Name of Claimant TANIZAWA, Kiyoshi (Lionel) Case 1233

Custodian File 12971

| 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 | |
| 1400. | 70.00<br>12.50 | | | | | | | | | | 82.50 |

| 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 | |
| 121.65 | 46.65 | 13.99 | 38.34% | 223.35 | 85.63 | | | 99.62 |

| | |
|---|---|
| TOTAL RECOMMENDATION | 182.12 |

1540

CASE NO: 1233

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

November 10, 1948.

IN THE MATTER OF THE CLAIM OF

(LIONEL) KIYOSHI TANIZAWA

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 10, 1948.

IN THE MATTER OF THE CLAIM OF

(LIONEL) KIYOSHI TANIZAWA.

PROCEEDINGS AT HEARING

APPEARANCES:

| | |
|---|---|
| K. A. CHRISTIE, ESQ., K.C. | appearing for the Dominion Government. |
| C. P. OPPER, ESQ., | appearing for the claimant. |

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| | |
|---|---|
| A. SMITH, ESQ. | Secretary. |
| D. J. HANDFORD, ESQ., | Official Interpreter. |
| J. B. McGREGOR, ESQ. | Official Reporter. |

(LIONEL) KIYOSHI TANIZAWA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. OPPER:

Q. Your honour, this is a case in which the claimant owned a half interest in certain real estate with his brother Ryizo, and his brother's case came up in Grand Forks on March 3, 1948, before Mr. Justice Bird, and at that time Mr. Justice Bird granted permission for the present claimant to make a claim both on his own behalf and on behalf of the half interest owned by his brother, and at the present time the claimant is claiming for a whole interest in the piece of real estate. I have a copy of the discussion that took place at the former hearing.

THE SUB-COMMISSIONER: That will be before the Commission when he comes to consider the whole thing.

MR. OPPER: Yes, I wanted it on the record that that is the reason we are dealing with it this way, and I don't think there is any purpose in my reading this statement.

THE SUB-COMMISSIONER: The reporter has taken down what you have already said, and the other evidence will be before the Commissioner.

MR. OPPER: You are sometimes known as "Lionel"? A. Yes.

Q. And your brother is sometimes known as "Stanley"? A. Yes, that is correct.

Q. I am showing you a form entitled "Real

Estate Other Than Farm"; is that your signature?

A. Yes.

Q. Was this form prepared under your instructions? A. Yes.

Q. Do you swear the contents are true?

A. Yes.

(REAL ESTATE CLAIM FORM MARKED EXHIBIT NO. 1)

MR. CHRISTIE: I am tendering as Exhibit 2 an appraisal of the realty by the Pemberton Realty Company. It is dated October 5, 1943, and the value as appraised by this corporation is $1050.

(APPRAISAL ABOVE REFERRED TO MARKED EXHIBIT 2)

MR. OPPER: You are a joint owner of the property known as 786 West 8th Avenue, Vancouver?

A. Yes.

Q. And you are familiar with that property?

A. Yes.

Q. And the property was bought in 1937 for $1875? A. Yes.

Q. In what condition was it at the time you bought it? A. It needed a little repairing so I done it.

Q. It states on your sheet that between 1937 and 1942 you did general repairs amounting to $250? A. That is right.

Q. And there was a shed added in 1940 at a cost of $250? A. Yes.

Q. Do you know what condition this property was in at the time of the evacuation?

A. Good.

Q. I am reading from Exhibit 2, the appraisal of the Pemberton Realty Corporation Limited, which states among other things:

"Furnace out of repair. Chimney bricks loose and ready to fall."

What have you to say about that statement?

A. Well, I wasn't there during the war, I was in the Yukon Territory.

Q. When did you leave there?

A. March 1st, 1938.

Q. You left there in 1938? A. Yes, I don't know anything about it.

Q. Have you been down here since 1938?

A. No, I was in the Yukon Territory for the full eight years.

Q. I don't think there is much use in pursuing the matter with this witness now.

The submission is, reading from a transcript taken of the evidence at the former hearing in Grand Forks on March 3, 1948, it indicates that the brother out there was abandoning his claim and what is really happening is the witness is claiming a half interest and claiming on his brother's behalf the other half interest.

Now, I am showing you another sheet here entitled "Personal Chattels" and there is a signature at the bottom; is that your signature?

A. Yes.

Q. I see there are certain ink changes on this?

A. Yes.

Q. Do you agree with those changes?

A. Yes, because this was checked up three weeks ago and it was wrong.

Q. So the ink changes are right?

A. Yes.

Q. Was this form prepared under your instructions? A. I didn't know about this so I asked my sisters.

Q. When this form was prepared you gave the instructions to put this in? A. Yes.

Q. Well, you swear what is stated therein is true? A. Yes, it is.

(PERSONAL CHATTELS FORM MARKED EXHIBIT 3)

Q. Have you a personal knowledge of the chattels for which you are claiming; were these items listed here bought when you were residing at the property in question? A. Yes.

Q. Who bought them? A. I did.

Q. So when you say the dining room set consisting of one table and six chairs was purchased in 1937 for $35. new, you are in a position to swear to that? A. Yes.

Q. And the same applies to the second item, a set of four beds, purchased for $125. in 1937?

A. Yes.

THE SUB-COMMISSIONER: Has his brother any interest in the personal property.

THE WITNESS: He was away into the Yukon and I had to buy everything.

Q. Are you claiming a half interest for yourself and a half interest for your brother in the personal property too?

A. Yes.

MR. CHRISTIE: Your honour, that is not my information, my information is the claimant in Grand Forks withdrew his claim in February.

THE SUB-COMMISSIONER: Who is claiming this stuff, you or your brothers or your sisters?

A. He is claiming but I have to take the case over myself in full.

MR. OPPER: Was this your property?

A. Yes.

Q. I think he is making the claim on his own behalf.

You are not confusing the question of the real estate with the chattels, are you?

A. I have to pay half to my brother.

Q. The chattels are just the same as the real estate? A. Yes.

MR. OPPER: I don't see it makes any difference.

THE SUB-COMMISSIONER: It may confuse them a bit when they come to pay it out, as to who to pay it to.

MR. OPPER: In view of the fact the claim is made by this claimant I think probably the position is that payment will be made to the person making the claim.

THE SUB-COMMISSIONER: Your brother said apparently, out there, that he was abandoning his claim and it was to go to you and your sisters. What do you say about that? A. I have to claim everything.

Q. What is your sister's name?

A. I have three.

Q. I guess we had better leave them out; we are getting too involved.

MR. OPPER: Apparently the sisters' and brother's property has been sold and has been dealt with, and that consisted of certain chattels relating to a bakery business; is that right?

A. My brother had that.

Q. Some confusion arises from the fact that apparently there was considerable evidence taken before relating to the bakery business, which we are divorcing this claim from entirely, and he is only talking about chattels at the place of residence, 786 West 8th Avenue.

A. I have nothing at all to do with the bakery.

Q. The position is this, that this man states he bought the chattels at the residence, and he is making the claim.

THE SUB-COMMISSIONER: This claim is altogether yours? A. Yes.

MR. OPPER: There is a note on the Analysis that no claim has been filed by the sisters.

MR. CHRISTIE: I tender as Exhibit 4 the

Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 4)

MR. OPPER:

Q. Where was the property for which you are claiming at the present time left at the time of the evacuation, the household chattels?

A. I heard from my sister it was locked in one room.

Q. Where? A. Upstairs.

Q. At the residence? A. Yes.

Q. Did Albert Molyneux, of 804 West 8th Avenue, have anything to do with these chattels?

A. No. They are good friends with my sisters and they were just looking after around the house if any kids broke the windows.

Q. He was more or less caretaker of the real estate? A. Yes.

MR. CHRISTIE: Now, your honour, I wish to give my friend every latitude, but quite a bit turns on this point, and I think if it is a question of where the property was left the sister should be before the court and he shouldn't give evidence of what the sister said.

THE SUB-COMMISSIONER: Where is the sister?

A. One in Toronto and two in Hamilton.

Q. Where is Kikuye?

A. She is in Hamilton.

Q. You don't know anything about what went on in Vancouver? A. No, I was in the Yukon. That was the best I could do -- find out from

my sister.

THE SUB-COMMISSIONER: Mr. Christie, wouldn't it be better if we took the evidence subject to objection, and the Commissioner can rule it out if he wants to. It is certainly not evidence.

MR. OPPER: It is not evidence in the ordinary sense.

THE SUB-COMMISSIONER: If there is any doubt about the point and there is evidence to the contrary you cannot give any weight to purely hearsay evidence.

MR. CHRISTIE: Your honour, I feel in these cases the claimant should assist the Commission by bringing these persons who can give the best evidence. I think if the sister knows more about it she should be here.

THE SUB-COMMISSIONER: The rule has been made that we can take affidavit evidence but only on condition the person making the affidavit is produced at some time for cross-examination. All the more it follows that you cannot put in evidence orally, without even the strength of an affidavit in which the truth may leak out.

MR. CHRISTIE: I am willing that he should proceed but I think it is a practice that shouldn't be continued and we should have the people who can give the best evidence before the Commission.

THE SUB-COMMISSIONER: They are available here and there is no reason for not calling them.

MR. OPPER: Well, subject to the objection, shall

we ask a few questions concerning this.

THE SUB-COMMISSIONER: He cannot tell us any more than he has. He has told us his sister told him that they had been left in this house and that these friends had been left purely to give some supervision to the house. That is all he knows about it.

MR. OPPER: It might be that Molyneux will be called in Vancouver, at a later date.

THE SUB-COMMISSIONER: That would be evidence; you are certainly free to call him out there if you want to. In the meantime this is evidently a point that is in controversy, and it is certainly a material point, and that being the case there is not much point in letting him give somebody else's evidence on it without the opportunity to cross-examine somebody else. I think he has gone as far as he can.

MR. OPPER: Well, this man made a J.P. declaration in which he stated there were certain articles left on the property and I wonder if he can be questioned with regard to what he did in connection with signing the J.P. declaration.

THE SUB-COMMISSIONER: If his claim isn't clear of course he can clarify it, but I may bring an action and set out a great many facts in my statement of claim and may not be a material witness on my own behalf at all.

MR. OPPER: The only submission I would make

is that this is not quite like an action, that there is certain latitude regarding evidence, which would perhaps not be strictly upheld in court, and it might be of assistance to the Commission to find out what this man's intentions were.

MR. CHRISTIE: I am only too pleased to assist my friend in any way in arriving at what the true situation is and I will tender the J.P. Form for proof of signature.

Is that your signature there? A. Yes.

Q. That is dated February 9th, 1943, and I tender it as Exhibit 5.

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

MR. OPPER: There are certain items of household chattels listed in your J.P. Form. You put down furniture which includes a chesterfield, dishes, tables chairs, bedroom set, kitchen range.

A. That was back in 1943.

Q. Now, when you wrote that out did you know the specific items for which you might later be claiming? You have just made a general statement there? A. That is right.

Q. Why didn't you list the items then that you are listing now?

A. Because I didn't know; I wasn't there in Vancouver and I didn't know anything about what was left in Vancouver.

Q. You had knowledge of what was bought and what was there when you left Vancouver?

A. That is right.

Q. Therefore you only made a general statement? A. Yes.

THE SUB-COMMISSIONER: There doesn't seem much you can do about the sister if you cannot offer evidence about the purchase price of the different articles.

MR. OPPER: When you bought the kitchen stove you have listed here as purchased in 1937, you paid $110? A. Yes.

Q. Did you pay that amount for it?

A. Yes, I bought it in the DeForest Crosley store.

Q. There is another item here for carpets and it is stated that in 1937 you bought that new for $150? A. Yes.

Q. How do you remember the amount that you paid; dod you remember where you bought the different items?

A. A few places, Eatons and Spencers.

Q. You are quite sure you paid $150 for it?

A. Yes, sir.

THE SUB-COMMISSIONER: Was it all linoleum or were there some carpets?

A. Mostly linoleum.

MR. OPPER: Was it for every room in the house? A. Well, except one room.

Q. How many rooms were in the house?

A. Five downstairs, and there were three in the attic.

Q. That would be a fair amount of linoleum you bought? A. Yes.

THE SUB-COMMISSIONER: Why didn't you bring your sister over from Hamilton?

A. She has kids and her husband is working. I didn't know you would need my sister for this otherwise I would have brought her.

Q. She was out in Vancouver; she is the one that knows what happened.

MR. OPPER: Are the Molyneux people out in Vancouver yet? A. I don't know.

Q. Do you know them at all?

A. Just very little;you know how women talk back and forth, they chatter and be friendly and I don't bother with them very much.

CROSS EXAMINATION BY MR. CHRISTIE:

Q. I tender as Exhibit 6 the notice of assessment for the year 1943. The total assessment for the land is $840. and improvements $650, making a total of $1490.

(NOTICE OF ASSESSMENT MARKED EXHIBIT 6)

(CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 7)

Q. I am showing you a photograph; what is that a picture of? A. That is my home.

Q. Is that the one at 786 West 8th. Avenue in Vancouver? A. That is right.

(PHOTOGRAPH OF CLAIMANT'S PROPERTY MARKED EXHIBIT NO. 8)

Q. When youpurchased this property in 1937

how old was the property then?

A. Around 25 or 30 years.

Q. Was this property located in a working man's district?

A. No, in a residential district.

Q. I see the suggestion here that the neighbourhood is occupied by mill workers employed in the Alberta Mill Yards?

A. That is about four blocks down.

Q. None of your immediate neighbours were employed in the Alberta Mill Yards then?

A. They may have been.

Q. And what kind of lumber was this house constructed of? A. 1x 4 or 1 x 6 siding.

Q. I notice in the appraisal there is the suggestion that the ceiling is too low for standing upright upstairs. I suppose that refers to upstairs does it?

A. Well, I didn't feel it was too low.

Q. Have you any idea as to the height of the ceiling upstairs? A. Well, it was around 7 feet I think.

Q. Was it a sloping ceiling? A. Yes.

Q. It is rather on the low side -- I suppose you couldn't stand upright?

A. I worked in it.

Q. Even on the low side? A. Yes, you cannot stand on the low side.

Q. Now I know you left in 1938, but in 1943

this appraisal says the furnace was out of repair. Was there a furnace in the house when you left?

A. It was all right; it was in perfect shape then.

Q. What about the chimney bricks in 1938 -- it says in 1943 they were loose and were likely to fall. What condition were the chimney bricks in in 1938 when you left? A. I used to clean them about twice a year when I was there, and there was nothing wrong then.

Q. What kind of lumber was this shed built of? A. Well, it is 1 x 4 siding.

Q. And did you do the work?

A. No, my dad done it.

Q. Your dad did all the work? A. Yes.

Q. Is $250. for the material alone? Is it for material or is it for material and the labour of your father?

A. I think it is both.

Q. I will file the tenders. First of all there is a tender of Harry Ablowitz & Company made on behalf of their client, Archie Holland, dated October 4th, 1943, in the amount of $1200. Then there is a tender by Davidson & Company, dated the 29th of December 1943, in the amount of $1100. made on behalf of a client. There is a tender for $1400. made by Richards, Akroyd & Gall Limited, on behalf of their client, Mrs. A. Poitras, and id dated June 19th, 1943. This is the tender that was accepted.

There is also a tender for $800. made on October 1st, 1943, by Richards, Akroyd & Gall Limited, on behalf of their client Mrs. Gertrude Yampolsky.

(TENDERS ABOVE NOTED MARKED EXHIBIT 9)

Q. Now, do you know in whose possession your brother left the premises at 786 West 8th Avenue in at the time of his evacuation? Do you know whether he left it in the care of agents known as Messrs Richards, Akroyd & Gall Limited?

A. I don't know.

Q. Did you ever give your brother any instructions about how these chattels -- where these chattels should be left?

A. Well, I heard the chattels were locked in any upstairs room.

Q. Did you give your brother any instructions in regard to these personal chattels of yours?

A. No.

Q. Did he have authority on your behalf to do anything with them. Did you say anything to your brother about what he did with the chattels when he left? A. Well, they were small things you see and I didn't bother very much about it -- but when it comes to this --

Q. I know, but all we want to know is the facts. At the time when your brother was evacuated did you say anything to him about what to do with your property. Did you write and tell him what you wanted him to do with your property when he left?

A. The Custodian says they went to a forced

sale.

Q. Did you say anything to your brother about it; did you write to your brother and tell him what to do? A. Yes, I did.

Q. What did you tell him?

A. I told him do what you like, I cannot do anything, I am away up in the north, and just to do his best.

Q. When you left in March 1938 where were all these chattels that belonged to you then?

A. At 786 West 8th Avenue at my home.

Q. They were being used in the house then?

A. Yes.

Q. Who was living in the house?

A. My mother and sisters.

Q. Now this claim form that you signed on the 15th of November, 1947; that is your signature there? A. That is right.

Q. Did you read over this claim form before you signed it? A. Yes, I did.

Q. Why do you say in answer to place at which property was left by claimant at date of evacuation "Mr. & Mrs. Molyneux"?

A. This was just to look the house over; what I told you before. These people were not looking after my house, they are just looking at the outside.

Q. Here in your claim form, which you signed and swore to on the 15th of November 1947, you state that the property was left with Mr. & Mrs. Molyneux, 804 West 8th Avenue, Vancouver. Now, why did you say

that?

THE SUB-COMMISSIONER: Did anybody help you make up the form?

A. Yes, I asked by sister.

MR. CHRISTIE: Who filled in this form?

A. I did.

Q. That is your writing? A. Yes.

Q. You put that down on information you had received, but not on your own knowledge; is that correct? A. Yes, that is right.

THE SUB-COMMISSIONER: When did your sister leave Vancouver?

A. Around 1942, I believe in the month of October. They were the last ones; they had special permits to stay there.

MR. CHRISTIE: Now, in your J.P. Form there is no mention of carpets is there? Why didn't you mention carpets on your J.P. Form?

A. Well, I put it down just roughly there.

Q. Did these carpets belong to you or to your brother? A. They belonged to me.

Q. Are you married? A. Not yet.

Q. Who lived in this house?

THE SUB-COMMISSIONER: He says his mother and sisters.

MR. CHRISTIE: And yourself and your brother?

A. Yes.

Q. The whole family? A. Yes.

Q. Why should you buy these carpets and not your mother and sisters?

A. They were not working.

Q. Was your brother working?

A. He was out in the Yukon. I didn't bother with the small things.

Q. Who bought the dishes?

A. They are mother's.

Q. Did you buy them? A.No. Some of it I used to replace when there was broken dishes.

Q. And did they belong to your mother and sisters?

A. The whole family.

Q. They belonged to the whole family?

A. Yes.

Q. Not necessarily you alone?

A. The dishes part.

Q. I asked you to whom the dishes belonged and you said the whole family.

THE SUB-COMMISSIONER: That is what he says yet.

MR. CHRISTIE: So you are not entitled to claim for these alone; the whole family should claim, is that the correct situation? A. Yes.

Q. To whom did the kitchen stove belong?

A. It belonged to me, but I bought it for the family.

Q. Did you give this to the family?

A. Well everybody used it.

THE SUB-COMMISSIONER: Your father is dead?

A. Yes, he died last year in Japan.

MR. CHRISTIE: And these four beds; did you buy all these beds?

TRANSCRIPTION BY MEMBER



A. Yes, sir.

Q. Were they a gift to your mother or did you intend to keep ownership of them yourself?

A. We all used them the same as the dishes, everybody used them.

Q. Were all these goods that you have listed here new when you bought them?

A. Yes, sir.

Q. You bought this house in 1937?

A. Yes.

Q. Where were you living before that?

A. I was working in Vancouver but my parents were in Lulu Island doing farming.

Q. Did you not move any of the beds that you used in your former place into this place in 1937? A. No, they were all junk.

Q. You are telling his honour all the beds in the house were new? A. Yes.

RE EXAMINATION BY MR. CHRISTIE:

Q.There is just one question. My friend has shown you a claim form which you signed, and on the top of the second page the answer has been given by you in your handwriting, in answer to the question as to where, in whose care the property was left in at the date of evacuation and the handwriting states "Mr. & Mrs. Albert Molyneux wrote us saying the Custodian would look after our place." Now, what did you mean by that?

A. Well, I said Mr. & Mrs. Molyneux is just looking the house over. We didn't give them no key or anything. They were just like a watch dog.

Q. That is what you mean in answer to that question? A. Yes.

RE-CROSS EXAMINATION BY MR. CHRISTIE:

Q. I am showing you a letter dated February 9th, 1943, is that your signature?

A. Yes, sir.

Q. Now, this is a letter written on February 9th, 1943, and is addressed to the Evacuation Section, Mr. D. M. Chope, and it is signed by the claimant. Now, you are telling the Custodian, in this letter, that you went to the Yukon, and you say you stayed at Dawson City for five years, and you left everything to be looked after by your mother and sisters. Is that right?

A. Yes.

Q. When you left there you left everything to be looked after by your mother and sisters?

A. Yes.

Q. Would you know your brother's signature?

A. Yes.

Q. You recognize that? A. Yes.

Q. On March 4th, 1943, there is a letter addressed to the Custodian by the brother, R. S. Tanizawa:

"Regarding my house at 786 West 8th Avenue Vancouver, B.C.

"When I evacuated from Vancouver, I left the house in the care of Richard, Akroyd & Gall, Bldg. Agent, Vancouver. At present it is occupied by a white lady.

Since November 1942, I have not received any money for the rent and already four months have passed without any payment. The house was rented at $25.00 a month and as you can see, I have $100.00 coming to me. Since coming to Greenwood, I have been living on relief of $34.00 a month. You can well see the position I am in at present. I am in desperate need of the money.

I would appreciate very much if you could check this matter with the above Agent and the lady living in my house, and give me a reply as soon as possible.

Thanking you for your courtesies, I remain."

(2 LETTERS ABOVE NOTED MARKED EXHIBIT 10)

Q. I tender as Exhibit 11, the Real Propery Summary and the Personal Property Summary.

(REAL PROPERTY SUMMARY AND PERSONAL PROPERTY SUMMARY MARKED EXHIBIT NO. 11)

Q. I think that appears to be all the exhibits.

It is submitted, your honour, that these articles of personal property that were sold at auction, were sold at their fair market value.

It is submitted that the Custodian is not

(Discussion)

responsible for those articles of personal property which were left at the home of Albert Molyneux, 804 West 8th Avenue, Vancouver, of which he had no record, and of course were not sold by him.

It is submitted that the real property was sold at its fair market value.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

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

M. A. Miller,
Deputy Commissioner.

NOV 19 1947

Case no 1299

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

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

ACKNOWLEDGED

Toronto

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

(1) NAME TANIZAWA KIYOSHI (LIONEL) (RCMP) Reg. No. 13279
(Print) Surname Given Name

(2) Pre-Evacuation Address DAWSON, YUKON TERRITORY

(3) Present Address 325 JAMES STREET NORTH, HAMILTON, ONT

(4) REAL ESTATE

(a) Street Address (if any) 786 W. 8TH AVE VANCOUVER B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) LOT 1

(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) GARAGE / SHED / WOOD SHED

(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.) OWNER OF ONE HALF WITH BROTHER RYOZO TANIZAWA.

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

(i) Land - - - - - - - - - - - - - - - - $ $25.00.

(ii) Buildings - - - - - - - - - - - - - - - $ $2500.

(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) - - - - - - - - - - - - - - - - - - - - - - - - - - - $ $5000.

(v) Amount at which Custodian sold property and credited your account FOR $ $1400.

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ $3600.

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation Mrs. Mrs. ALBERT MOLYNEUX 804 8TH AVE W

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

(c) How stored or packed at time of evacuation Everything was stored in 1 room upstairs and been locked, garden tools was also in garage lock.

(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. Albert Molymeux wrote me saying Custodian look after our place.

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

| | | |
|---|---|---|
| 1. | Sleeping Couch 1 | Estimated Value $ 75.00 |
| 2. | Dining Set. Table 6 chairs | Estimated Value $ 25.00 |
| 3. | Bed 1 set. | Estimated Value $ 80.00 |
| 4. | Dresser 3 | Estimated Value $ 30.00 |
| 5. | Kitchen Table 6 chairs | Estimated Value $ 25.00 |
| 6. | Dishes | Estimated Value $ 35.00 |
| 7. | 1 Kitchen Stove | Estimated Value $ 95.00 |
| 8. | Carpets | Estimated Value $ 75.00 |
| 9. | New Shed 1. | Estimated Value $ 250.00 |
| 10. | GARAGE WITH GARDEN TOOLS | Estimated Value $ 100.00 |

TOTAL CLAIM FOR PROPERTY LOSS $ 720.00

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - $ 4,220.00

(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 NO.

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

DOMINION OF CANADA )
of )
TO WIT: )

I, KIYOSHI LIONEL TANIZAWA 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 15th day of November A.D. 1947. )

Kiyoshi Lionel Tanizawa.

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.

TANIZAWA, Kiyoshi ( Lionel)
(Claimant's Name)

**REAL ESTATE**
(Other than farm)

EXHIBIT No. 1255-1
DATE NOV 10 1948
FILLED BY
G. P. Offer

15279
Reg. No.

| Type of Premises (e.g. House, Store, etc.) | No. of Rooms | Type of Finish | Use of Premises | Size of Lot | When Purchased | Date of Purchase |
|---|---|---|---|---|---|---|
| House (1½ storey) | 5 rooms downstairs<br>3 " upstairs<br>8 | Frame | Residence | 25 x 100 | 1937 | |

| Type of Locality | Cost Price | Improvements made by Claimant | Estimated Value Date of Sale |
|---|---|---|---|
| Residential | $1875.00 | 1940 - Shed 8' x 10' built - $250.00 m<br>1937 - 42 General repairs<br>approx. $50.00 per year - $250.00 | $3000.00 |

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Rent : $25.00 per month ( rented by Custodian )

Assessment 1943: Land $840.00
Improvements 650.00
$1490.00

The claimant is making a claim for a ½ share of his brother Ryozo Stanley Tanizawa. Permission granted by Mr. Justin Bird at Grand Forks on March 3, 1948.

Summary

Original Claim: $3000.00
Sold by Custodian 1400.00
Claim $1600.00

Claimant's share = ½ = $800.00

Lionel Kiyoshi Tanizawa
Signature

1233

EXHIBIT NO. 1233 - 2

DATE Nov 10 1948

FILED BY K.A. Christie

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street

Vancouver, Canada

October 5, 1943.

Rec'd OCT 8 1943

#372--786 West 8th Avenue.
1--338--526.

This is a 1½ storey house. Has 4 rooms down with bath and toilet. They are using 2 rooms on the second floor for bedrooms but the ceiling is too low for standing upright. There is a basement and cement foundation. Furnace out of repair. Chimney bricks loose and ready to fall.

Value . . . . . $1050.

PEMBERTON REALTY CORP. LTD.

"W. G. Moore"

W. G. Moore.

WGM-JM

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

Mar.11-49

M. Wanstall

TANIZAWA, Kiyoshi (Lionel)
(Claimant's Name)

**PERSONAL CHATTELS**

EXHIBIT No. 1233-3
DATE NOV 10 1948
FILLED BY
H. B. Offret

15279
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 |
|---|---|---|---|---|---|
| Dining room set - 1 table, 6 chairs | 1937 | New | $45.00 | Good | $25.00 |
| ~~Bedroom piece~~ Set of 4 beds | 1937 | " | 125.00 | " | 80.00 |
| 1 Kitchen Stove | 1937 | " | 110.00 | " | 75.00 |
| Carpets ( linoleum) | 1937 | " | 150.00 | " | 75.00 |

The claimant is claiming on the chattels listed in column 3 of the Analysis of Personal Property Claim valued at $720.00
Less $250.00 (shed)
50.00 (garage) 300.00

Claim $420.00

Description of Storage of Goods:

The claimant 's chattels were left in a locked room at his home at 786 West Avenue, Vancouver. All goods cla imed on are listed in the ~~claimants~~ claimant's J.P. Form dated February 9, 1943.

General Statement as to Chattels not Described above:

Summary

| | |
|---|---|
| Estimated Value | $420.00 |
| Sold by Custodian | 59.55 |
| Claim | $360.00 |

Additional Comments, if any:

Lionel Kiyoshi Tanizawa
Signature

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 12971 EXHIBIT No.

NAME Kiyoshi (Lionel) TANIZAWA

REG. No. 15279

| DATE | INVENTORY | DETAILS OF CLAIM | | SALES: AUCTION | SALES: TENDER &c | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO |
|---|---|---|---|---|---|---|---|---|
| DECLARATION Feb.9/43 | TAKEN BY Custodian #362 & #468. | | | | | | | |
| EVACUATION Left Vancouver for Dawson,Y.T.,Mar.1/38. (See letter Feb.9/43). | DATE ~~May 12/43 & Dec.7/43.~~ (from 786 W.8th Ave., Vancouver, B.C.) | | | | | | | |
| JP Declaration: | 5 small drawers | Property was left at place of | | | | | | |
| | 1 violin case | Albert Molyneux, 804 8th Ave. | | | | | | |
| Furniture - Chesterfield | 1 small bookcase | W.(5)(a) - | | | | | | |
| dishes,tables,chairs, | 1 package | Sleeping couch | 25.00 | | | | | |
| bedroom set, kitchen | 4 chairs (kitchen) | Dinning Set. 1 table 6 chairs | 25.00 | | | | | |
| range - Vancouver,B.C. | 4 comforters | Bed 4 set | 80.00 | | | | | |
| Fixture - nil | 2 cushions | Dresser 3 | 30.00 | | | | | |
| Equipment - nil | 1 wash tub (dishes) | Kitchen 1 table 6 chairs | 25.00 | | | | | |
| Stocks - nil | 2 cartons | Dishes | 35.00 | | | | | |
| Personal effects - | 1 box | 1 kitchen stove | 75.00 | | | | | |
| clothing, radio. | 1 broom | Carpets | 75.00 | | | | | |
| | 1 mop | 1 new shed | 250.00 | | | | | |
| | 3 screens | Garage with garden tools | 100.00 | | | | | |
| | 1 washboard | | $720.00 | | | | | |
| | Mattress - destroyed | | | | | | | |
| | 1 bed | | | | | | | |
| | 1 spring | | | | | | | |
| | 2 dressers | | | | | | | |
| | 1 box | | | | | | | |

Following is analysis of goods, found by Custodian at 786 W. 8th Avenue, Vancouver, B.C., for which Ryozo Stanley TANIZAWA (brother) was claiming $500.00, but which claim he withdrew in favour of his brother, Kiyoshi, and a sister:

SOLD BY CUSTODIAN:

| | |
|---|---|
| 2 beds & springs | 17.00 |
| 6 chairs | 6.60 |
| Table | 4.00 |
| Furniture | 7.15 |
| Kitchenware & dishes | 11.00 |
| Tools | 4.80 |
| Miscellaneous | 9.00 |
| | $59.55 |

FILE No. 12971 EXHIBIT No. _____ EXHIBIT No. 1999-4 CASE No. _____

REG. No. 15279 DATE NOV 10 1948 VENUE Toronto, Ontario.

FILLED BY R. A. Bristie

| SALES | | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANYTIME | ABANDONED | NOT ACCOUNTED FOR THEFT &c | UNSOLD | REMARKS |
|---|---|---|---|---|---|---|---|---|
| AUCTION | TENDER &c | | | | | | | |
| - - - - - - - - - - - - | | | | 720.00 | | | | No goods were at any time declared to Custodian by Kiyoshi Tanizawa as having been left in care of Mr. and Mrs. Molyneux, at 804 8th Ave. W., Vancouver, B.C. |
| 17.00<br>6.60<br>4.00<br>7.15<br>11.00<br>4.80<br>9.00<br>$59.55 | | | | | | | | Kiyoshi (Lionel) TANIZAWA declared some goods left at Vancouver, B.C., but no specific address was given. Everything found and removed by the Custodian (see Col. 2 of Analysis)was sold in Ryozo Stanley TANIZAWA's name and the proceeds remitted to him. Kiyoshi Tanizawa was so advised by the Custodian January 27/47 and a sister, Kikuye, who did not declare any personal property but who stated in a letter dated Feb.28/44 she had some goods left at 786 W. 8th Avenue, Vancouver, was advised by the Custodian on March 15/44 that everything had been sold in her brother's(Ryozo Stanley) name ~~and~~. The Custodian suggested that she get in touch with her brother regard her share of the chattel proceeds.<br>Custodian has no record of any claim having been filed by Kikuye TANIZAWA, sister. |

E Robertson Aug 17/48

FORM "JP"

FILE No. 12971

1233 - 5

REAL ESTATE

# OFFICE OF THE CUSTODIAN
## JAPANESE SECTION

EXHIBIT No.

DATE Nov 10 194

FILED BY K.A.Christie

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

**PERSONAL INFORMATION**

NAME: Kiyoshi "Lionel" Tanizawa

HOME ADDRESS: Dawson City, Yukon, Terr.

REGISTRATION NUMBER 15279 SEX: Male AGE: 28

OCCUPATION: Baker

(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: Harry Gleaver

MARRIED? no

NAME OF WIFE OR HUSBAND: --

ADDRESS OF WIFE OR HUSBAND: --

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: 786 West 8th Avenue.
On corner of South East of Willow Street
& 8th Avenue, Vancouver, B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: There is garage and tiny wood shed.

3. INSURANCE (Give particulars; state where policies are)
Crossley Insurance Limited.

4. TAXES (Amount and where payable) City Hall $64.00

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by
Ryozo "Stanley" and Kiyoshi "Lionel" Tanizawa
574 Greenwood B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: 574 Greenwood B.C.
Ryozo "Stanley" Tanizawa

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Ryozo "Stanley" Tanizawa.

9. IF FARM LAND STATE CROPS SOWN: --

---

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: 786 West 8th Avenue, Vancouver, B.C. by Ryozo and Kiyoshi Tanizawa

2. LANDLORD'S NAME AND ADDRESS: Ryozo "Stanley" Tanizawa
Kiyoshi "Lionel" Tanizawa

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: --

4. STATE WHEREABOUTS OF LEASE: Greenwood B.C. 574-Greenwood B.C.

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid): --

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: --

---

**STATEMENT OF PERSONAL PROPERTY OWNED:**

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

Furniture - Chesterfield dishes, tables, chairs

bed rooms set. kitchen ranges - Vancouver B.C.

Fixtures - nil.

Equipment - nil

Stocks - nil

Personal Effects - clothings radio.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: --

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: Ryozo "Stanley" Tanizawa

4. INSURANCE CARRIED ON ABOVE PROPERTY: nil

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) Dominion government war bonds.

8. BANK ACCOUNTS: Bank of Montreal, Dawson, Yukon

9. LIFE INSURANCE: nil

10. INTEREST IN ANY ESTATES OR TRUSTS: nil

11. SAFETY DEPOSIT BOX: nil

**LIABILITIES:**

1. PERSONAL DEBTS: nil

2. TRADE DEBTS: nil

**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 9 day of February 1943.

(Signature) "Kiyoshi "Lionel" Tanizawa"

"Michio Nakawa"
"Yoshio Hanada"
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.

Mar.11-49

Muramotace

EXHIBIT No. 1233-6
DATE NOV 10 1948
FILLED BY
K. A. Christie

# CITY OF VANCOUVER ASSESSMENT ROLL, 1943

1478

AT 12M

| Roll No. | Description of Parcel | Value of Improvements | Land Value |
|---|---|---|---|
| | Lot 1/ 338/ 5 26 | 6 50 | 840 |

**TAKE NOTICE** that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 19th, 1943,** at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 4th, 1943.**

CHESTER GREEN
Assessment Commissioner.

60

EXHIBIT No. 1233-6
DATE NOV 10 1948
FILLED BY
K. A. Christie

CITY OF VANCOUVER, B. C.

ASSESSMENT OFFICE

Ryozo Janizawa

1233 - 7

EXHIBIT No.
DATE Nov 10 1948
FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE
LAND REGISTRY OFFICE

File 1438. VANCOUVER, B.C.
No. minutes 10 A.M. o'clock 30th day of November, 1942

"Cat 372"

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

City of Vancouver,
Lot 1,
Block 338,
District Lot 526,
Group 1, New Westminster District,
Plan 590.

viz.:

Registered Owner: Ryozo Stanley Tanizawa, and
Kiyoshi Tanizawa
786 West 8th Ave.
Vested in the Custodian filing 35292.
Volume 965, Folio 50161 L. Indef.

Registered Charges; None

Applications for Registration None

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

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"W.C. Brown"
Registrar
"CMM"

To:- Custodian's Office

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

Mar.11-49

M Wanstall

EXHIBIT No. 1233-A
DATE NOV 10 1946
FILLED BY R A Christie

TANIZAWA, Ryozo

TANIZAWA, Kiyoshi
786 W. 8th Ave., Vancouver, B. C.
Evac. File 1438
12971

Picture Taken April 29, 1943

EXHIBIT No. 1233 - 9
DATE Nov 10 1948
FILED BY K.A. Christie

THE GUILDHALL INSURANCE COMPANY LTD.
LONDON, ENGLAND

Represented by
HARRY ABLOWITZ & CO.

802 Standard Bank Bldg., 510 West Hastings Street
Vancouver, B.C.
October 4,1943

The Custodian,
506 Royal Bank Bldg.,
675 W. Hastings St.,
Vancouver, B. C.

Dear Sir:

Re: Your Catalogue No. 372
786 W. 8th Avenue,
Vancouver, B.C.

On behalf of our client, Mr. Archie Holland, we enclose herewith our check in the amount of $120.00, as a deposit on an offer to purchase the above property for the sum of $1200.00.

Thanking you in advance for your attention to this matter, we are

Yours truly,

HARRY ABLOWITZ & COMPANY

Per "Harry Ablowitz"

Enc

"F.G.Shears"
"H.S.D."

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

Mar.11-49 M Wanstall

EXHIBIT No.
DATE Nov 10 1948
FILED BY K.A.Christie

DAVIDSON & COMPANY

808 West Pender St.
Vancouver,B.C.

September 29th,1943.

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
675 West Hastings Street,
Vancouver, B. C.

Dear Sirs:-

Re catologue #372, known as Lot #1, Block 338, District Lot 526, located at 786 West 8th Ave., Vancouver, B. C. Custodian file # 1438/12971. Our clients bid for this particular property is $1100.00(eleven-hundred dollars) cash basis. Eneclosed find a cheque for the amount of $110.00(one-hundred and ten dollars) being 10% deposit on purchase price.

The firm of Richards, Akroyd & Gall Limited have been notified to this effect.

Yours very truly,

DAVIDSON & COMPANY LIMITED,

Per "J.E.Pattersen"

JEP/m
Encl.

"F.G.Shears"
"HSD"

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

Mar.11-49

M Dauchee

EXHIBIT No.
DATE Nov 10 1948
FILED BY K.A.Christie

RICHARDS, AKROYD & GALL, LIMITED

614 West Pender Street,
Vancouver, B.C.

June 19, 1943.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B.C.

372

Dear Sirs:

On behalf of Mrs. Antoinette Poitras of 786 West 8th Avenue, Vancouver, B.C., we hereby tender the sum of FOURTEEN HUNDRED ($1400.00) DOLLARS as in full purchase price of Catalogue No. 372

Being Lot 1 Block 338 D.L. 526

known as 786 West 8th Ave. Vancouver, B.C.

and enclose herewith the Company's certified cheque payable to your order for ten percent. (10%) of the purchase price.

$140.00

The tenderer is the tenant at this address.

RICHARDS, AKROYD & GALL, LTD.

Per: "R.R.Hempseed"

CONFIRMED:

"Antoinette Poitras"
Purchaser

"F.G.Shears"
"HSD"

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

Mar.11-49

M Wanstall

1233 - 9
EXHIBIT No.
DATE Nov 10 1948
FILED BY K.A.Christie

Oct 1/43

RICHARDS AKROYD & GALL LTD.

614 West Pender St.

Vancouver, B.C.

Department of the Secretary of State.

Office of the Custodian.

Japanese Evacuation Section.

506 Royal Bank Bldg.

Vancouver. B.C.

Re Catalogue No. 372

Dear Sir;

On behalf of Mrs. Gertrude Yampolsky

of 844 Pender St. East Vancouver, B.C.

we hereby tender the sum of ($800.00)

EIGHT HUNDRED Dollars, as in full

purchase price of Lot No.1 - Block 338 D.L. 526

otherwise known as 786 West 8th Ave., Vancouver, B.C.

and enclose the company's certified cheque, payable

to your order, for ten per cent of the purchase

price.

Richards Akroyd & Gall Ltd.

Per "R.P. Hempseed" Witness.

Confirmed "Mrs.Gertrude Yampolsky"
Purchaser.

"F.G.Shears"
"HSD"

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

Mar.11-49

M Winstace

EVACUATION SECTION
Rec'd FEB 27 1943
File No.12971
Ans. D.M.C.
Referred Chope

1233 - 10
EXHIBIT No.
DATE Nov 10 1948
FILED BY K.A.Christie

Dawson City

Feb.9/43.

Dear Sir:

Mr. D.M.Chope:

You have forwarded me three copies of "J.P." property declaration form. My it sure takes a long time get a mail from outside. I just recieved it last week. In Yukon climate drop to 58 below zero for over two weeks and we had it since last fall. We sure had a tough winter this year and poor mail service, it could not fit to fly in from Whitehorse to Dawson. That cause the mail delay I think. We still recieved our Christmas mail one by one. And air-mail takes three to two weeks from outside.

I left Vancouver 786 West 8th Avenue on March 1st 1938 on C.P.R. Steamboat Princess Nohral. And flew in from Whitehorse to Dawson. I stayed in Bear Creek 1940 January 31st to December 18, 1941. Present I'm working at Arcade Cafe Dawson City.

Mr. Chope I haven't got any of my house leases here.

My older brothers Ryozo Tanigawa, 574 Greenwood B.C. Evacuation Camp has all my co-owner papers there. I could not tell exactly. I stay in Dawson 5 years. I left everything look after by mother & sisters. I have send out my water-rate and taxes each year to my sisters then she will pay for me at City Hall Vancouver.

Yours very truly,

Kiyoshi Lionel Tanizawa.

Mar.11/49 I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy. M. Lonstree

EXHIBIT No.
DATE Nov 10 1948
FILED BY K.A.Christie

P.O. Box 574,
Greenwood, B. C.,
March 4, 1943.

EVACUATION SECTION
Rec'd MAR 8 1943
File No.4024
Ans. GDM
Referred Milsom

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

Dear Sir:

Regarding my house at 786 West 8th Avenue, Vancouver, B. C.

When I evacuated from Vancouver, I left the hose in the care of Richard, Akroyd & Gall, Bldg. Agent, Vancouver. At present it is occupied by a white lady.

Since November 1942, I have not received any money for the rent and already four months have passed without any payment. The house was rented at $25.00 a month and as you can see, I have $100.00 coming to me. Since coming to Greenwood, I have been living on relief of $34.00 a month. You can well see the position I am in at present. I am in desperate need of the money.

I would appreciate very much if you could check this matter with the above Agent and the lady living in my house, and give me a reply as soon as possible.

Thanking you for your courtesies, I remain,

Yours truly,

"R.S. Tanizawa"

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

Mar.11-49 M Wanstall

REAL PROPERTY SUMMARY

EXHIBIT No. Nov 10 1948
DATE
FILED BY K.A.Christie

File Nos. 1438 & 12971.

JAPANESE NAMES: Ryozo TANIZAWA - - Reg. No. 10282.
Kiyoshi TANIZAWA - - Reg. No. 15279 (brother).

CATALOGUE NO: 372

PROPERTY ADDRESS: 786 West 8th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 1, Block 338, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: In the names of Ryozo Stanley TANIZAWA and Kiyoshi TANIZAWA.

ENCUMBRANCES: Vesting No. 35292 in the name of Ryozo Stanley TANIZAWA - 28th November, 1942.
Vesting No. 37291 in the name of Kiyoshi TANIZAWA -3rd December, 1943.

ASSESSED VALUE: 1943 -
Land $840.00
Improvements $650.00 - Total $1490.00. Taxes - $60.67.

CLASSIFICATION: Urban property at the Corner of Willow Street and 8th Avenue in an old district. House is in a neighbourhood ocuppied by millworkers employed in the Alberta Mill Yards. House has 5 rooms. House and ground well kept. House requires painting. Property suitable only for a workers home.

HISTORY OF ADMINISTRATION: Prior to Ryozo Stanley TANIZAWA'S evacuation on the 21st March, 1942, he arranged with Richard, Akroyd & Gall Ltd., to act as Agents and in March, 1943, they were able to rent the place to Antoinette Poitras at $25.00 per month as from October 1942. Mrs. Poitras occupied the property for 9 months. The total revenue received being $275.00.

Offers for the property were received from Gertrude Yampolsky -$1100.00, Antoinette Poitras - $1400.00, Archie Holland - $1200.00, R.H. Rayner - $800.00.
The property was estimated by Pemberton Realty Corporation Ltd., on the 5th October, 1943, as having a value of $1050.00.

SOLD: To Antoinette Poitras for $1400.00 as at 24th November, 1943.
Approved by Advisory Committee - 13th October, 1943.

FUNDS: Released to the joint credit of Ryozo and Kiyoshi TANIZAWA; sale price $1400.00, rents $275.00, transfer of advertising charges $4.00, refund of insurance $4.06, closing adjustments $19.66, Total $1702.72, less commission on rentals $12.50, insurance $16.75, taxes $58.24, sundries $22.40, Certificate of Encumbrance $1.00, valuation fee $5.00, registration fee $10.55, commission on sale $70.00, Total $196.44. Net amount released to the joint credit $1506.28.
(Joint account divided 50-50-see Mar.11/44)

TITLE: Certificate of Title No.94229-L, dated 1st February, 1944, at the Land Registry Office.

In a letter to Mrs. Poitras dated 11th February, 1944, she was informed that the Certificate of Title "Remains in the Land Registry Office on behalf of all persons interested". No record on file of delivery of title to the purchaser.

OLD CERTIFICATE OF TITLE
No. 50161-L: In possession of Ryozo Stanley TANIZAWA who was requested on the 22nd October, 1943, to foward it to this office. This was not done.

The above summary is certified to be in accordance with information on file and on record by accounting department.

DATED: October 9th, 1946. "Ian Macpherson"

IM:JS

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

Mar.11-49 M Winstanley

EXHIBIT NO. 1233 - 11
DATE Nov. 10 1948
FILED BY
K.A.Christie

PERSONAL PROPERTY SUMMARY

File No. 12971

January 14, 1947

Re: Kiyoshi TANIZAWA (Lionel)
Registration No. 15279

Chattels: A number of chattels were declared by Kiyoshi TANIZAWA in his JP form dated February 9, 1943. (See Supplementary Summary attached).

Specified Articles: No Specified Articles belonging to the above Japanese person are revealed on this file.

Bonds: Declared in JP form: "Dominion Government War Bonds". No action regarding these bonds has been taken by the Custodian.

Bank Account: Declared in JP form: "Bank of Montreal, Dawson, Yukon". No action regarding this account has been taken by this office.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

"E.Robertson"
E. Robertson.

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

Mar.11-49

M Winstone