Name of Claimant UYENO, Tashichi Case 1224

Custodian File 13411

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	
175.00	8.75 12.50										21.25

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%	150.00	69.00	266.67 ~~400.00~~	2/3 32.00	101.00

TOTAL RECOMMENDATION	122.25

1540

CASE NO: 1224

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 8, 1948.

IN THE MATTER OF THE CLAIM OF

TASHICHI UYENO

PROCEEDINGS AT HEARING

Original.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE M.A. MILLER, SUB-COMMISSIONER.

Toronto, Ontario,

November 8, 1948.

IN THE MATTER OF THE CLAIM OF

TASHICHI UYENO

PROCEEDINGS AT HEARING

APPEARANCES:

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

T T

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

MR. CHRISTIE: In this case, your honour, I am tendering as Exhibit 1 the Certificate of Encumbrance.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.1)

Notice of Assessment is tendered as Exhibit 2, for the year 1943.

(NOTICE OF ASSESSMENT, 1943, MARKED EXHIBIT NO.2)

Exhibit 3 will be the Real and Personal Property Summaries, to be filed as one exhibit.

(REAL PROPERTY SUMMARY, PERSONAL PROPERTY SUMMARY, MARKED EXHIBIT NO.3)

MR. OPPER: There is an unlooked-for difficulty in filing exhibits on my part because apparently this case was heard without the benefit of the file and the gentleman in question is not available now to sign what would be ordinarily Exhibit 1, the Real Estate Other than Farm form.

THE SECRETARY: In the exhibits of case number 1194, there is an Exhibit 7, Particulars of Real Estate, signed by Toshichi Uyeno. That is the son.

THE SUB-COMMISSIONER: I think he signed it that day. He was here and gave evidence.

MR. OPPER: Maybe he signed a copy and filed that.

THE SUB-COMMISSIONER: It is the same as in his father's. He probably signed a copy of his father's.

MR. OPPER: Mr.Christie had a copy and he probably signed that one, so I owe you a copyfor your file.

THE SUB-COMMISSIONER: I think there should be a note on the record that in both this case - perhaps you had better first make your submission applicable to both cases.

MR. OPPER: This one here is already filed.

THE SECRETARY: Exhibit 1194-7.

MR. OPPER: That exhibit should really be in this case.

THE SUB-COMMISSIONER: You make your submissions with respect to both cases, Mr. Christie.

MR. CHRISTIE: In regard to the case of Mohachi Uyeno and Tashichi Uyeno, I submit the real property was sold at its fair market value.

I would further submit that those articles of personal property which were sold by tender were sold at their fair market value.

I would further submit that the valuation placed on those other articles of personal property was excessive.

THE SUB-COMMISSIONER: It should be noted on the record in both the cases of Tashichi Uyeno and of Mohachi Uyeno that the evidence, exhibits, statements and submissions made in each shall refer equally to the other.

MR. CHRISTIE: Yes, your honour.

(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.

NOV 27 1947

Case 1224

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

3411 Toronto

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

(1) NAME Uyeno (Print) Surname Tashichi Given Name (RCMP) Reg. No. 02320

(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

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

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

D.L.617 S.E.¼ Block 5 Lot 12 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) Lot with garage

(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 - - - - - - - - - - - - - - - - $ 200.00

(ii) Buildings - - - - - - - - - - - - - - - - $ 125.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 325.00

(v) Amount at which Custodian sold property and credited your account - - $ 163.99

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 161.01

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(over)

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

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. Please see attached list 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 $ 93066

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) - $ 1,091.67

(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)
County of Kent)
TO WIT:)

I, Tashichi Uyeno of the R.R.#6
of City 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.

Tashichi Uyeno

S B Arnold
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 this property $ 285.00
Loss $1,115.00

I am the two-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 this property		$ 100.00
Loss		$ 281.00

I am the two-third owner in this property.

No. 13411

1224 - 1

Nov 8 1948

DATE
FILED BY K.A.Christie

THE GOVERNMENT OF THE PROVINCE OF
BRITISH COLUMBIA

CERTIFICATE OF ENCUMBRANCE
LAND REGISTRY OFFICE

Vancouver, B. C.

Cat 432

~~minutes~~ 10 a.m. o'clock 23rd day of July 1945.

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

Municipality of North Vancouver.
Lot 12,
Block 5,
South East Quarter of
District Lot 617,
Group 1, New Westminster District,
Plan 1229.

Registered Owner: Tashichi Uyeno
519 West Kings Road,
North Vancouver, B. C.

Volume 921, Folio 39240 L. Indef

Registered Charges Filing 36162 7/5/43 The Custodian Vesting Certificate
Filing 40181 17/7/45 The Custodian(10) Vesting

Certificate as to interest of Mohachi Uyeno.

Application for Registration None

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

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

To The Custodian.

"W.C.Brown"
Registrar.

EXHIBIT No. 1224-2
DATE NOV 8 - 1948
FILLED BY K A Christie

CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

1341

NOTICE OF ASSESSMENT, 1943

	D.L.	Block	Block or Lot	Lot	TOTAL VALUE Land	TOTAL VALUE Imprvmnts
Description of Land	S.1.14 617	5	12		175	40

EXHIBIT No.
Tashichi Uyeno
DATE
FILED BY

Roll No. 2-1520

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 has or 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.

W. R. CLARK, Assessor.

North Vancouver, B. C. **December 31, 1942.**

EXHIBIT No. 1224-2
DATE NOV 8 - 1948
FILLED BY
K A Christie

File #1341
Reg #02320

EXHIBIT NO.

Nov 8, 1948

DATE

REAL PROPERTY SUMMARY February 5,1947 FILED BY K.A.Christie

JAPANESE NAME: Tashichi George UYENO Reg No.02320 File No. 13411

CATALOGUE NO: 432

PROPERTY ADDRESS: Adjoining 519 West Kings Road, North Vancouver. B.C.

LEGAL DESCRIPTION: Lot 12, Block 5, South East Quarter of D.L. 617, Group 1, N.W.D. Plan 1229

CLASSIFICATION Vacant Land

ASSESSED VALUE:

Land	$175.00	Annual Taxes	$11.31
Improvements	40.00		
Appraisal	175.00 - North Vancouver Realty(E.N.COPPING)Ltd Oct 5, 1943		

TITLE: Registered in the name of Tashichi UYENO

ENCUMBRANCES: Registered Charges: Certificate of Vesting in the Custodian, Filed No. 36162 - 7/5/43.
Certificate of Vesting in the Custodian, Filed No. 40181 - 17/7/45
Unregistered Charge: No indication of any.

Vesting Order No. 36162 - May 7, 1943, as to the interest of Tashichi Uyeno.
Vesting Order No. 40181 - July 17, 1945, as to the interest of Mohachi Uyeno.

HISTORY OF DMINISTRATION: The Custodian's representative, Messrs Irwin & Billings, reported on the above property on November 13, 1942. This report included Lots 10 & 11, the adjoining property owned by Tashichi's father, Mohachi. It was noted then that the tax notices were reported to the father; this, no doubt, has a bearing on why Vesting Order No. 40181, as to the interest of Mohachi UYENO, was filed against Lot 12.

No income was realized from this property.

The above property was offered for sale by tender and given Catalogue No.432. An acceptable offer was received from Leonard Jalbert, through S.E.Carlson, real estate agent, in the amount of $1,350.00, on June 14, 1945, which included Lots 10 & 11, owned by Mohachi Uyeno. This offer was approved by the Advisory Committee on June 18th, 1945, and adjustments were calculated as of July 16, 1945

All documents pertaining to this transaction were handled on the file of Mohachi Uyeno - No. 8549.

"Apr 16/47

for the credit of this account. It was credited to father's a/c No. 8549 in consideration of payment of taxes from same. See letter Mar 14/47; also J.P. form and Irwin & Billings Report dated Nov 1/42. Taxes charged to a/c 13411 on July 16/45 being re-charged to a/c 8549 less $5.24 credited in adjustments. See requisition 16/4/47.

Real Property Summary February 5,1947

The gross proceeds from the sale of this property were released to the open credit of Mohachi Uyeno on August 27, 1945, to be held for the allotment of funds.

Certificate of Title No. 129720-L was forwarded to the purchaser by registered mail on January 10, 1946.

A division of funds was made as follows:-

Sale price	$175.00
Plus adjustments	5.24
Total	180.24
Less real estate agent's commission, valuation, advertising and land Registry fees	16.25
Net credit	$163.99

From this amount was deducted the taxes for 1942, 1943, 1944 and a portion of 1945, and the cost of Certificate of Encumbrance, a total of $47.86, which was credited to the account of Mohachi Uyeno, leaving a net credit of $116.13 to the account of Tashichi Uyeno.

A complete statement of the transaction was forwarded to Tashichi Uyeno on June 4, 1946.

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

"Geo Peters"
George Peters,
Office of the Custodian.

GP/#L

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

March 8th 1949

File No. 13411

February 5, 1947

1224 - 3
EXHIBIT No.
DATE Nov 8 1948
FILED BY
K.A.Christie

PERSONAL PROPERTY SUMMARY

Re: Tashichi George UYENO
Reg No. 02320

Chattels

In his declaration of October 26, 1942, Tashichi Uyeno declared no chattels in the Protected Area in British Columbia. However, he was allowed to come into the Protection Area and make arrangements, through the B. C. Security Commission, to ship both his and his father's chattels to Tashme, B. C.

Specified Articles

Although not declared, the file reveals that Tashichi Uyeno owned a 1A Kodak Junior Camera, taken over by the R.C.M.P., and a Victor Radio, Serial #226, also taken over by the R.C.M.P. These were handed to the Custodian on January 27, 1944.

The radio was sold on January 27, 1944, at auction, by the Custodian, in the net amount of $39.79, which was credited to the account of Tashichi Uyeno.

The camera was shipped to Tashichi Uyeno on June 19, 1946.

Bank Account

Bank of Montreal at Granville & Pender Sts., Vancouver - amount unknown. No action was required by the Custodian.

Safety Deposit Box

Bank of Montreal, Head Branch, number unknown. No action was required by the Custodian.

Stocks, bonds etc:

Although not declared, an extract appears on file, dated January 12, 1944, stating that Tashichi Uyeno holds Ten Shares in the Vancouver Shoyu Manufacturing Co.Ltd. The file does not reveal any action taken by the Custodian.

Moneys Owing

On July 15, 1946, Tashichi Uyeno informed the Custodian that he had sold a Chevrolet sedan to a Mr W, Shaw, and notes for the collection of $524.00 were placed in rhe hands of Mr R.N. Shakespeare, solicitor. On request, Mr Shakespeare sent a statement to the Custodian of monies collected, and a cheque in the amount of $300.00. On August 28, 1946, the Custodian forwarded a cheque for the same amount to Tashichi Uyeno and acknowledgment was received on September 18, 1946. There is still outstanding the sum of $50.00 which Mr Shakespeare states will be paid on February 15, 1947.
No personal property interests other than those mentioned are found on the file.

GP/EL

Apr 16/47

"See letter dated Mar 14/47
Engine sold for $68.00.
Net proceeds $43.89, transferred to account of Tashichi Uyeno, File 13411, at request of uncle, Shuichi FUKUNAGA File 3325, before his Repatriation to Japan
"W.J.J"

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

March 8th 1949