

Name of Claimant IDE, Rokutaro

Case 1287

Custodian File 2841

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	80% of all Sale Prices:		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
2900.00	145.00 12.50								<del>SUBTOTAL</del>	300.00 157.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION									457.50	



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CASE NO: 1287

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
November 23, 1948.

IN THE MATTER OF THE CLAIM OF

ROKUTARO IDE

PROCEEDINGS AT HEARING

Original.



1 IN THE MATTER OF THE "INQUIRIES ACT"  
2 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

3  
4 JAPANESE PROPERTY CLAIMS COMMISSION

5  
6 B E F O R E

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

8  
9  
10 Toronto, Ontario,

11 November 23, 1948.

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13  
14 IN THE MATTER OF THE CLAIM OF

15 ROKUTARU IDE

16  
17 PROCEEDINGS AT HEARING.

18  
19 APPEARANCES:

20 K.A. CHRISTIE, ESQ., K.C., appearing for the  
21 Dominion Government,

22 R.A. BEST, ESQ., appearing for the  
23 Claimant.

24 A. SMITH, ESQ., Secretary,

25 G.N.R. UPTON, ESQ., Official Interpreter,

26 A.G. VEITCH, ESQ., Official Reporter.



J. Ide,  
Dir.ex.

1            JIN IDE, being first duly sworn, testified  
2            as follows:

3            DIRECT EXAMINATION BY MR. BEST:

4            Q. Is that your signature? (Indicating)

5            A. Yes, sir, it is.

6            Q. And was that form prepared upon instructions  
7            given by yourself or by some member of the family?

8            A. No. That was made out on the instructions of  
9            my dad.

10           Q. And you are a son of the late Rokutaro, last  
11           name, Ide?            A. Yes, that is right.

12           Q. And to the best of your knowledge is the  
13           information contained therein correct?

14           A. That is true.

15           MR. BEST: I am filing as Exhibit 1 the Real  
16           Estate, Farm Land claim form.

17           (PARTICULARS OF REAL ESTATE FARM LAND,  
18           MARKED EXHIBIT NO.1)

19           Q. In the interim between the time Mr. Rokutaro  
20           Ide made the claim and this hearing he has unfortunately  
21           died and Mr. JinIDE is his son and I think perhaps is  
22           as familiar with the claim as any other person.

23           May I ask you, I understand your father did not  
24           leave a Will?

25           A. No, he did not.

26           Q. And nothing has been done about taking out  
27           Letters-of-Administration?

28           A. Well, it is in the hands of the lawyer now  
29           but we were just wondering how my dad's claim was going  
30           to affect the estate. The estate has not been filed  
31           as yet ---



J. Ide,  
Dir.ex.

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THE SUB-COMMISSIONER: Q. You are applying for Administration? A. Yes; on behalf of my brother's and sisters.

MR. BEST:Q. I understand that you lived at 4695 McHardy Street, Vancouver, before evacuation? Is that correct?

A. Yes.

Q. And it is as the result of the sale of that property that you are now making this claim on behalf of your father's estate?

A. That is right.

Q. Incidentally, I see you were in the army?

A. Yes.

Q. For how long? A. 18 months.

Q. Where did you serve in that time?

A. In India and Burma.

Q. Now, this property on McHardy Street in Vancouver apparently was operated as a business as well as a home?

A. That is right; part business.

Q. And your father was in the nursery business?

A. Yes; that is right; nursery and florist.

Q. I am showing you three individual photographs. Could you identify those for us?

A. Yes. That is our house at 4695 McHardy Street Vancouver.

Q. And these are part of the grounds in the front of the house?

A. Yes.

Q. When were those pictures taken?

A. Those pictures were taken by myself in 1941.



J. Ide,  
Dir.ex.

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Q. This is another picture. Is that your house?

A. Yes. That looks like my house, yes.

Q. Apparently taken in May 1943.

I will file as one Exhibit the four different pictures.

(FOUR PHOTOGRAPHS OF CLAIMANT'S PREMISES,  
MARKED EXHIBIT NO.2)

Q. Apparently your father had been on this property for a long time?

A. Yes. That is right.

Q. He bought it in 1910?

A. Yes.

Q. And do you know whether he had cultivated it as a nursery during most of those years?

A. Yes. Well, when he bought the property <sup>it</sup> was practically virgin timber and he cleared the property, two acres and at that time he used to go fishing during the fishing season and work on the land and clear the property. When he got sufficient clear his primary flowers was daffodils and narcissus. He specialized in that.

Q. That was his business? A. At that time.

That is quite a long time ago. But, when he got the full two acres cleared and of course his other stock was growing up until 1941, 1942 ---

Q. Did he work at this place fulltime just before evacuation or did he have another job?

A. No. He worked - at evacuation time we had a store, a florist shop and he divided his time between home and the shop.

Q. And I suppose he would grow a lot of the bulbs



J. Ide,  
Dir. ex.

1 and so on?

2 A. Yes. You see I had an older brother and he  
3 was at home most of the time and he was doing most of  
4 the working, that is, cultivating and so on at home.

5 Q. You have mentioned here in your claim form  
6 that there is two acres of nursery stock. I under-  
7 stand that most of the bulbs and so on had been taken  
8 out of the ground just prior to evacuation. Then what  
9 was left there? Would they be all shrubs and perennial  
10 flowers?

11 A. As I say, the crops was flowers or daffodils  
12 and narcissus and bulbs and crocus, which are annuals,  
13 of course. I do not know whether you do your own garden-  
14 ing, or not, but it was the practice of my father to sell  
15 to the Western Wholesale Florists the best, the top grade  
16 bulbs that he grew every year and planted the smaller  
17 ones, and, of course, the early crop, ----

18 Q. So that he took a certain number of bulks out  
19 and sold the bulbs?

20 A. Yes.

21 Q. Every year?

22 A. Yes.

23 Q. And planted the smaller ones and grew the  
24 flowers in the Spring?

25 A. Yes. There is always a surplus; they will  
26 multiply.

27 Q. So far as the shrubbery, itself is concerned,  
28 was there very much shrubbery in the land at the time of  
29 the evacuation?

30 A. There was quite a lot there.

I would like to mention that, as you see in the



J. Ide,  
Dir.ex.

1 picture there we had - it does not come in the actual  
2 monetary value of the property but I would like to  
3 mention that there we had a genuine wisterin, which  
4 grew along the front of the house. It is a very  
5 rare type. It was a trailing variety. I venture to  
6 state that it was probably the most beautiful of its  
7 kind in Canada. I will stand on that. My dad also  
8 had two camelia trees. They are something like a  
9 gardenia only they are red. They are also not grown  
10 outside but my dad by careful nursing and covering up  
11 in the winter and so on, brought them into the picture,  
12 not at the time in flower, of course; and also a Japan-  
13 ese genuine cherry blossom which you can see in the  
14 pictures.

15 Q. You mention here that there were 300 feet of  
16 holly hedge. Did you have any small cedars and that sort  
17 of thing? Did your father have small evergreen shrubs?

18 A. Yes. He did. The stock which was not sold  
19 at the shop in the Fall or in the Spring when they  
20 should be planted he brought them home and planted them  
21 in our own property and resold them again next year.

22 THE SUB-COMMISSIONER: Those were planted to  
23 permanently beautify the place and not for resale, not  
24 for sale later? A. In some cases, for example,  
25 small fruit trees, they were sold each year, but in other  
26 cases they became a permanent part of the property;  
27 like the holly hedge, which runs along the north side, it  
28 ran the full length of the property, some 200 or 300  
29 feet.

30 MR. BEST: Q. I do not suppose you would know  
from your personal knowledge about these various items,





J. Ide,  
Dir.ex.

1 the cost of material, labour and so on, which went into  
2 your father's house, since the house was originally built  
3 in 1918 and an addition made in 1927, and another one  
4 in 1928. I suppose you recall the additions being  
5 made? A. Yes, I do.

6 Q. And was the garage in fair shape at the time  
7 of evacuation?

8 A. Yes. It was in firstclass condition.

9 Q. And, there was a small chickenhouse and a  
10 woodshed on the property as well?

11 A. That is right.

12 Q. What do you say about the general condition  
13 of the house?

14 A. It was in good repair.

15 Q. How many people were living in it prior to  
16 evacuation?

17 A. There were six people living in the house.

18 MR. CHRISTIE: I tender as Exhibit 3 the appraisal  
19 of Johnson, Reeve and Watson. This appraisal is dated  
20 August 10, 1943.

21 (APPRAISAL, AUGUST 10, 1943, MARKED EXHIBIT NO.3)

22 MR. BEST: What is the amount?

23 MR. CHRISTIE: The appraised amount is \$2,250.

24 MR. BEST: Q. Now, in respect of this appraisal,  
25 it says that the building was a one-storey frame dwelling  
26 with four rooms, badly damaged. There is a sink which  
27 empties into a bucket and no other plumbing, no plaster  
28 and the condition is shown as of August 10, 1943 as  
29 dilapidated.

30 Now, you say the condition was fair to your  
knowledge when you were evacuated?



J. Ide,  
Dir.ex.

1 A. At the time it was - I can't explain that  
2 at all, how they describe it as being dilapidated.  
3 Of course, there is no modern plumbing, but the drainage  
4 used to drain into the bucket, and there is like  
5 a septic tank there which was common in the district  
6 there.

7 Q. Were the plumbing lines, the sewage lines  
8 laid in the front of the house in this part of South  
9 Vancouver?

10 A. No, there were no trunk sewers there.

11 Q. There were not any?

12 A. No, but there was gas and electricity.

13 Q. What time did your family actually move  
14 out of the place, do you know?

15 A. I could not say exactly the date.

16 Q. But, with respect to the month, would it  
17 be April or May of 1942?

18 A. I cannot be sure, because I moved from  
19 Vancouver to Hamilton, Ontario, in June, 1941.

20 Q. You did? A. Yes, myself, so I can't  
21 state the exact time when we left the house.

22 Q. There is a further remark that there is not much  
23 demand for building lots in this out-of-the-way district,  
24 and the prospects for successful sub-division are not  
25 good. This is in south Vancouver?

26 A. Yes. I cannot understand that. Since the  
27 time I left there and from letters received from neigh-  
28 bours I can say there have been quite a number of  
29 houses put up since 1941.

30 Q. You do not agree with this "out-of-the-way



1 area"? A. No, I certainly do not. Why, there is  
2 a concrete highway running two blocks to the west and an  
3 asphalt road one block to the south and we are one block  
4 from the school, and three blocks from the main inter-  
5 urban Vancouver-to-New Westminster Electric Railway  
6 Line.

7 Q. Do you know anything about this rental of  
8 the property for \$15. for the duration of the war?

9 A. I remember my dad mentioning this. I asked  
10 my dad how much it was getting for the rent. He said  
11 "\$15." I said "Are you crazy?" He said "The war won't  
12 last very long, we will go back to the property and  
13 that will cover the taxes and water-rates."

14 Q. Incidentally, the taxes were apparently \$167.  
15 a year. Is that correct?

16 A. Yes, approximately that; approximately that  
17 figure.

18 Q. That is all.

19 \_\_\_\_\_  
20 MR. CHRISTIE: I will file the certificate of  
21 Encumbrance as Exhibit 4.

22 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.4)

23 I will file as Exhibit 5 the Notice of Assess-  
24 ment for the year 1943, totalling \$3,050.

25 (NOTICE OF ASSESSMENT, 1943, MARKED EXHIBIT NO.5)  
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CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you the J.P. Form, dated April 9, 1942. Do you know whose signature that is?

A. That looks like my dad's signature.

Q. You would recognize it as such?

A. Yes. Looks like it.

MR. CHRISTIE: I file this J.P. Form as Exhibit 6. (J.P. FORM, MARKED EXHIBIT NO. 6)

Q. I understand that part of this house was built on cement foundations and the remainder on wooden supports. Is that correct?

A. Yes. That is true.

Q. And what kind of roof did this place have?

A. It had a cedar shingle roof.

Q. And, how was it lined?

A. It was lined with ship-lap.

Q. Did it have any paper in the lining at all?

A. Yes. It was a paper. It was paper in between. I misunderstood you. The lining was tar-paper and building paper.

THE SUB-COMMISSIONER: Q. Was the building paper exposed? A. No. There were cedar shingles. You mean the roof?

Q. Well, Mr. Christie was asking you about the lining. How was the place lined?

A. On the inside?

Q. We are speaking of the roof.

MR. CHRISTIE: We are speaking of the roof. My report here has it lined with lumber and paper.

Q. In respect of the rest of the house was there



J. Ide,  
Cr.ex.

1 tar-paper in the walls of the rest of the house?

2 A. I could not say.

3 Q. There was no plaster, in any event?

4 A. No, there was no plaster in the house.

5 THE SUB-COMMISSIONER: Q. What were the walls on  
6 the inside?

7 A. I do not know what you call it.

8 It was an overlapping siding on the outside and ship  
9 lap and it was wallpaper on the inside. I do not know  
10 how you describe it.

11 MR. CHRISTIE: Q. Were the fruit trees bearing  
12 fruit at the time of evacuation?

13 A. Yes, sir, they were.

14 Q. Did you ever sell any of them or were they used  
15 for your own consumption?

16 A. Yes, mostly for our own consumption.

17 Q. With respect to these different shrubs and trees  
18 I think you told his honour that some of them were  
19 planted with the idea of resale <sup>the</sup> following year?

20 A. Yes, sir.

21 Q. And some of them you kept there permanently to  
22 beautify the place?

23 A. Yes. That is true.

24 Q. I think that is all, thank you.

25  
26 MR. CHRISTIE: I tender as Exhibit 7 the Real  
27 Property Summary.

28 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.7)

29 As Exhibit 8 I file the offers to purchase as  
30 follows: A.E.Austin on behalf of C.W. Terry, July 17,



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1942, \$2,400., cash. Rejected.

Sergeant H. Styles, September 5, 1944, \$500. on house; rejected.

Edward Hughes on behalf of M. Skolasky, \$2,900., December 4, 1944. Mr. Skolasky withdrew his offer December 21, 1944.

Edward Hughes of J.D. Inkster, on behalf of client John Percival Keverne, \$2,900.

(FIVE OFFERS FOR SALE, MARKED EXHIBIT NO.8)

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

THE SUB-COMMISSIONER: Very well.

---

(PROCEEDINGS ADJOURNED SINE DIE)

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

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 26 1947

base 1287

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  
        

2841  
Toronto

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

(1) NAME IDE, ROKUTARO (RCMP) Reg. No. 06927  
(Print) Surname Given Name

(2) Pre-Evacuation Address 4695 Mc Hardy St, Vancouver, B.C.

(3) Present Address 139 Hunter St E, Hamilton, Ont

(4) REAL ESTATE  
(a) Street Address (if any) 4695 Mc Hardy St, Vancouver, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
B.L. 80/D.L. 26 & 51

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

- (i) ~~Farm~~
- (ii) Residence  Type of business Nursery
- (iii) Business
- (iv) Any other type of property (describe) \_\_\_\_\_

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

(e) Fair market value at date of sale (estimate this to the best of your ability): 3300.00

(i) Land	- - - - -	\$	<del>2500.00</del>
(ii) Buildings	- - - - -	\$	<del>1500.00</del>
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	- - - - -	\$	<u>500.00</u>
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	- - - - -	\$	<del>4200.00</del> <u>5300.00</u>
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$	<u>2,900.00</u>
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - - - -	\$	<del>1300.00</del> <u>2400.00</u>

- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation Nil.
  - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) \_\_\_\_\_
  - (c) How stored or packed at time of evacuation \_\_\_\_\_

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

The Custodian

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

- |     |       |                    |       |
|-----|-------|--------------------|-------|
| 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 \$ \_\_\_\_\_

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) - - - - - \$ ~~21,000.00~~ 21,000.00)

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

Toronto

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

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

DOMINION OF CANADA )  
of )  
TO WIT: )

I, Rokutaro Ide of the City of Toronto 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 Toronto )  
in the County of York )  
this 20th day of November )  
A.D. 1947. )

RA Best

A Commissioner &c.

Rokutaro Ide

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.



**REAL ESTATE**  
(Farm Land)

EXHIBIT No. 1287-1

DATE NOV 23 1948

06827

FILLED BY R. J. West

Reg. No.

IDE, Rokutaro  
(Claimant's Name)

Nursery

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared Cultivated not planted Cultivated and not in crop List Crops							
flowers shrubs nursery stock fruit trees vegetables	2 acres	1910	Br. Col. Railway Electric System		Uncleared	None	\$5,300
Total	2						

**IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS** (e.g. cultivation, plants, trees or special equipment)

Description	When Made	Cost	Value of Own Labour	Allowance for Depreciation	Estimated Value
Cleared & cultivated 2 acres	1910-20	\$900			
Fencing of 2 acres (cedar fence)	1920	100			
drainage ditches (underground wooden ditches)		100			
300' of holly hedge		75			
					30 fruit trees - ?

BUILDINGS	Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
- house		20 x 60	frame	1918	900	400	200		
- addition to house		10 x 15	frame	1928	250	200	100		
- addition to house		15 x 20	frame	1927	250	200	100	-m \$1,000	\$1,500
garage			frame	1930	75	50	25	75	75
Woodshed			frame	1925					
chicken house			frame	1918					25

Comments re Appraiser's report not covered by above information:

Land Improvements

Assessment 1943 2,400 650.00 = \$3,050.00

Custodian evaluation Aug. 10/1943 2,250.00

- N.B. to note that all personal belongings were left in house (see list attached to J.P. form). These were presumably sold with the premises. Value at least \$2,000

- Claimant would like opportunity to enlarge upon the valuable nature of the landscape (trees etc.)

Summary

Estimated Value	\$5,300
Sold for	<u>2,900</u>
Amount of Claim	2,400

Jin Ide. (son)  
Signature

On behalf of beneficiaries of the estate of the late Mr. Rokutaro Ide. (Father)



EXHIBIT No. 12F7-2  
DATE NOV 23 1948  
FILLED BY R. J. Neale

R.P. 11

IDE, Rokutaro  
4695 McHardy St., Vancouver, B.C.  
Evac. File 2841

EXHIBIT No. 1287-2  
DATE NOV 23 1948  
FILLED BY R A Nest



Picture Taken May 3, 1943

Nov. 23/48

DATE \_\_\_\_\_

FILED BY K.A.Christie

JOHNSON, REEVE and WATSON  
Estate Agents

Bank of Nova Scotia Building  
602 West Hastings Street  
VANCOUVER B.C.

The Custodian's Office,  
Vancouver, B.C.

10th August, 1943.

RP.3

File No. 2841

Dear Sir:

Catalogue No. 147  
Block 80 D.L. 36 and 51  
4695 McHardy Street.

We have inspected this property and beg to report as follows:-

Location Sparsely settled district in South Vancouver.

Land The land comprises 2 acres on the west side of McHardy Street between Price Street, which is paved and Monmouth Avenue, which is only partly rough graded. It is suitable for subdivision into building lots having a frontage of 264 feet on Price Street and the same on Monmouth Avenue. The frontage on McHardy Street is 330 feet, which allows a good depth for the lots after taking out a lane.

The land is level and has been partly planted as a nursery garden, with fruit trees, shrubs, grape vines, bulbs, etc. The tenant has been doing some cultivation but there is too much work for one man and the place is rather neglected.

Building 1 storey frame dwelling with 4 rooms badly arranged. There is a sink, which empties into a bucket and no other plumbing. No plaster.

Condition Dilapidated.

Rent \$15. Tenant claims lease for duration of War and 1 year after.

City

Assessment \$3,050 (Land \$2,400 Building \$650)

Taxes \$167.34

Appraisal There is not much demand for building lots in this out-of-the-way district and the prospects for successful sub-division are not good.

There is some value in the land as a nursery garden and the existing trees, shrubs and bulbs have some value.

We are of the opinion that the market value of this property is \$2,250.

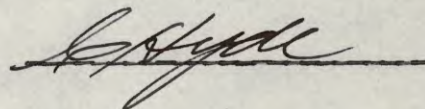
Yours faithfully,

JOHNSON, REEVE & WATSON

per "D.W.Reeve"

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

April 23, 1949.



HOWARD SMITH

EXHIBIT No. Nov. 23/48  
 DATE \_\_\_\_\_  
 FILED BY K.A.Christie

## CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

File 2841.

VANCOUVER, B.C.

No. ....minutes 12.20 A.M. 28th day of June, 1943.

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

City of Vancouver,  
 Block 80,  
 District Lots 36 and 51  
 Group 1, New Westminster District,  
 Plan 849.

viz.P

Registered Owner: Rockutaro Ide — "06827"

Volume 41, Folio 65, No. 38030 E. Absolute

Registered Charges: Filing 36477, The Custodian, Vesting Order filed.

Applications for Registration None

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

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

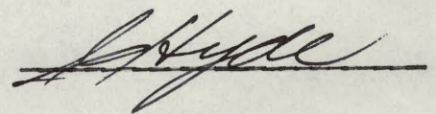
To:- Custodian's Office

"W. C. Brown"  
 Registrar

"CMM"

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

April 23, 1949.



*R.P.1*  
*Leaf #147*

EXHIBIT No. \_\_\_\_\_

Nov. 23/48

DATE \_\_\_\_\_

FILED BY K.A.Christie

CITY OF VANCOUVER

ASSESSMENT ROLL, 1943

at 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
A 1509 1523	D Lot 36.51 D.L. K 80 "Copy May 21st 1943 H.M."	650	2400

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.

On other side of card -----

CITY OF VANCOUVER, B.C.

ASSESSMENT OFFICE

"2841"

Ide Rokutoosa  
c/o Custodian of Enemy Property,  
675 West Hastings Street

GENOA BOND

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

April 23, 1949.

*[Signature]*

**OFFICE OF THE CUSTODIAN  
JAPANESE SECTION**

EXHIBIT No. 1287 - 6

DATE Nov. 23/48

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: IDE, Rokutaro

HOME ADDRESS: 4695 McHardy St., Vancouver, B. C.

REGISTRATION NUMBER 06827 SEX: Male AGE: 70

OCCUPATION: Florist

(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: Worked for himself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Mutsu

ADDRESS OF WIFE OR HUSBAND: 4695 McHardy St., Vancouver, B.C.

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: Blk. 80, D.L. 36 &amp; 51, City of Vancouver, B.C.

Land Valued at \$2300.00.

2. BUILDINGS AND OTHER IMPROVEMENTS: Five Room house

3. INSURANCE (Give particulars; state where policies are) No

4. TAXES (Amount and where payable) For last year \$157.09, paid, City Hall,  
Vancouver, B.C.

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: Whereabouts of Title Deeds  
not known
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
- 9. IF FARM LAND STATE CROPS SOWN: None

- 4. INSURANCE CA
- 5. MORTGAGES, I
- OTHERS:.....

**STATEMENT OF REAL PROPERTY OCCUPIED**

- 1. LOCATION AND DESCRIPTION: Five Room House, at 4695 McHardy St.,  
Vancouver, B.C.
- 2. LANDLORD'S NAME AND ADDRESS: His own Home.
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:.....  
None
- 4. STATE WHEREABOUTS OF LEASE: None
- 5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid).....  
None
- 6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

- 6. MONEYS OWIN
- 7. BONDS, DEBEN
- Dominion of C
- 8. BANK ACCOUN
- 9. LIFE INSURAN
- 10. INTEREST IN A
- 11. SAFETY DEPOS

**LIABILITIES:**

- 1. PERSONAL DE
- 2. TRADE DEBTS

**REMARKS:**

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

I certify that the  
every description in a  
and indirect.

Dated this 9th

"M. Wright"

FOR DEPARTMEN

**STATEMENT OF PERSONAL PROPERTY OWNED:**

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



of Title Deeds  
known

FORM "JP"

FILE No. ....

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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).....

None

Hardy St.,

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

Dominion of Canada Victory Bond, for \$50.00, left at his home.

D:

8. BANK ACCOUNTS: Canadian Bank of Commerce, Vancouver Heights Branch,  
Vancouver, B.C., for \$150.00

9. LIFE INSURANCE: None

aid)

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

**LIABILITIES:**

1. PERSONAL DEBTS: None

NITURE, FIXTURES,  
ONAL EFFECTS:

2. TRADE DEBTS: None

REMARKS: None

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

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

Dated this 9th day of April ~~1948~~ 1949.

(Signature) "Rokutaro Ide"

"M. Wright"

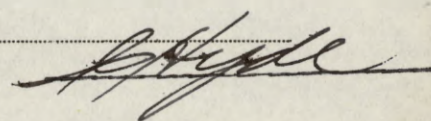
Witness

Y INTEREST IN, OR

FOR DEPARTMENTAL USE

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

April 23, 1949.



MEMORANDUM OF FURTHER PARTICULARS OF REGISTRATION OF:

IDE, Rokutaro  
4695 McHardy St., Vancouver, B.C.

Reg. No. 06827

Taxes on property owned by declarant paid for  
1942, \$167.80

Signed ..... "R. Ide "

Witness ..... "A. G. M."

June 4th, 1942.

The following is the property of:

Mr. Rokutaro Ide,  
4695 McHardy St.,  
Vancouver, B.C.

Registration #06827.

Living room furnitures

1 Chesterfield & 2 chairs, 2 dining room suites - 6 pieces, 3 gramaphones,  
4 heaters, 5 end tables, 6 pot stands, 7 20' - 10' Inlaid Linoleum rug.  
9 pictures, 36 cushions, 2 bracket lamp fixtures.

Garden Trees, Ornamental Shrubs

2 Camelia trees, 5 Wisteria, 25 Flowering Jap. Cherries, 1 Japanese Plum,  
1 Holly Hedge, 16 Holly trees, 1 Cedar Tree (Japanese) 2 Japonica, 20 cedars,  
1 Luarel Hedge, 1 Peach, 2 bamboos, 25 rose bushes, 1 maple, 4 boxwood,  
1 Rhododendron, 1 flowering apple, 24 lilacs.

Garden Tools

2 rakes, 2 hoes, 2 shovels, 2 axes, 1 lawn mower, 1 mottock, 1 pitchfork,  
1 wheelbarrow, 1 cutting shearers, 2 hand saws, 3 hammers, 2 ladders.

Plants

5000 Spanish Iris, 100 English Iris, 10000 crocus, 2000 daffodils, 2000 tulips, 150 Jap.  
iris, 500 doz. Lily of Valley, 1500 Grape Hyacinth, 2000 Scilla, 2 peonies, 200  
Chrysanthemums, 200 Jap asparagus, 120 English Asparagus.

Vegetables

2 rows peas, 50 raspberries, 4 doz. strawberries.

Bedroom Furnitures

4 beds, 2 dressers.

Kitchen Furnitures

1 stove, 2 tables and 8 chairs, 3 sideboard, 36 pots & pans, electric toaster, 1 doz. lids,  
5 cutting Knives, 1 dinner set, 3 sandwich sets, 425 pieces mixed chinaware, 31 pieces  
mixed glassware, 5 pairs salt & pepper, 2 water pitchers, 5 sugar & cream sets.

Miscellaneous.

Typewriter, cardtable, telephone, sewing machine, reading lamp, electric heater, 2 screen  
doors, 1 meat safe, 1 clothes line & pins, Garage, 50 foot hose.

Fruit Trees

1 peach, 4 plums, 1 greengage, 5 cherry, 12 apple, 4 pears, 3 grapes

REAL PROPERTY SUMMARY

JAPANESE NAME: Rokutaro IDE Reg. No. 06827 File No. 2841.

CATALOGUE NO: 147

PROPERTY ADDRESS: 4695 McHardy Street, Vancouver, B.C.

LEGAL DESCRIPTION: Block 80, District Lots 36 and 51, Group 1, N.W.D., Plan 849.

TITLE: In the name of Rokutaro IDE, Cert. of Title 38030-E.

ENCUMBRANCES: Nil.

Vesting 36477, dated 28th June 1943.

ASSESSED VALUE: 1943 - Land \$2400.00  
Improvements \$ 650.00 - \$3050.00. Taxes - \$141.92.

CLASSIFICATION: The land comprises 2 acres is cultivated as a market garden and produces vegetables, small fruits, shrubs and flowers. There is also an orchard with fruit trees of various kinds as scheduled in the report. There is a five roomed frame building on the property wth no plumbing except hot and cold water in kitchen sink. Part of the house is built on cement foundations, the remainder on wooden supports. There is no basement. It has a shingled roof lined with lumber and papered. The outhouses consist of a garage, woodshed and small chicken house.

HISTORY OF ADMINISTRATION: Rokutaro IDE made a verbal arrangement with T.W.Terry to rent this property for the duration of the war and one month thereafter at a monthly rental of \$15.00. A. E. Austin & Co. Ltd., were appointed the Custodian's rental agents, and embodied the terms in a memorandum of agreement dated 17th June 1942, which memo was signed by the tenant. A copy of this memo was sent to Mr. IDE, who disputed some of the terms. An understanding was finally reached, and Mr. Terry occupied as from May 21st, 1942 to March 31st, 1945, with the privilege of harvesting the crop to 15th September 1945, consented to by the purchaser. Total rents received and credited to Mr. IDE's account were \$469.85. Prior to sale a written release of the tenancy was procured from Mr. and Mrs. Terry.

One of A.E.Austin's clients proposed to purchase this parcel and subdivide it. With this in view the City's approval of a subdivision plan was sought and obtained with a provision for the taking of a 33' strip for the widening of Monmouth Street. The subdivision scheme was dropped, without any change in the area of the property. Mr. IDE requested the Custodian on 19th September 1944 to sell the property.

OFFERS RECEIVED: H. Styles submitted to the Custodian an offer of \$500.00 for the house on this lot, on the 25th September 1944, which offer was rejected on the 26th. On the 27th November 1944, Edward Hughes, of the firm of J. D. Inkster, made an offer of \$2400.00 for this property and

REAL PROPERTY SUMMARY

Page -2-

File No. 2841.

OFFERS RECEIVED: withdrew it on 29th December 1944. On the 4th December 1944 he  
(con't) made an offer on behalf of a client, M. Sokolasky, of \$2900.00,  
which offer was withdrawn by Mr. Sokolasky on 21st December 1944,  
and the Custodian notified J.D.Inkster of this withdrawal on  
29th December 1944. J. D. Inkster, on behalf of James Percival  
Kaverne submitted an offer of \$2900.00 on 27th December 1944, which  
offer was accepted. "T. W. Terry offered \$2400.00 on 17 July, 1943  
through Austin & Co., withdrawn 28 Oct. 1943".

APPRAISAL: Made by Messrs. Johnson, Reeve & Watson on 10th August 1943.  
The value named being \$2250.00.

SOLD: To John Percival Keverne as at 24th January 1945.  
Approval of Advisory Committee - 29th December, 1944.

TITLE: Certificate of Title No. 119142-L issued in the name of John  
Percival Keverne and receipt of same was acknowledged by him  
19th March 1945.

FUNDS: Released to the credit of Rokutaro IDE - sale price \$2900.00 plus  
rentals \$469.85, plus refund insurance \$0.19, total \$3370.04; less  
commission on rentals \$28.19, taxes \$341.42, insurance \$5.74, Certi-  
ficate of Encumbrance \$1.00, appraisal fee \$5.00, advertising \$4.00,  
registration fee \$12.80, commission on sale \$145.00, closing adjust-  
ments \$30.95, total \$574.10. Net amount released \$2795.94.

OLD TITLE: Certificate of Title No. 38030-E - whereabouts unknown.

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

"Ian Macpherson"

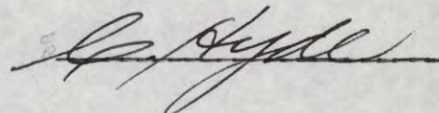
Ian Macpherson

June 30, 1948.

IM/CH

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

April 23, 1949



DEPARTMENT OF THE SECRETARY OF STATE OF CANADA  
THE CUSTODIAN OF JAPANESE EVACUEE PROPERTY  
Vancouver Office

Receipt No. 11663

Date Jan. 23rd, 1945.

RECEIVED from John P. Keverne, 5354 Sherbrooke St.,

the sum of Two thousand Six hundred and ten 00/100 Dollars

Cash

Cheque

Money-Order

re: Properties Suspense Account

Regn. No.....

File No. 2841

Balance of purchase price of property  
Cat 147 - 4695 McHardy Street, Vancouver

\$2610.00/100

C. H. Reed.....Cashier

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA  
THE CUSTODIAN OF JAPANESE EVACUEE PROPERTY  
Vancouver Office

Receipt No. 11381

Date Dec. 30th, 1944.

RECEIVED from John P. Keverne, c/o J. D. Inkster, 417 Pender St., W.,

~~Cash~~

the sum of Two hundred and ninety 00/100 Dollars

Cheque

~~Money-Order~~

re: Properties Suspense Account

Regn. No..... File No. 2841

Deposit re purchase price of property Cat 147 --  
4695 McHardy St.

\$290.00/100

C. H. Reed.....Cashier

EXHIBIT No. Nov. 23/48

DATE \_\_\_\_\_  
FILED BY K.A.Christie

*R.P.8*

J. D. INKSTER, J.P.

Real Estate Broker  
Estate Agent

417 Pender Street West  
Vancouver, B.C.

29th Dec. 1944

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

re Catalogue No 147  
4695 McHardy St Blk 80. D.L.36 & 51  
.....

Dear Sir

*not certified*

I enclose herewith chq value \$290.00 being deposit 10% on  
Price of \$2900.00 for above property from my Client John Percival  
Keverne, Mining Engineer, 5354 Sherbrooke St., Vancouver, B.C.

Yours very truly

"Edwd. Hughes"

HOWARD SMITH  
GENOA BOND





1287 - 8

EXHIBIT No. \_\_\_\_\_

DATE Nov. 23/48

FILED BY K.A.Christie

J. D. INKSTER, J.P.

Real Estate Broker  
Estate Agent

417 Pender Street West  
Vancouver, B.C.

*R.P.7*

Decr. 4/44

F.G. Shears Esq  
808 Royal Bank Building  
Vancouver, B.C.

(Custodian of Enemy Property)  
(Japanese Evacuation Sect.)

Dear Sir;

Re Catalogue No. 147  
4695 McHardy St.

I beg to now submit offer for the above property of \$2900.00 cash-  
subject to usual commission.  
I enclose herewith a further \$50.00 being 10% deposit on increased  
price of \$500.00.

Yours very truly

"Edwd. Hughes"

*B240<sup>10</sup> - previously read.*

HOWARD SMITH

GENOA BOND

EXHIBIT No. ~~Nov. 23/48~~DATE .....  
FILED BY K.A.Christie

November 27th, 1944.

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

Dear Sirs:

Re: Catalogue No. 147  
4695 McHardy Street

I hereby offer you the sum of \$2,400.00 (cash)  
for the property at the above-mentioned address. And  
enclose herewith \$240.00 (cash) being deposit of 10% on  
the purchase price, subject to 5% commission.

Yours truly,

"Edwd. Hughes"

R.P.6

COPY

1287 - 8

EXHIBIT No. \_\_\_\_\_  
DATE Nov. 23/48  
FILED BY K.A.Christie

7598 & 2841

Sept. 25, 1944.

R.P.5

Dear Sir:

Enclosed please find check for \$100.00 dollars  
10 per cent of bid of one thousand dollars on house at  
2141 Columbia known as Catalogue No. 45, Lot 8, Blk. 14,  
D.L. 302. If this offer is not accepted, I can offer  
\$500.00 (5 hundred dollars) on house at 4695 McHardy  
Street, Catalogue No. 147, Block 80, D.L. 36, 51.

Yours sincerely

(Sgd.) H. Styles,

2233 37th Avenue East

Vancouver

EXHIBIT No. \_\_\_\_\_  
Nov. 23/48  
DATE.....  
FILED BY K.A.Christie

A. E. AUSTIN & CO. LTD.

833 Hastings Street West  
VANCOUVER

July 17, 1943

R.P.4

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

Dear Sirs:

Re: Block 80, D.L. 36 & 51  
Catalogue #147

No 147

On instructions from C. W. Terry, the  
tenant of the above property, and on his behalf we  
herewith make an offer of \$2400.00 cash for same,  
We enclose herewith marked cheque for \$240.00 in  
favour of the Custodian, as a deposit in connection  
with this offer.

As you are no doubt aware the Buildings  
are very poor. The dwelling is practically a shack.  
It is not plastered. There is no basement or bath.

We shall be glad to hear as soon as  
possible whether or not this offer has been accepted.

Yours truly

A. E. AUSTIN & CO. LIMITED

per "Matthew Davidson"

Agents.

MD/S  
Encs.

EXHIBIT No. \_\_\_\_\_  
DATE Nov. 23/48  
FILED BY K.A.Christie

4061 Boundary Rd.,  
Burnaby, B.C.

Dec. 21/44.

The Custodian,  
Japanese Evacuation Section,  
Hastings and Granville,  
VANCOUVER, B.C.

Dear Sir: re #4695 McHardy St., Blk.80, D.L. 36 & 51

Regarding above property on which I have made  
deposit to you of \$290.00. I regret I cannot  
wait any longer - as the deal is complicated  
and shall be glad therefore if you will kindly  
return my deposit to me.

Yours truly,

(sgd) M. Sokolosky"

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

April 23, 1949.

