Name of Claimant KATO, Yosokichi Case 1221

Custodian File 662

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	

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%	105.00	48.30	250.	30.00	80.00 78.30
							TOTAL RECOMMENDATION	158.30

1540

CASE NO: 1221

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 8, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHOKICHI KATO

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,

November 8, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHOKICHI KATO

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
C.P. OPPER, ESQ.,	appearing for the Claimant.

A. SMITH, ESQ.,	Secretary,
D.J. HANDFORD, ESQ.,	Official Interpreter,
A.G. VEITCH, ESQ.,	Official Reporter.

YOSHOKICHI KATO, the claimant herein, being first duly sworn, testified through the interpreter, as follows:

DIRECT EXAMINATION BY MR. OPPER:

Q. I show you a list entitled Personal Chattels. Is that your signature at the bottom?

A. Yes, sir.

Q. Was that list prepared under your instructions?

A. Yes.

Q. And is what is contained in there true?

A. Yes.

(PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT NO.1)

MR. CHRISTIE: I tender as Exhibit 2 the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO.2)

MR. OPPER: Q. Before evacuation did you run a rooming house at 125 East Second Avenue, Vancouver, B.C.? A. Yes.

Q. And, did you own that place?

A. Yes. The business was mine but the house was not mine.

Q. You are claiming for certain articles which were left on those premises. Were those articles owned by you?

A. Yes.

Q. Among the articles for which you are claiming there are 59 blankets. You are claiming for 59 blankets? A. Yes.

Q. And, in what condition were those blankets

when you left them? A. There were some quite new, others a little older and some older than that. I used to purchase some fresh ones every year.

Q. On the whole were they in good condition?

A. Yes. They were all in fairly good condition. They were all usable.

Q. And what about the rest of the bedding?

A. Those were also some new and some old and I was continually replenishing them so that none of them were in very, very bad condition.

Q. In whose care were these chattels left when you evacuated? A. I was evacuated in a great hurry, the Mounted police came around and I was given an extra week to do something about it but eventually I did not leave them in the care of anybody. I just left them there. They were all left in the rooming house just as they had been used. The laundry was all left ready for the laundry. The Custodian examined them in August some time.

Q. Yes. Now, I have here a report from an appraiser in Vancouver, Richards, Akroyd & Gall, Limited, dated May 18, 1942, which I will put in as Exhibit 3. I would like to read you one sentence from it. It states in this report:

"Furniture, furnishings such as blankets, sheets, linen, etc. are in a deplorable condition, we feel that it would be impossible to find a purchaser and we doubt if a junk man could be pursuaded to move many of the pieces."

Tell us what you have to say about that?

A. That is wrong. This was at the time of the sale?

Q. In 1942? A. No. There was nothing in that bad condition. Amongst them there might have been one or two things in poor condition but generally-speaking not.

Q. Your answer is that the item read is untrue?

A. Yes.

Q. Is that right?

A. Yes.

MR. CHRISTIE: I tender that report as Exhibit 3.

(REPORT, MAY 18, 1942, MARKED EXHIBIT NO.3)

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a J.P. Form, dated March 28, 1942. Is that your signature?

A. Yes.

MR. CHRISTIE: I tender the J.P. Form as Exhibit 4.

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

Q. Where did you buy this calcimine sprayer?

A. A salesman came around selling it, a Toronto salesman.

Q. The tenant informed the Custodian that you were never able to work this sprayer. Is that correct?

A. I used it. I was able to use it. I bought it in 1941. I used it a couple of times. I did not use it every month, of course.

Q. Did you make efforts to locate the salesman

again? A. No. He was one of the rooming-house tenants.

Q. The salesman? A. No. His own office was in the Dominion Building in Vancouver.

Q. The tenant is wrong when he states that the calcimine sprayer - he could never get it to work. Is that correct? A. No. I used it. After I evacuated I received correspondence saying that these things were not there and I replied and told them where to look for it and then they found them.

MR. CHRISTIE: I tender as Exhibit 5 an appraisal of Thompson & Company, dated August 3, 1945.

(APPRAISAL, AUGUST 3, 1945, MARKED EXHIBIT NO.5)

Q. The appraiser said that only three out of 30 beds were saleable. A. With such old stuff as that I would not have been able to do business in the rooming house.

Q. How much did you charge your tenants a week there for a room? A. Eight dollars a months and also others for $7.50.

Q. Did you rent any of these rooms just by the night? A. Yes, at 50 cents.

Q. How old were these gas stoves?

A. There were some good ones and some old ones.

Q. Can you give us an idea of how old they were, roughly? A. Some were three, five and six or seven years old, and some were fairly new.

Q. How long had you been in the roominghouse business? A. About five years.

Q. Did you buy out a rooming place when you bought it with all these furnishings?

A. Yes; and then I gradually bought new things and replaced the old, worn out ones.

Q. A lot of these articles for which you are claiming $1,558.30 belonged previously to the rooming house contents which you purchased?

A. Yes. The beds, for instance, I bought about half of them after I purchased.

Q. With respect to these 26 tables, here, how old were they? A. There were some three years, some eight, some 10 years.

Q. Let us take the blankets, sheets and quilts: Did some or many of those belong to the former rooming house contents which you purchased?

A. I used to buy about 20 each year. Some were only two years old and some three years old, and some I bought the house I evacuated.

THE SUB-COMMISSIONER: Q. Were some of them there when you bought the rooming-house?

A. Yes. There were some.

MR. CHRISTIE: Q. It is suggested here that some of the sheets were unfit for use. What do you say as to that? A. Altogether there were about 88 sheets at the time I left but one batch was at the laundry and this list was made up four months after I left, so the numbers appearing on the list are not correct. There may have been two or three torn, not usable sheets, but not many more than that.

Q. I show you an inventory dated August 17, 1942. Will you tell me whose signature that is?

A. Yes.

Q. And did you read this over before you signed it? A. Yes. It was read over for me.

Q. You say on it 68 sheets and others unfit for use? A. That was four months after I had to give up the business, so I do not know about it.

Q. You signed this on August 17, 1942. I file this inventory dated August 17, 1942, an inventory of the chattels left at 125 East Second Avenue, signed by the claimant.

(INVENTORY, AUGUST 17, 1942, MARKED EXHIBIT NO.6)

I am showing you a direction dated June 22, 1942, addressed to Dear Mrs. N. Christfield:

" I would have liked to answer it in English, but since I could not write, I have replied it in Japanese. Departing Vancouver was so sudden that I could not register at the Custodian. Since I'm working at the camp and don't know what to do, I have left the matter of the Custodian up to you, which I think is the best procedure. Wishing you the best of health.

Yours truly (Sgd) Y. Kato."

(LETTER JUNE 22, 1942, MARKED EXHIBIT NO.7)

I am showing you a letter addressed to the office of the Custodian dated August 3, 1942. Whose signature is that? A. Yes.

I will put this in the same Exhibit. It is

addressed to the Custodian:

"Dear Sirs:

For and in consideration of the sum of $1.00, receipt of which is hereby acknowledged, I desire you to allow Mrs. N. Christfield of 125 East 2nd Avenue, to have the full use of my furnishings of the rooming house at 125 East 2nd Avenue until such time as I return to Vancouver, when they are to be returned to me.

The aforesaid Mrs. Christfield is to operate the rooming house on her own behalf, paying all rent and up-keep."

It is signed by "Yosokichi Kato."

--- (See Ex. No. 7)

Were the floor coverings the same ones which were on the rooming house floor when you purchased it for which you are claiming? A. Some of it was the same but in one part I had changed it.

Q. I understand that some of these dishes and cooking utensils were owned by the tenants. Is that correct? A. No. All the stuff in the rooming house, as far as kitchen utensils and plates and things were concerned, were mine.

THE SUB-COMMISSIONER: With respect to this list, Exhibit 6, which purports to be a list of all the chattels left by the claimant, which he admits he signed, there are two items struck out with a blue pencil, the calcimine sprayer, the insect sprayer. I take it that was not done before he signed and filed his list?

MR. CHRISTIE: We are taking the position that

they were left in the custody of a person other than the Custodian.

THE SUB-COMMISSIONER: All I wanted to make clear is that he was claiming in respect of them at the time that this list was signed. In other words, it is alleged that they were blue-pencilled out before he signed them.

MR. CHRISTIE: No. I am not making any statement in respect of that.

THE SUB-COMMISSIONER: I thought unless that is admitted he should be given an opportunity to comment on it, because he has simply said that was his statement.

MR. CHRISTIE: I think that is all, thank you.

RE-EXAMINATION BY MR. OPPER:

Q. Were any of the blankets and sheets left in the rooming house at the time of the evacuation, the old ones which you purchased with the property five years previously?

A. Yes, there were some.

Q. About how many would there be? Do you know that? A. Between 20 and 30 percent of the total.

Q. I see. I am showing you this letter, again. That is your signature to Exhibit 7 addressed to Mrs. Christfield. Who prepared that letter?

A. I do not know what is written there. I remember the letter now. Yes; that is the letter I wrote in Japanese.

Q. This is a translation. He wrote it, himself. A. Somebody from the Custodian's office.

Q. All right; that is all, thank you.

A. I sent it in Japanese. I did not know anybody well enough in the camp to have him write for me in English, so I wrote it in Japanese.

MR. CHRISTIE: I wish to file as Exhibit 8 an offer to purchase these chattels with the exception of the sprayers. This offer is made August 13, 1945, by Mrs. M. Christfield. The offer is in the amount of $250. In the same exhibit, Exhibit 8, I am filing the bill-of-sale entered into between the Custodian and Douglas Fletcher Christfield. The consideration there is $250.

(OFFER TO PURCHASE, Bill-of-Sale, MARKED EXHIBIT NO.8)

It is submitted that these chattels which were sold to the tenant by tender were sold at their fair market value.

It is further submitted that the Custodian is not responsible for the sprayers which were left in the Custody of a person other than the Custodian by the claimant.

(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch

A.G. VEITCH
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.

Case 1221

NOV 19 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

662 Toronto

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

(1) NAME KATO YOSOKICHI (RCMP) Reg. No. 05309
(Print) Surname Given Name

(2) Pre-Evacuation Address 125 East 2nd Ave Vancouver B.C.

(3) Present Address 163 Elgin St. Hamilton Ont.

(4) REAL ESTATE none

(a) Street Address (if any) _____ City or Municipality, _____ Province

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

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

(i) Farm
(ii) Residence Type of business _____
(iii) Business
(iv) Any other type of property (describe) _____

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

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

(i) Land - - - - - - - - - - - - - - - - $_____

(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) - $_____

(v) Amount at which Custodian sold property and credited your account - - $_____

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

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation 125 East 2nd Ave Vancouver B.C.

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

(c) How stored or packed at time of evacuation It was not stored or packed but in use

(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")

Mr. & Mrs. Christfield

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $ 1314 92

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) - $ 1314.92

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

Toronto

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

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

DOMINION OF CANADA)
Province of Ontario)
County of Wentworth)
TO WIT:)

I, Yosokichi Kato of the city of Hamilton 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 Hamilton in the province of Ontario this 11th day of November A.D. 1947.

Yosokichi Kato

A. Munro
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.

LIST OF CHATTELS LEFT AT 125 EAST SECOND AVENUE,
VANCOUVER, B. C.

1	Kalsomine Sprayer $99.00	$ 75.00
1	Insect Sprayer $35.00	30.00
15	Gas Stoves	75.00
12	Gas Plates	24.00
28	Dressers	196.00
30	Bedsteads	210.00
30	Mattresses	75.00
31	Bed Springs	77.50
1	Cot	6.00
26	Tables	56.00
6	Stands	3.00
2	Small cupboards	6.00
50	Chairs	50.00
2	Rockers	2.70
1	Stool	.75
1	Stepladder	1.00
2	Small ladders	2.00
56	Pillows	62.00
59	Blankets	119.00
5	Quilts	5.00
68	Sheets and others unfit for use	68.00
28	Counterpanes	56.00
65	Pillow cases	13.00
30	Dusters	12.00
26	Bath towels	6.50
26	Towels	6.20
	Floor Coverings	60.00
	Dishes and cooking utensils in 26 rooms (some owned by tenants)	143.00
4	Pails	2.40
1	Shovel	.75
1	Wheelbarrow	4.50
3	Washtubs	3.00
2	Washboards	1.00
1	Clock	1.00
10	Window blinds (large)	40.00
20	" " (small)	35.00
30	pairs Curtain (some in poor condition)	30.00
	TOTAL	$ 1558.30

Under date of April 10, 1946, Received from Department of Secretary of State, Office of The Custodian	$240.00	
Under date of September 30,1946, Received from above Department	3.58	
		243.58
BALANCE		$ 1314.72

KATO Yosokichi
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1221-1 05309
DATE NOV 8 - 1948
FILLED BY E P Offret

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 Kalsomine sprayer	1941	new	$99.00	Good	75.00
1 Insect sprayer	1941	new	35.00	good	30.00
59 Blankets	1937 - 1941	new and used (bought with real estate and new ones purchased yearly)		good	119.00

Total claim as per column 3, analysis of Personal Property claim $1,558.30

Description of Storage of Goods:

All Goods claimed were contents of a Rooming House operated by Claimant

Summary:

Estimated value	$1,558.30
Sold by Custodian	250.00
Claim	1,308.30

General Statement as to Chattels not Described above:

Additional Comments, if any:

Yosokichi Kato
Signature

1221

RD SMITH

AST BOND

HOWARD SMITH

BELL-FAST BOND

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 662 EXHIBIT No.

NAME KATO, Yosokichi

REG. No. 05309

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION March 28/42	TAKEN BY			AUCTION	TENDER &c		
EVACUATION March 29/42	DATE						
Furnishings for 30 rooms,		1. Kalsomine Sprayer($99.00)	75.00				
including		2. 1 Insect Sprayer($35.)	30.00				
vacuum cleaner (1)		3. 15 Gas stoves	75.00				
1 electric refrigerator		4. 12 Gas plates	24.00				
1 insect sprayer		5. 28 Dressers	196.00				
located at 125 E. 2nd		6. 30 Bedsteads	210.00				
Ave., Vancouver, B.C.		7. 30 Mattresses	75.00				
		8. 31 Bed Springs	77.50				
		9. 1 cot	6.00				
		10. 26 tables	56.00				
		11. 6 stands	3.00				
		12. 2 small cupboards	6.00				
		13. 50 chairs	50.00				
		14. 2 rockers	2.70				
		15. 1 stool	.75				
		16. 1 stepladder	1.00				
		17. 2 small ladders	2.00				
		18. 56 pillows	62.00				
		19. 59 blankets	119.00				
		20. 5 quilts	5.00				
		21. 68 sheets and others unfit for use	68.00				
		22. 28 Counterpans	56.00				
		23. 65 pillow cases	13.00		250.00		
		24. 30 Dusters	12.00				
		25. 26 Bath towels	6.50				
		26. 26 Towels	6.20				
		27. Floor coverings	60.00				
		28. Dishes and cooking utensils in 26 rooms (some owned by tenants)	143.00				
		29. 4 Pails	2.40				
		30. 1 Shovel	.75				
		31. 1 Wheelbarrow	4.50				
		32. 3 Washtubs	3.00				
		33. 2 Washboards	1.00				
		34. 1 Clock	1.00				
		35. 10 Window blinds (large)	40.00				
		36. 20 " " (small)	35.00				
		37. 30 pairs Curtain (some in poor condition)	30.00				
			1,558.30				

SUM

Goo

E No. 662 EXHIBIT No. _____

G. No. 05309

EXHIBIT No. 1221-2
DATE NOV 8 - 1946
FILLED BY B D Christie

CASE No. _____
VENUE _____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT &C	UNSOLD	REMARKS
UCTION	TENDER &c							
							75.00 30.00	Left in care of Mr.Kato's agent, Mrs. Christfield. See Aug. 3/42.
								Goods in poor condition - see May 18 & Aug.14, 1942. Appraised by Thompson & Co., Aug.3/45. Valuation $250.00 Offer of $250.00 from Mr. D.F.Christfield approved by Advisory Committee Aug.29/45
	250.00							
							105.00	

SUMMARY OF CLAIM

Goods for which Japanese claims $1,453.30 sold by tender for $250.00
" " " " " 105.00 unsold - left with claimant's agent.

$1,558.30

EXHIBIT No.
DATE Nov 8 1948
FILED BY K. A. Christie

RICHARDS, AKROYD & GALL, LIMITED

VANCOUVER, B. C.

Yosokichi KATO. REGISTRATION NO. 05309.

BUSINESS

Rooming House at 125 East 2nd Avenue, Vancouver, B. C. Consisting of 30 rooms used as Housekeeping Suites, being the two upper floors of the frame building at the aforementioned address. The premises are rented on a monthly tenancy at $45.00 per month together with water rates. Heating is provided by the tenant by means of a Hot Water plant in the basement. The decorating and general condition of the rooms is poor. Furniture, furnishings such as blankets, sheets, linen, etc are in a deplorable condition, we feel that it would be impossible to find a purchaser and we doubt if a junk man could be pursuaded to move many of the pieces.

The furniture and fixtures are owned outright by Mr. Kato, we were unable to locate the vacuum cleaner, electric refrigerator, insect sprayer mentioned in form JP, possibly these may have been removed by friends and relatives who called at the rooms after Mr. Kato left for camp.

Nothing is known of the man's assets other than those reported in form JP. and as far as is known there are no liabilities other than the usual monthly accounts contracted in the operation of the business.

We could find no information with regard insurance and we consequently have arranged coverage for $1000.00 with loss payable to the Custodian.

We could discover no contracts offecting the business.

This man was evacuated suddenly at the beginning of April leaving no one authorised to operate the Rooms, On word from Mrs Christfield, one of the occupants that this had happed we made arrangements for the said lady to act as Manageress until such time as someone had been appointed to act in that capacity by your office. Mrs. Christfield was to collect all rents than due and to operate the rooms as if she were the owner of same, to pay all necessary bills that would occur in the operation of such business. At the end of April we found that the revenue derived was insufficient to take care of the disbursements. This was not carefully checked but now that we have the authority we shall investigate more carefully. Mrs Christfield received no remuneration for her services but received free rent of her suite, this is not sufficient to compensate her for work done.

It is quite evident that unless it can be shown that there is a profit to be had it will be very difficult to sell as a going concern and there will be no other alternative but to store the contents.

This would necessitate giving notice to the Roomers to vacate. There is of course the feature that under the new regulations of the Rental Control Board three months notice must be given.

Our recommendation is that Mr. Christfield be permitted to operate the rooms for a month or so at which time we shall know whether a profit can be made, which would assist the making of a sale.

RICHARDS AKROYD & GALL LTD.
"H. B. Lenty"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: March 7, 1949.

E. LaBasse

FORM "JP"

Powell St., Branch

FILE No. 662

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. 1221 - 4
DATE Nov 8 1948
FILED BY K. A. Christie

NAME: KATO, Yosokichi

HOME ADDRESS: 125 E. 2nd Ave., Vancouver, B. C.

REGISTRATION NUMBER 05309 SEX: Male AGE: 61

OCCUPATION: Rooming House attendant

(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: Eiya

ADDRESS OF WIFE OR HUSBAND: Japan

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: None

2. BUILDINGS AND OTHER IMPROVEMENTS: None

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

4. TAXES (Amount and where payable) None

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

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None

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: 3 storey, 30 room, wooden frame building, at 125 E. 2nd Ave., Vancouver, B. C.

2. LANDLORD'S NAME AND ADDRESS: J. A. McKinney, 651 No. 2 Road, Steveston, B. C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
Paid monthly —$45.00. Paid to the end of March, 1942.

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:
Furnishing for 30 rooms, including vacuum cleaner (1), 1 electric refrigerator, 1 insect sprayer, located at 125 E. 2nd Ave, Vancouver, B. C.

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

frame building,

Road, Steveston, B. C.

None

URE, FIXTURES,
AL EFFECTS:

ectric

Vancouver, B. C.

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
B. C. Electric Co., Security Deposit Interest Statement No. 1455-5460.
Credit represents $70.00

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
2 $50.00 Victoty Bonds, in own possession.

8. BANK ACCOUNTS: $90.00--Savings No. 1808, Royal Bank, Main and Hastings Sts. Vancouver, B. C.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: 4 room bungalow, wooden frame, Shiga-ken, Japan.

~~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 28th day of March ~~1942~~ 1942

(Signature) "Y. Kato"

"H. R. Coffey"
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: March 7, 1949. E. LeBasse

EXHIBIT No. 1221 - 5
DATE Nov 8, 1948
FILED BY K. A. Christie

THOMPSON & COMPANY

Auctioneers and Appraisers

Royal Trust Building
626 Pender Street, West,
Vancouver, B. C.

August 3rd. 1945.

Department of the Secretary of State,
Office of the Custodian,
675 West Hastings Street.
Vancouver, B. C.

Attention Mr. Spain.

Dear Sirs: RE YOSOKICHI KATO 125 EAST 2ND. FILE #662.

As per request of your Mr. Spain the writer personally inspected the above spremises for the purpose of Appraising all the Chattels & Effects therein contained & advising the best method of disposing of same.

The above premises in its present condition is one of the lowest type of Rooming House, in the category of "Flop House"

Your Inventory shews 30 beds, springs & Mattresses, there are only 3 that are saleable, the other 27 are old Iron Beds that we can't get the Red Cross to accept as a gift. The 3 saleable Beds are worth $6 each. The 28 Dressers are saleable worth $4 to $5 a piece - 28 Tables about $1 each - 50 Chairs average 50¾ each - 15 Gas Stoves very old types question whether you could sell some of them, would not value the lot at more than $25. 12 - Gas Plates $1.25 each - Floor coverings so badly worn no value - The Bedding & Linen badly worn & patched could only be used in this type of House $25.

The Tellus Kalsomine Sprayer looks like a new machine, the Tanant claims the Jap bought it from a door to door Salesman, but could not get it to work and could not again locate the Salesman. I have tried to find out if anyone in Vancouver had the Agency for this machine & what it sold for, but have had no success - would say this machine is worth at least $35.

The Insect Sprayer could not be located, but Tenants claim it is no good, never could get it to work.

This makes a grand Total of $321.00. In our opinion if you could get the present Tenants to pay $250 for everything except the Kalsomine Sprayer you would be getting good value for everything. Would strongly advise against moving goods to Auction Room for Sale & could not be done until all rooms vacated by present Tenants.

Yours truly,

THOMPSON & CO.
"W.G.B. Thompson"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: March 7, 1949.
E. Fitzsimmons

File #662

August 17, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
Aug. 28 1942.

NAME: Yosokichi KATO

REG NO: 05309

EXHIBIT No. 1221 - 6

DATE Nov 8 1948

FILED BY K.A. Christie

LIST OF CHATTELS LEFT AT 125 East Second Avenue, VANCOUVER, B. C.

1 kalsomine sprayer
1 insect sprayer
15 gas stoves (very old)
12 gas plates " "
28 dressers
30 bedsteads
30 mattresses
31 bed springs
1 cot
28 tables
6 stands
2 small cupboards
50 chairs
2 rockers
1 stool
1 stepladder
2 small ladders
floor coverings for 30 rooms (some in poor condition)
56 pillows
59 blankets
5 quilts
68 sheets and others unfit for use
28 counterpanes
65 pillow cases
30 dusters
26 bath towels
26 towels
dishes & cooking utensils in 26 rooms (some owned by tenants)
4 pails
1 shovel
1 wheelbarrow
3 washtubs
2 wash boards
1 clock
window blinds, curtains for 30 rooms (many in poor condition)

"D.S."
This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: _____ SIGNED: "Yosokichi Kato"

Please sign and return one copy to the Custodian.

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

Date: March 7, 1949.

EXHIBIT No. 1221 - 7
DATE Nov 8 1948
FILED BY K.A. Christie

Translation

June 22, 1942.

Dear Mrs. No. Christfield:

I would have liked to answer it in English, but since I could not write, I have replyed it in Japanese. Departing Vancouver was so sudden that I could not register at the Custodian. Since I'm working at the camp and don't know what to do, I have left the matter of Custodian up to you, which I think is the best procedure. Wishing you the best of Health.

Yours truly,

(Sgd.)"Y.Kato"

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

Date: March 7, 1949.

E. LaBasse

EXHIBIT No. 1221 - 7
DATE Nov 8 1948
FILED BY K. A. Christie

File #662

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
Aug. 3 1942.

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

Dear Sirs:

For and in consideration of the sum of $1.00, receipt of which is hereby acknowledged, I desire you to allow Mrs. N. Christfield of 125 East 2nd Avenue, to have the full use of my furnishings of the rooming house at 125' East 2nd Avenue until such time as I return to Vancouver, when they are to be returned to me.

The aforesaid Mrs. Christfield is to operate the rooming house on her own behalf, paying all rent and up-keep.

Yours truly,

"Yosokichi Kato"

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

Date: March 7, 1949.

E. LaBasse

1221 - 8

EXHIBIT No.

Nov 8, 1948

DATE

FILED BY K. A. Christie

125 E. 2nd Ave.,
Vancouver, B. C.
Aug. 13th, 1945

Mr. P. Douet,
Administration Dept.
Vancouver, B. C.

Dear Sir:

In reply to your letter of Aug. 8th re chattels belonging to Mr. Kato, would be willing to pay Two Hundred and Fifty Dollars ($250.00) for same. This price does not enclude the sprayers.

Yours truly,

(Mrs.) "M. Christfield"

HOWARD SMITH
GENOA BOND
PAPER
MADE IN CANADA

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: March 7, 1949.

E. LeBasse

EXHIBIT No.
DATE Nov. 8 1948
FILED BY
K. A. Christie

THIS INDENTURE made in duplicate the 16th day of October, in the year of our Lord one thousand nine hundred and forty-five,

BETWEEN:

THE HONOURABLE THE SECRETARY OF STATE OF CANADA ACTING IN HIS CAPACITY AS CUSTODIAN UNDER THE REVISED REGULATIONS RESPECTING TRADING WITH THE ENEMY (1943).

(Hereinafter called the "GRANTOR")

OF THE ONE PART:

AND:

DOUGLAS FLETCHER CHRISTFIELD, of
125 East Second Avenue,
Vancouver, in the Province of
British Columbia.

(Hereinafter called the "GRANTEE")

OF THE OTHER PART:

WHEREAS YOSOKICHI KATO, Police Registration Number 05309, formerly resided at No. 125 East Second Avenue, Vancouver, in the Province of British Columbia;

AND WHEREAS the said YOSOKICHI KATO, a person of the Japanese race, was required to leave the protected area in the Province of British Columbia by order of the Minister of Justice pursuant to the provisions of the Defence of Canada Regulations (Consolidation) 1941;

AND WHEREAS the Grantor under and by virtue of Order in Council Number P. C. 1665 of 1942 and amendments thereto including P. C. 2483 of 1942 and P.C. 469 of 1943 and of the applicable provisions of the Revised Regulations Respecting Trading With The Enemy (1943) is vested with all the right, title and interest of the said YOSOKICHI KATO in the goods and chattels hereinafter described and enumerated, and hath contracted and agreed with the said DOUGLAS FLETCHER CHRISTFIELD for the sale of the interest of the said Yosokichi KATO in the said goods and chattels for the sum of Two Hundred and Fifty Dollars ($250.00) such sale to be executed by a Bill of Sale to the Grantee herein;

WITNESSETH that in consideration of the premises and of the said sum of Two Hundred and Fifty Dollars ($250.00) of lawful money of Canada paid by the Grantee to the Grantor at or before the sealing or delivery of these presents (the receipt whereof is hereby acknowledged) the Grantor hath bargained, sold, assigned, transferred and set over and by these presents doth bargain, sell, assign, transfer and set over

unto the Grantees , their respective executors, administrators and assigns, all those goods and chattels hereinafter set forth, described and enumberated as follows:

15 gas stoves
12 gas plates
28 dressers
30 bedsteads
30 mattresses
31 bed springs
1 cot
28 tables
6 stands
2 small cupboards
50 chairs
2 rockers
1 stool
1 stepladder
2 small ladders
floor covering for 30 rooms
56 pillows
59 blankets
5 quilts
68 sheets and others unfit for use
28 counterpanes
65 pillow cases
30 dusters
26 bath towels
26 towels
dishes & cooking untensils in 26 rooms
4 pails
1 shovel
1 wheelbarrow
3 washtubs
2 washboards
1 clock
window blinds, curtains for 30 rooms

all of which goods and chattels are now in the possession of the Grantee and are situate, lying and being at No. 125 East 2nd, Avenue, Vancouver, in the Province of British Columbia, and all the right, title and interest, property, claim and demand whatsoever both at law and in equity or otherwise howsoever of me the Grantor of, in, to and out of the same and every part thereof.

TO HAVE AND TO HOLD the said hereinbefore assigned goods, chattels and effects and all of them and every part thereof, with the appurtenances thereto, and all the right, title and interest of the said Grantor thereto, and therein, as aforesaid, unto and to the use of the said Grantee to and for his sole and only use for ever:

PROVIDED that any covenants express or implied on the part of the Grantor are excluded.

The Grantor does not guarantee or warrant and has not made any representations whatsoever to the Grantee as to the quantity, quality, character and condition of the said goods and chattels and the Grantee acknowledges that he has purchased the said goods and chattels after personal inspection thereof and his own investigation without any representation or warranty whatsoever of the Grantor;

AND the Grantee further acknowledges that he has received and accepted delivery of all of the said goods and chattels from the Grantor.

IN WITNESS WHEREOF the said Grantor acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enamy (1943) has executed these presents by his Deputy and the Grantee has hereunto set his hand and seal on the day and year first above written.

SIGNED, SEALED AND DELIVERED)
)
in the presence of:)
)
"May E. Mansell",)
Dept. Secretary of State,)
Ottawa,)
Stenographer) "A. H. Mathiey"
)
as to signature of Deputy Custodian.) "Asst. Deputy Custodian

"Douglas F. Christfield"

"Eva Joan Spratt"
as to signature of Grantee

Grantee

This is the paper-writing marked with the letter "A" referred to in the Affidavit of the Witness "May E. Mansell"

Sworn before me this 17th day of October, A.D. 1945.

"G. G. Bubert"
A Notary Public in and for the
Province of Ontario.

AFFIDAVIT OF WITNESS

PROVINCE OF ONTARIO)
)
TO WIT:)
)

I, May E. Mansell

of the City of Ottawa, in the Province of Ontario,

MAKE OATH AND SAY AS FOLLOWS:-

1. That the paper-writing hereunto annexed, and marked "A" is the Bill of Sale and every schedule or inventory thereto annexed, or therein referred to, and every attestation of the execution thereof, as made and given and executed by A. H. Mathieu, Deputy of the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943)

2. THat the said Bill of Sale was made and given by the said A. H. Mathieu, Deputy of the Secretary of State of Canada on the 16th day of October, 1945.

3. That I was present and did see the said A. H. Mathieu, Deputy of the Secretary of State of Canada in the said Bill of Sale mentioned, and whose name is signed thereto, sign and execute the same on the said 16th day of October, 1945.

4. That the said A. H. Mathiey at the time of making and giving the said Bill of Sale, resided and still resides at 15 Arthur Street, in the City of Ottawa, in the Province of Ontario and then was and still is the Deputy of the Secretary of State of Canada.

5. That the name May E. Mansell set and subscribed as the witness attesting the due execution thereof is of the proper handwriting of me, this deponent, and that I reside at 577 Bronson Ave., Ottawa, and am a Stenographer.

Subscribed to and sworn before me, this)
17th day of October, 1945, at the City)
of Ottawa, in the Province of Ontario.) "May E. Mansell"
)
)
)
"G. G. Bubert")
A Notary Public in and for the Province of Ontario.

BRITISH COLUMBIA)
)
TO WIT:)
)
)

AFFIDAVIT OF BONA FIDES

"Bills of Sale Act"

I, Douglas Fletcher Christfield, Vancouver, in the Province of British Columbia, the Grantee in the foregoing Bill of Sale, make oath and say:-

1. That the Assignment therein made is bona fide for valuable consideration, namely the consideration of the sum of Two Hundred and Fifty Dollars and that the consideration is duly set forth in the said Bill of Sale; and it is not for the prupose of enabling the Grantee, this deponent, to hold the goods and chattels mentioned therein as against the creditors of the Grantor, The Honourable the Secretary of State of Canada acting in his capacity as Custodian under the Revised Regulations Respecting Trading With The Enemy (1943); and that said Bill of Sale is not given for the purpose of protecting the goods and chattels mentioned therein against the creditors of the Grantor or of preventing such creditors from obtaining payment of any claim against the said Grantor.

SWORN before me at the City of Vancouver, in the Province of British Columbia, this 24th day of September, A. D. 1945.

"Douglas F. Christfield"

"D. A. W. Cramer"
A Notary Public in and for the Province of British Columbia.

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

Date: March 7, 1949.

E. L. Basse

DATED October 16th, 1945

THE HONOURABLE THE SECRETARY OF STATE
OF CANADA ACTING IN HIS CAPACITY AS
CUSTODIAN UNDER THE REVISED REGULATIONS
RESPECTING TRADING WITH THE ENEMY (1943)

AND

DOUGLAS FLETCHER CHRISTFIELD, of
125 East Second Avenue, Vancouver,
in the Province of
British Columbia.

BILL OF SALE

Approved as to form
"K.W. Wright"