prepared upon your instructions?

A. Yes.

Q. And you swear the contents of it are true?

A. Yes.

(PERSONAL CHATTELS CLIM FORM MARKED EXHIBIT NO. 3)



M. Uyeno,
In chf.

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MR. CHRISTIE: I tender as Exhibit 4, Analysis of Personal Property Claim Form.

(PERSONAL PROPERTY CLAIMFORM MARKED EXHIBIT NO. 4)

MR. BEST: This 60 h.p. Rumley Oil Pull, semi-diesel stationary engine; for what was that used?

A. That was for a saw mill, a lumber mill.

Q. And you paid \$3500. for it when it was new in 1928? A. Yes.

Q. From whom did you purchase it?

A. An agent in Portland.

Q. That is Portland, Oregon? A. Yes.

Q. Was this 1400 board feet of lumber that you are claiming for formerly lumber in the building that had been dismantled, or was that lumber that had never been used?

A. It was fresh lumber.

Q. The two gasoline engines, the Fairbanks-Morse 9 h.p. engine and the smaller one, were apparently left on the property of this John Stanczyk; is that right? A. Yes.

Q. You bought this Fairbanks/Morse engine together with shaft and pulleys in 1931? A. Yes.

Q. And you paid \$150. for it then?

A. I bought that from a friend. It included the motor and shaft and pulleys and the whole thing cost \$750.

Q. In 1931? A. Yes.

Q. I am glad he has straightened up that point because his claim is wrong as it is now. He



M. Uyeno,
In chf.

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is claiming a difference of value of \$150. at the time of evacuation.

Well, will you confirm this -- you bought a $1\frac{1}{2}$ h.p. motor and a force water pump for \$110. in 1927? A. Yes.

Q. I think it is largely a question of valuations, your honour.

THE SUB-COMMISSIONER: The son had no personal property claim?

MR. BEST: Yes, he has an interest in this which he is putting in now. I will ask him, to keep the record straight, to sign the personal chattels claim.

Q. There is a note here that according to a letter which the Custodian has on file, the Fairbanks Morse engine, or gasoline engine, had been stolen. Were you ever notified that those had been stolen; do you know anything about it?

A. No, I never heard of it.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am producing a J.P. Form, dated 11th of May, 1942. Is that your signature? A. Yes.

(J.P. FORM MARKED EXHIBIT NO. 5)

Q. Where did you leave this $1\frac{1}{2}$ h.p. gasoline engine? A. It was left together with the pump at the place where the water came up.

Q. Whose place did he leave it at?

A. At Whonnoch.

Q. Will you ask him why he didn't list that $1\frac{1}{2}$ h.p. motor on his J.P. Form? A. I thought we



M. Uyeno,
dr. ex.

1
2 would soon be coming back so I didn't mention it.

3 Q. Did he ever advise the Custodian at any
4 time of that 1½ h.p. motor? A. He says, isn't it
5 written here with the other things. It was my
6 intention to register it.

7 Q. But he forgot; is that the explanation?

8 A. If it is not written here I suppose I did
9 forget. Mr. Stanczyk knows quite well it was there.

10 Q. Was it left in the custody of Mr. Stanczyk?
11 Was it left in his custody prior to the evacuation?

12 A. He used to watch the place for me.

13 Q. That hardly answers my question -- was it
14 left in his custody? A. No, it was left in his
15 care. He just lived close by and he used to come
16 over and take a look at it for me, watch it for me.

17 Q. Is it correct to say that you left this
18 motor on Stanczyk's land on which you were operating
19 some kind of a saw mill? A. Yes.

20 Q. What kind of lumber was this house
21 constructed of? A. Douglas fir.

22 Q. Do you know how old this 9 h.p. motor was
23 when you bought it? A. About five or six
24 years old.

25 Q. That is all, thank you.

26 RE-EXAMINATION BY MR. Best:

27 Q. You had had this saw mill on the land owned
28 by Mr. Stanczyk for some time had you?

29 A. Yes.

30 Q. How much rent did you pay him for the



M. Uyeon,
re-exam.

1 privilege of having it there?

2 A. Every year \$18.

3 Q. Thank you, that is all.

4
5 TASHICHI UYENO, having been first
6 duly sworn, testified as follows:

7 EXAMINED BY MR. BEST:

8 Q. Is that your signature? A. Yes.

9 Q. And was that form prepared upon your
10 instructions, upon instructions given by your father
11 and yourself? A. Yes.

12 Q. That is already in as Exhibit 3.

13 Now, did you help to operate this saw mill?

14 A. Yes.

15 Q. And you had a share in the property and
16 machinery there for which you are claiming?

17 A. Yes.

18 Q. And what do you say about the general
19 condition of the 60 h.p. semi-diesel engine at the
20 time you left? A. It was bought in 1928, I
21 believe, and it was only used about two seasons,
22 about six months each season, about 12 months altogether,
23 and it was in very good condition.

24 Q. It wasn't used constantly by your father or
25 yourself? A. No, it was stored in Duncan and
26 I went over there about twice a year to check the
27 motor.

28 Q. Apparently at the time of evacuation it was
29 at the farm of Tamejiro Tamura; it had been stored
30 there? A. Yes.



T. Uyeno,
In chf.

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Q. When was the last time it had been used?

A. I can't say about that; my father knows better about that.

Q. Well now, I understand that you owned lot 12, which was beside lots 10 and 11, on West King's Road, Vancouver; is that correct?

A. Yes, North Vancouver.

Q. Now, have you got your claim form there?

A. Yes, I have.

MR. CHRISTIE: I tender as Exhibit 5 the Notice of Assessment of Lots 10 and 11, for 1943.

(NOTICE OF ASSESSMENT MARKED EXHIBIT NO. 6)

MR. BEST: I tender the Real Estate Other Than Farmland Claim Form as Exhibit 7).

(REAL ESTATE OTHER THAN FARMLAND CLAIM FORM MARKED EXHIBIT NO. 7)

Q. Now, this is a claim form for lot 12 only, isn't it? A. Yes.

Q. And this property was sold together with your father's as one piece? A. Yes.

Q. And you bought lot 12 at a tax sale in 1939, did you? A. No, I bought it from my brother. My brother bought it at the tax sale.

Q. Did your brother purchase it in 1939 at a tax sale? A. No, previous to that.

Q. I see your father bought lot 10 at a tax sale in 1930; would this be purchased at the same time by your brother, do you know?

A. I don't know about that.

Q. Did you build this garage on the property yourself? A. I put a 10 foot addition onto the



T. Uyeno,
In chf.

1 garage that was already there.

2 Q. When you bought it the garage was already
3 there? A. Yes, and I put on a 10 foot addition.

4 Q. How much did you pay your brother for it?

5 A. \$200. for the land and garage.

6 Q. I notice that the assessment is \$215. No
7 doubt Mr. Christie will be able to file that later.

8 Now, these fruit trees and garden and so on,
9 you did that all yourself? A. Yes.

10 Q. Where was the addition made to this garage,
11 at the side or rear? A. The rear part.

12 Q. How many cars would it hold? A. Two cars;
13 it was 14 x 16 feet, which with 10 feet added on
14 made it 16 x 24 feet, and it holds a truck.

15
16 CROSS-EXAMINATION BY MR. CHRISTIE:

17 Q. I file as Exhibit 8 the Certificate of
18 Encumbrance.

19 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 8)

20 Q. I show you a photograph of the property; is
21 that the property in question? A. Yes it is, that
22 is my father's property.

23 Q. You are claiming a share in the proceeds of
24 this? A. No; for Lot 12.

25 Q. Do you know anything about the appointment
26 of the Irwin & Billings Company Limited, as Custodian
27 of your father's property?

28 A. No, I don't.

29 Q. Do you know anything about the magneto that
30 was missing on the saw mill engine?



T. Uyeno,
In chf.

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A. I think it was missing.

Q. I think that is all.

(VALUATION OF SAW MILL ENGINE BY ROBERT SANDERSON, MARKED EXHIBIT NO. 10)

(TENDER BY S.C. CARLSON FOR REAL PROPERTY; TENDER OF IRWIN & BILLINGS COMPANY LIMITED, MARKED EXHIBIT NO. 11)

Q. At the request of my learned friend, counsel for the claimant, I am filing a letter dated August 21, 1945, to Mr. Anderson from Charles Morgan. This offer includes an offer of \$100. for all the timber.

(OFFER OF CHARLES MORGAN MARKED EXHIBIT 12)

Q. I think that concludes the exhibits.

MR. BEST: Just one thing, your honour; I wanted to read into the record a little of the last exhibit that Mr. Christie has filed. This man Morgan was the man who did buy the buildings from the Custodian for \$100. and as Mr. Christie has just said, he made that offer in this letter. He goes on to say:

"In regard to the gasoline engine about which you spoke, that is gone entirely and most of the other things of value have been stolen."

I don't know whether Mr. Christie will object to my filing this or not, but it is a letter addressed to the claimant, Tashichi Uyeno, from a man called "Blankers" I think it is. It is referring to 519 West King's Road, and apparently he bought 519 and wrote the letter from that address. Referring to previous correspondence he says:

"Sorry I misunderstood your first letter.



(Discussion)

1 "I thought you just wanted a price of
2 the house. The full price of the house
3 was \$2025; purchase date January 8, 1947.
4 I bought it through Carlson's Real Estate
5 in New Westminster. The former owner was
6 J. Albert."

7 THE SUB-COMMISSIONER: Do you mean that is a
8 purchaser from the Custodian's purchaser?

9 MR. BEST: That is correct and he paid \$2025.
10 for the property on January 8th, 1947.

11 THE SUB-COMMISSIONER: What did the Custodian's
12 purchaser pay?

13 MR. BEST: \$1350; and the claimant has been very
14 modest, if I may say so -- he has just valued the
15 property at \$1500.

16 THE SUB-COMMISSIONER: What do you say to the
17 letter, Mr. Christie?

18 MR. CHRISTIE: I may say in the meantime I have
19 a memo that Mr. Albert had paid \$1000. in renovations
20 on the property. That will be subject to proof in
21 Vancouver.

22 THE SUB-COMMISSIONER: There is an illustration
23 of why one shouldn't let the letter in.

24 MR. BEST: I am not going to press the matter,
25 your honour.

26 THE SUB-COMMISSIONER: We will have to put the
27 son's case over on the list until some other time.

28 MR. BEST: Your honour, it is on the list for
29 next Thursday, but what I am hoping, my friend having
30 had a chance to cross-examine the claimant here now,
the claimant will not have to appear, but if Mr. Christie



(Discussion)

1 has an exhibit or anything he wishes to put in at
2 that time it will be all right.

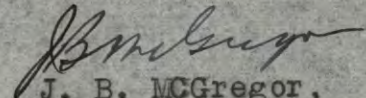
3 MR. CHRISTIE: I propose to let this case go
4 over until some time when your honour is sitting.
5 In the meantime I will have a chance to examine the
6 son's file. I am sure I won't have to call the son
7 but I may want to file some additional exhibits.

8 THE SUB-COMMISSIONER: We have treated them
9 as combined cases so wouldn't it be better not to
10 have the evidence transcribed at all in the two
11 cases and put them on for a day when I am here the
12 week after next and you make your statement at that
13 time. Wouldn't that simplify it?


14 MR. CHRISTIE: Yes, your honour.

15 (PROCEEDINGS ADJOURNED SINE DIE)

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

19 
20 J. B. MCGregor,
21 Official Reporter.

22 I, M. A. Miller, Deputy Commissioner,
23 appointed to hear a Commission to
24 investigate claims of Japanese-
25 Canadians for property loss, do
26 certify the foregoing is a true copy
27 of the evidence heard on the within
28 claim.

29 
30 M. A. Miller,
Deputy Commissioner.

base 1194

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

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

ACKNOWLEDGED

[Signature]

8549 Toronto

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

(1) NAME Uyeno Mohachi (RCMP) Reg. No. 09609
(Print) Surname Given Name

(2) Pre-Evacuation Address 519 West King's Rd, North Vancouver, B.C.

(3) Present Address c/o Jack Chinnick, R.R.#6, Chatham, Ontario.

(4) REAL ESTATE 519 West King's Rd,
(a) Street Address (if any) North Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
D.L.617 S.E.4 Block 5 Lot 10 - 11 in the City of North Vancouver, B.C.

(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) - - - - - \$ 1,500.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 1,123.85
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 376.15

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation see attached list
(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. | _____ | Estimated Value \$ | _____ |
| 2. | _____ | Estimated Value \$ | _____ |
| 3. | _____ | Estimated Value \$ | _____ |
| 4. | <u>Please see attached list.</u> | 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 \$ 465.34

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) - - - - - \$ 841.49

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no yes

Toronto

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

DOMINION OF CANADA }
County of Reed }
TO WIT: }

I, Mohachi Uyeno of the R.R.#6 of Coty of Chatham in the Province of Ontario

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 Chatham)
in the Province of Ontario)
this 24th day of November)
A.D. 1947.)

Mohachi Uyeno
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.

(5) Personal Property

Place at which property was left by the claimant at date of evacuation;

left at the farm of Mr. Tamejiro Tamura,
Duncan, Vancouver Island, B.C.

One, Sixty Horse Power Rumeley Oil Pull
stationary engine;

Fair market value at date of sale \$1,700.00
minus 300.00 for over haul, \$1,400.00

Amount at which Custodian sold property and credited
my account \$ 285.00

Loss \$1,115.00

I am the one-third owner in this property.

Left at the farm of Mr. John Stanczyk, Whonock, B.C.

1,400 b.m. ft. lumber (oar stock) @ \$40.00 per M \$ 56.00

Buildings \$100.00

one, nine horse power Fairbank Morse gasoline
engine, shafting and pulleys \$150.00

one, one and one half horse power gasoline
engine and one force water pump \$ 75.00 \$ 381.00

Amount at which Custodian sold property and
credited my account \$ 100.00

Loss 281.00

I am the one-third owner in this property.

UYENO, Mohachi

(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1194-1

09609

DATE OCT 29 1948

Reg. No.

FILLED BY
K. A. Christie

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

7 Rooms (Purchased from Party in Vancouver)
(Lot #10 purchased at a tax sale)

Lot 10 - 50' x 122' 1930
" 11 - 50' x 122' 1912

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

Lot 10 - \$ 35.00
" 11 - 375.00

1913 - Cleared Lot 11 \$ 100.00
1913 - Built the house 1,000.00
1930 - Cleared and cultivated Lot 10 150.00
Flower garden & veg. garden
1939 - Fencing entire property 75.00
1939 - Painting outside of house 50.00

Comments re upkeep of premises:

Excellent condition.

Comments re Appraiser's report not covered above:

- In 1912 area was all bushland
- Assessed value 1943 Land \$ 350.00
Improvements 800.00
\$ 1,150.00

SUMMARY

Estimated value	\$ 1,500.00
Sale price by Custodian	<u>1,175.00</u>
Claim amount	\$ 3,250.00

Note: The claims of these two clients on real property have been analyzed as one statement because their properties were sold together as one sale.

~~Mohachi~~ Mohachi UYENO claims ^{1/2} interest.
Tasahichi " claims ^{2/3} interest.

Mohachi Uyeno is sole owner of Lots 10 + 11 + Tasahichi Uyeno sole owner of Lot 12.

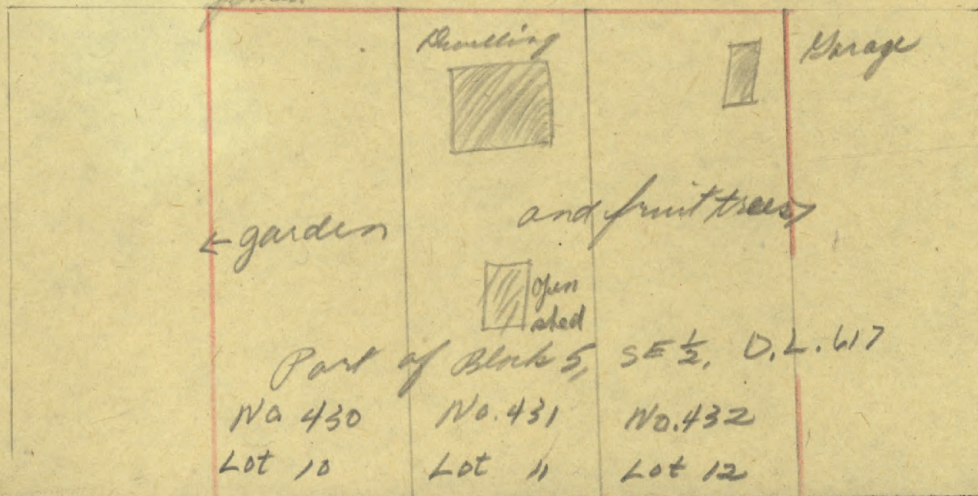
Mohachi Uyeno
Signature

W + E
S

Cat 430
431
432

No. 519 West Kings Rd.

fenced



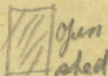
← garden

Shedding



Garage

and fruit trees →



Open shed

Part of Block 5, SE 1/2, D.L. 617

No. 430

No. 431

No. 432

Lot 10

Lot 11

Lot 12

UYENO, Tashichi UYENO, Mhoachi
(Claimant's Name)

PERSONAL CHATELS

EXHIBIT No. 1194-J
DATE OCT 29 1948
FILLED BY R. A. Beck
K. A. Christie

Tashichi - 02320
Mhoachi - 09609
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>
1. A 60 H.P. Rumeley Oil Pull. Semi-Deisel Stationary Engine	1928	New	\$ 3,500.00	Good	\$ 1,400.00
2. 1400 bd. ft. of lumber Buildings in Whonnock, B.C.	1940	"	56.00	"	156.00
3. 1½ H.P. Motor & 1 Force Water Pump	1927	"	110.00	"	75.00
4. 9 H.P. Fairbanks Morse Engine Shafting & Pulleys	1931	Used	150.00	"	150.00

7
Total claim \$ 1781.00 as per column #3 on analysis of Personal Property Claim

Description of Storage of Goods:

General Statement as to Chattels not Described above:

Additional Comments, if any:

This lumber and buildings were dismantled and sold by Custodian for ~~\$100~~
\$100.00. Claimant did not own land but paid a rent to John Stanczyk for
use of land.

SUMMARY

Estimated Value \$ 1,781.00
Sale Price by Custodian 400.00
Amount of Claim 1,381.00

Tashichi Uyeno
Signature
Tashichi Uyeno

ANALYSIS OF PERSONAL PROPERTY CLAIM

Mohachi UYENO (1/3 interest)
 NAME Tashichi UYENO (2/3 interest)

FILE No. 8549 & 13411

EXHIBIT No. _____

REG. No. 09609 & 02320

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
Mohachi UYENO (1/3 interest) DECLARATION TAKEN BY _____ May 11/42. Tashichi UYENO - Oct. 23/42 EVACUATION DATE _____ M. Uyeno - Oct. 2/42 T. Uyeno - Oct. 30/42		Following is the Personal Property Claim filed by both the above Japanese persons. Mohachi Uyeno is claiming a one-third interest and Tashichi Uyeno is claiming a two-thirds interest in the goods being claimed for -				
<u>JP DECLARATION of Mohachi UYENO:</u> In care of Mr. Tamejiro Tamura, R.R.#2, Duncan, B.C.: - 1 60 hp. "Rumelay Oil Pull" semi-diesel stationary engine On property at Whonnock B.C.: - 1 9 hp. "Fairbanks Morse" Marine Engine, used as motive power in SawMill, including shafts and pulleys.		Left at the farm of Mr. Tamejiro Tamura, Duncan, Vancouver Island, B.C.: 1 - 60 HP Rumeley Oil Pull Stationary Engine. Fair Market value at date of sale \$1700., minus \$300. for overhaul - 1400.00			300.00	
<u>JP DECLARATION of Tashichi UYENO:</u> "None"		Left at the farm of Mr. John Stanczyk, Whonnock, B.C.: 1400 b.m.ft. lumber (oar stock) @\$40.00 per M 56.00) Buildings 100.00) 100.00 1 - 9 h.p. Fairbanks Morse gasoline engine, shafting & pulleys 150.00 1 - 1 1/2 h.p. gasoline engine and 1 force water pump 75.00				
		\$1781.00			\$400.00	

Goods for which Japanese claim ~~\$1556.00~~ - sold by tender for \$400.00
 Goods for which Japanese claim ~~\$ 225.00~~ - unaccounted for, theft, etc.
\$1781.00

NOTE: ALL MATERIAL RELATIVE TO THE ABOVE PERSONAL PROPERTY IS FILED ON CLAIM FILE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
	300.00							<p><u>Mar. 4/43:</u> Mohachi UYENO requested Custodian to obtain offers for 60 HP Rumeley Engine. Uyeno stated the engine had been stored with T. Tamura, Duncan, since 1932 and had only been in operation for 6 months.</p> <p><u>June 20/44:</u> Engine appraised by Duncan Iron Works at \$250.00, who stated some parts were missing and machine was not in very good condition. (Copy of appraisal sent to Custodian by J. H. Whittome & Co. Ltd., Custodian agent at Duncan, B.C.).</p> <p>Above engine was advertised for sale in Cowichan Leader on or about July 12, 1944. (See July 11, 1944).</p> <p>July 18/44 a bid of \$300. was received from Shaw Tie Mills which was accepted by Custodian. (See Aug. 8/44).</p> <p>-----</p>
	100.00							<p>The Lumber and sundry buildings owned by Uyeno and situated on land owned by Mr. John Stanczyk, Whonnock, B.C., together with the 2 engines shown in Claim, were advertised for sale in Weekly Columbian on May 14, 1945. Tenders closed June 2, 1945. No Tenders were received on these goods.</p> <p>On Aug. 21/45 Mr. Chas. Morgan made an offer of \$100.00 for all the timber on the property. This offer was accepted. (see memo Oct. 9/45).</p>
						150.00		
						75.00		<p>According to a letter received from C. Morgan (Aug. 21, 1945, the gasoline engine and other things of value had been stolen.</p> <p>-----</p>
	\$400.00					\$225.00		

556.00 - sold by tender for \$400.00
 225.00 - unaccounted for, theft, etc.
 781.00

PERSONAL PROPERTY IS FILED ON CLAIM FILE 8549.

GENERAL REMARKS:
 The claims of Mohachi UYENO and his son, Tashichi UYENO, have been dealt with together on this ANALYSIS as their claims are identical, except that Mohachi is claiming for a one-third interest only and his son, Tashichi UYENO, is claiming for a two-thirds interest. Prior to the filing of these claims the Custodian had no knowledge of a two-thirds interest being held in this property by the son, Tashichi. The proceeds from the sale of these goods have therefore been credited to the father, Mohachi UYENO.

NOTE: Apart from the above goods, a few items were sold at auction on March 7 and 14, 1945, and credited to Mohachi UYENO, as follows:

Miscellaneous (M)	- 3.90
Furniture (F)	- 5.30
	<u>\$9.20</u>

E. Robertson
Aug 28/48

BUSINESS

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

NAME: UYENO, Mohachi.

HOME ADDRESS: 519 W. Kings Rd., North Vancouver, B. C.

REGISTRATION NUMBER 09609 SEX: Male AGE: 69

OCCUPATION: Oar Manufacturer.

(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: Miyo. In Japan

ADDRESS OF WIFE OR HUSBAND: In Japan

NAMES OF ANY LIVING CHILDREN: - -

ADDRESS OF CHILDREN: - -

AGE OF CHILDREN: - -

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

1. LOCATION AND DESCRIPTION: 519 W. King's Rd., North Vancouver, B.C.

Lots Nos. 10 & 11, Blk. 5, North East Quarter, Plan 617. Each lot 50 x 122 ft.

Residential lots.

2. BUILDINGS AND OTHER IMPROVEMENTS: On above lots, one wooden framed five roomed bungalow with basement, one wood shed.

On 3 acres ground rented at Whonnock, B.C. near 12th Ave.: - One wooden shed abt. 20' x 60', one wooden shed abt. 12' x 70', one small wood shed, one wooden camp house, 18' x 32'. (Ground half acre cleared, balance bush.)

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) On property at 519 W.King's Rd., North Vancouver, B.C. abt. \$40.00 per annum. City of North Vancouver, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) The property at 519 W.King's Rd., North Vancouver, B.C. has been leased to a Mr. Clark for \$6.50 per month. This rent is to be paid by Mr. Clark to the Municipality of North Vancouver, B.C. as monthly instalment payment for Tax and Water Rate. Copy of the lease is kept in Declarant's safety deposit box at the Bank of Montreal, Granville & Pender, Vancouver, B.C.

Title Deed of the property at

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: 519 W. King's Rd., North Vancouver B.C. (No. unknowns at present) is in Declarant's safety deposit Box.
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Bank of Montreal, Granville & Pender, Vancouver, B.C.
None
- 9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: Whonnock, B.C. Wooden frame camp house, 18' x 32' owned by the Declarant but built on ground rented from :-
- 2. LANDLORD'S NAME AND ADDRESS: Mr. Stanjik (?) (Pole) Whonnock, B.C.
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Ground rent \$18.00 per annum, rent paid up to Sept. 1942. Copy of lease in Declarant's safety deposit box at the Bank of Montreal, Vancouver, B.C.
- 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:
 - in the care of Mr. Tamejiro Tamura, R.R.#2, Duncan, B.C.:-
 - One 60 hp. "Cumeloy Oil-Pull" semi-diesel stationary engine.
 - On the property at Whonnock, B.C.:-
 - One 9 hp. "Fairbanks Morse" Marine Engine, used as motive power in Saw Mill, including shafts and pulleys.
- 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, OTHERS:
- 6. MONEYS OWIN paid \$300.00 by H.A. \$200.00) Note Note receivable B.C., payabl \$350.00 Note re
- 7. BONDS, DEBEN \$100.00 Victo Montreal,
- 8. BANK ACCOUN
- 9. LIFE INSURAN
- 10. INTEREST IN A
- 11. SAFETY DEPO

LIABILITIES:

- 1. PERSONAL DE
- 2. TRADE DEBTS

I, the undersigned area as set out above or other securities, if

I certify that the every description in and indirect.

Dated this 11

"Geo. F.

FOR DEPARTMENT

the property at
1., North Vancouver
Box.
Montreal, Granville &
Vancouver, B.C.

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).....

paid
\$300.00 by H.A. Badger & G.T. Kinkade, Qualicum Beach, V.I., B.C. (balance now
\$200.00) Note lodged for collection with the Bank of Montreal, North Vancouver, B.C.
Branch

Note receivable \$599.00 from W. Shaw, Pacific Auto Court, Kingsway, Vancouver,
B.C., payable at Bank of Montreal, North Vancouver, B.C.

\$350.00 Note receivable from Son Toshichi Uyeno, 116 Main St., Vancouver, B.C.

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

\$100.00 Victory Bond 1941, in Declarant's safety deposit box at Bank of
Montreal, Vancouver, B.C.

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: Bank of Montreal, Granville & Pender, Vancouver, B.C.
No. of box forgotten by Declarant at present.

LIABILITIES:

1. PERSONAL DEBTS: \$790.00 payable to Son Toshichi Uyeno, 116 Main St.,
Vancouver, B.C.
\$200.00 payable to Son Toshichi Uyeno

2. TRADE DEBTS: None

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

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

Dated this 11th day of May 1947.

(Signature) "M. Uyeno"

"Geo. F. Arab"
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

March 3, 1949.

G. M. Hyde

camp house, 18' x 32'

snock, B.C.

Ground rent \$18.00

Declarant's

) None

ATURE, FIXTURES,
NAL EFFECTS:

ver

None

INTEREST IN, OR

EXHIBIT No 1194-6

DATE OCT 29 1948

FILLED BY K. A. Christie

CORPORATION OF THE DISTRICT OF NORTH VANCOUVER
NOTICE OF ASSESSMENT, 1943

Description of Land	D.L.	Block	Block or Lot	Lot	TOTAL VALUE	
					Land	imprvmnts
<u>6175E/4 5</u> EVACUATION SECTION					<u>350</u>	<u>800</u>
Roll No.						

TAKE NOTICE that the above property is assessed as above for the year 1943. Court of Revision will be held at the Municipal Hall, 4th and Chesterfield Ave., North Vancouver, B. C., on Monday, 8th February, 1943, at 10.00 a.m.

- Section 234 of the Municipal Act reads as follows:
- (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the Assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land or improvements have been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally, or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.
 - (2) The Municipal Council may, by its Clerk, Solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.
 - (3) EVERY COMPLAINT SHALL BE MADE IN WRITING, AND SHALL BE DELIVERED TO THE ASSESSOR AT LEAST TEN DAYS PRIOR TO THE FIRST ANNUAL MEETING OF THE COURT OF REVISION.
 - (4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Court Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount in any case if the assessment of land complained of or appealed against is ten per centum or more less than the assessed value of the same land in and according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount in any case if the assessment of improvements complained of or appealed against is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

North Vancouver, B. C. December 31, 1942. W. R. CLARK, Assessor.

UYENO, TOSHIKI.

(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1194-7
DATE OCT 29 1948
FILLED BY K A Christie

08720

Reg. No.

Type of Premises
(e.g. House, Store, etc.)

No. of Rooms

Type of Finish

Use of Premises

Size of Lot
50 x 122
(lot No. 12)

When
Purchased
1939

Date of
Purchase

Double Garage

Purchased from
Govt at a tax sale

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

City of N. Vancouver
Residential Area.

\$200.00

1939 - Put in 10 fruit trees (apples, pear, plum)
1941 - flower garden 35 x 30 (roses, shrubs)
1940 - vegetable garden rest of property
1939 - fencing 700' (cedar fence) 700' B.M. Cedar Lumber
- picket fence in front
1939 - 10' addition to garage and painting garage

\$20.00
\$30.00
\$50.00
\$50.00
\$10.00
\$40.00

Comments re upkeep of premises:

Claimant states that everything was left in good condition at time of evacuation.

Comments re Appraiser's report not covered above:

Additional Comments:

Assessed Value 1943: Land \$175.00
Improvements 40.00
\$215.00

Summary:

Estimated Value \$325.00
Sale Price by Custodian \$175.00
Amt. of Claim \$150.00

Tosichi Uyeno
Signature

EXHIBIT No. Oct. 29/48
 DATE FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

Land registry Office

"Cat 430 & 431"

File No. 8549

VANCOUVER, B. C.

No.minutes 12.15 P.M. 8th day of May, 1943.

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

Municipality of North Vancouver,
 Lot 10,
 Block 5,
 South East quarter ($\frac{1}{4}$) of
 District Lot 617,
 Group 1, New Westminster District,
 Plan 1229.

viz:

Registered Owner: Mohachi Uyeno "09609"

Volume 449, Folio 21063 K. Indef.

Registered Charges: Filing 36347, 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

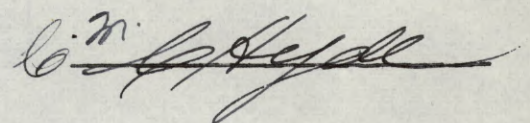
Mechanics' Liens: None

To:- The Custodian

"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.

March 3, 1949.



"Cat 430 & 431"

CERTIFICATE OF ENCUMBRANCE

Land Registry Office

VANCOUVER, B.C.

File No. 8549.

~~At~~minutes 12.40 P.M. 8th day of June, 1943.

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

Municipality of North Vancouver,
Lot 11,
Block 5, South East quarter of
District Lot 617,
Group 1, New Westminster District,
Plan 1229.

viz:

Registered Owner: Mohachi Uyeno "09609"

Volume 325, Folio 90026'I' Indef.

Registered Charges: Filing 36347, 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

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.

March 3, 1949.

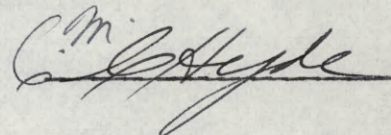


EXHIBIT No. 1194-9
DATE OCT 29 1948
FILLED BY H A Christie

UYENO, Mohachi
519 W. King's Road, North Vancouver, B.C.
Evac. File 8549



Picture Taken May 4, 1943

EXHIBIT No.

Oct. 29/48

DATE

FILED BY

K.A.Christie

C O P YDUNCAN IRON WORKS

Duncan, B.C.

June 20th. 1944

J. H. Whittome & Co. Ltd.
Duncan, B.C.

Dear Sirs: Attention Mr. R. Whittome.

I have examined and got what information I can re- Rumley Oil Engine- located on Drinkwater Road near Duncan. I find that some parts are missing including magneto, and the machine is not in very good condition.

I would value the engine at \$250.00 as is.

Yours truly,

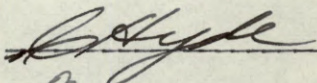
"Robert Sanderson"

Robert Sanderson.

"Advertise in Cowichan Leader"

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

March ³/₄, 1949.


G.M.

(Stamp
(Evacuation Section)
(Rec'd JUN 14 1945)
(File No. 8549/13411)

1194 - 11
EXHIBIT No. _____
DATE Oct. 29/48
FILED BY K.A.Christie

S. C. CARLSEN

Real Estate

New Westminster, B. C.

June 14th., 1945.

The Custodian of Enemy Property,
Royal Bank Bldg.,
Cor. Hastings and Granville Sts.,
Vancouver, B. C.

Dear Sirs:

re: Sale of Property

Enclosed please find letter of certification re my introducing Mr. R. W. Collins, to Lots 9, and 10, Block 48, which is situated on Maude Road, Port Moody, B. C.

Also I hereby wish to make application for the purchase of Catalogue number 430, 431, 432, situated on The West Kings Road, North Vancouver, B. C. to be registered in the name of Leonard Jalbert, Clothier, 238 Seventh Ave., New Westminster, B. C. for the sum of \$1350.00, of which you will find enclosed a cheque for \$135.00 being ten percent as deposit. This amount is to be returned if transaction not completed or accepted.

Yours very truly,

"S. C. Carlsen"

S. C. Carlsen.

(Stamp - PROPERTIES SUSPENSE ACCOUNT)

*noted & letter from
Collins placed on
file INT. 422
W.J.D.*

*INT.
422*

IRWIN & BILLINGS CO., LTD.

EXHIBIT No. Oct. 29/48

Estate, Financial and Insurance Agents

DATE.....
FILED BY K.A.Christie50 Lonsdale Avenue (Cor. Esplanade)
NORTH VANCOUVER, B.C.

September 29th, 1943.

The Custodian,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:

Re: Lots 10, 11 and 12, Block 5, SE $\frac{1}{4}$ D.L. 617.
Municipality of North Vancouver.

Enclosed herewith please find our certified cheque payable to the "Custodian", for the sum of \$65.00, being a ten percent deposit on account of our tender to purchase the following properties:

1. We tender \$50.00 as the purchase price of Lot 10, Block 5, SE $\frac{1}{4}$ D.L. 617.
2. We tender \$550.00 as the purchase price of house and Lot 11, Block 5, SE $\frac{1}{4}$ D.L. 617.
3. We tender \$50.00 as the purchase price of Lot 12, Block 5, SE $\frac{1}{4}$ D.L. 617 - all cash transaction.

We are making these tenders separately to conform to your regulations, but we wish it distinctly understood that if we cannot purchase the three lots, we wish our cheque returned. We are not interested in buying vacant land.

Regarding the house on Lot 11, it is an old structure on wooden post foundation, and the substructure is very frail and the chimney on a bracket. It is not plastered and the roof is leaking badly in the kitchen. There is no hot water tank, nor bathroom, nor is there a room in which to put a bath.

It is rented for \$6.50 per month, and the rent is paid to April 9th, 1944. The Tenant is Frederick N. Clark, and we are your agents in this connection. If our tender is acceptable to you, we wish to be considered as selling agents in the sale. The purchasers of the property would be Arthur Stanford Billings, Broker, and William Robert Bruce Irwin, Broker. Both parties may be addressed to 50 Lonsdale Avenue, North Vancouver, BC.

We understand that all adjustments will be made as of the date of confirmation. By that, it is understood that the Custodian will pay a proportionate amount of the taxes and water rates due to the date of sale, and the purchasers will get a refund of the rent paid in advance, as well as adjustment on account of the insurance.

We would be quite willing to prepare a detailed statement of the whole transaction for your perusal.

Yours faithfully,

IRWIN & BILLINGS CO. LTD.

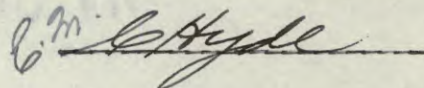
per: "A. S. Billings"

ASB:T
Enc.

"F.G. Shears"

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

March 3, 1949.



(Stamp
(Evacuation Section)
(Rec'd AUG 22 1945)
(File No. 3849)
(Ans. W.A.)
(Referred Anderson)

1194 - 12

EXHIBIT No. Oct. 29/48
DATE.....
FILED BY K.A.Christie

"Advert. May 14/45
no offers"

1533 W. 3rd, Ave.,
Vancouver, B.C.
Aug. 21, 1945.

Mr. Anderson,
Custodian of Jap. Property,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Mr. Anderson:

Mrs. Morgans and I were out to Whonnock on Sunday
and the property has been broken into and most of the things were
taken. We will make an offer of one hundred dollars (\$100.00) for
all the timber left there.

In regard to the gasoline engine about which you
spoke, that is gone entirely and most of the other things of value
have been stolen.

I would appreciate your getting in touch with us
as soon as possible, (preferably in the evening).

Yours truly,

"Chas Morgans"

per H.M.C.

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

March 3, 1949.

