

Name of Claimant **YASUMOTO, Denkichi &**
 Custodian File **NISHIKAZE, George Yosaburo**
12518 & 1356

Case **1297**

<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	Total Award 80% of all Sale Prices	Sale Price	Total Award 125% of all Sale Prices:		
		900.00	90.00	12.50 45.00		% of Total	Amount	% of Total	Amount	147.50
<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 Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										147.50



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CASE NO: 1297.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 25, 1948.

IN THE MATTER OF THE CLAIMS OF

DENKICHI YASUMOTO
and
GEORGE YOSABURO NISHIKAZE

PROCEEDINGS AT HEARING

Original.

*Clair Jones
A.F.I.*



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.

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10 Toronto, Ontario,
11 November 25, 1948.

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14 IN THE MATTER OF THE CLAIMS OF
15 DENKICHI YASUMOTO
16 and
17 GEORGE YOSABURO NISHIKAZE

18 PROCEEDINGS AT HEARING

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21 APPEARANCES:

22 K.A. CHRISTIE, ESQ., K.C.,	appearing for the Dominion Government,
23 F.A. BREWIN, ESQ.,	appearing for the Claimant.
24	
25	_____
26 A. SMITH, ESQ.,	Secretary,
27 G.N.R. UPTON, ESQ.,	Official Interpreter,
28 A.G. VEITCH, ESQ.,	Official Reporter.
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DENKICHI YASUMOTO, resumed (See swearing of witness
in case No: 1296)

THE SUB-COMMISSIONER: I do not think he (Den-
kichi Yasumoto) need to be sworn again.

DIRECT EXAMINATION BY MR. BREWIN:

Q. Were you and Mr. Nishikaze the joint owners
of property known as 714 Third Avenue in Prince Rupert?

A. Yes.

Q. Is Mr. Nishikaze related to you in any way?

A. No.

Q. I have here what appears to be a claim form
although it is only a form for the Co-operative Committee
with a Power-of-Attorney attached to it. Is that your
signature (Indicating)?

A. Yes.

Q. That is your signature on the Power-of-Attorney?
A. Yes.

Q. And I take it that you authorized originally
Mr. Nishikaze to put in a claim for you?

A. Yes.

MR. BREWIN: I submit that as Exhibit 1. That
is a copy of the claim form with a Power-of-Attorney
there from Mr. Yasumoto to Mr. Nishikaze.

(CLAIM FORM AND AUTHORIZATION, MARKED EXHIBIT
NO.1)

Q. Then, did you receive this letter from Mr.
Nishikaze?

A. Yes.

Q. And that is dated October 27, 1948?

A. Yes.



D. Yasumoto,
Dir.ex.

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MR. BREWIN: That is dated October 27, 1948,
and explains that Mr. Nishikaze has not been well and
authorizes Mr. Yasumoto to present his claim for him.

(LETTER, OCTOBER 27, 1948, MARKED EXHIBIT NO.2)

Q. Have you prepared a form entitled Real
Estate Other than Farm, setting out certain particulars
about this property?

A. Yes.

Q. And is that your signature (Indicating)?

A. Yes.

Q. And, are the facts stated there correct?

A. Yes.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM,
MARKED EXHIBIT NO.3)

Q. Did you live on this property?

A. No. I rented it.

Q. You rented it?

A. I let it to another person.

Q. Did you, yourself, keep it in repair? Did
you do the repair work, yourself?

A. Yes.

Q. And was it in a good state of repair when
you left? A. Yes.

Q. I see you bought the property in 1936.
Is that right? A. Yes.

Q. And you paid \$2,205. for it?

A. Yes.

Q. In what sort of district was this house in
Prince Rupert?

A. There were houses all around it and the



1 location was good.

2 Q. And I take it from some of the correspondence
3 which you have - perhaps my friend will prove this -
4 that the Custodian actually did make a sale of this
5 property at one time for \$2,000. Do you know about
6 that?

7 A. Yes.

8 Q. I have here a letter from the Custodian's
9 office dated April 5, 1946, addressed to you. Did
10 you receive that letter?

11 A. Yes.

12 Q. And was it attached to this statement of
13 account?

14 A. Yes.

15 Q. And this letter refers to advice that
16 "In March 23, 1945, we received and accepted
17 an offer for \$2,000. for the above property but
18 the prospective purchaser failing to pay the
19 balance \$1,800., of the purchase price, his
20 deposit of 10 percent. was treated as rent and the
21 sale cancelled."

22 I ask that that letter be filed.

23 (LETTER, APRIL 5, 1946, MARKED EXHIBIT NO.4)

24 I think that is all.

25 MR. CHRISTIE: I tender as Exhibit 5 four apprai-
26 sals made by W.H. Shortridge. The first appraisal was
27 made in April 1944, in the sum of \$2,545. The second
28 appraisal made by the same person was made on February
29 28, 1945, and was in the amount of \$2,250. The third



1 appraisal, March 14, 1945, by the same person, in the
2 amount of \$2,000. The fourth appraisal made April 1946
3 by William H. Shortridge, was in the amount of \$1,200.

4 I file these four appraisals as Exhibit 5.

5 (FOUR APPRAISALS, MARKED EXHIBIT NO.5)

6 And I file as Exhibit 6 a Tax Notice for the
7 year 1947. The assessment for the land is \$325., and
8 for the improvements \$800., making a total of \$1,125.

9 This is the Tax Notice of the city of Prince
10 Rupert.

11 (TAX NOTICE, 1947, MARKED EXHIBIT NO.6)

12 And as Exhibit 7 I file the Certificate of
13 Encumbrance in which Yasumoto and Nishikaze are noted as
14 the registered owners.

15 (NOTICE OF ENCUMBRANCE, MARKED EXHIBIT NO.7)

16 Then, as Exhibit 8 I file the appraisal of
17 L.C. Eby, dated April 23, 1946.

18 (APPRAISAL, APRIL 23, 1946, MARKED EXHIBIT NO.8)

19 MR. BREWIN: What does it say?

20 MR. CHRISTIE: I read:

21 "A fair valuation of this property would be
22 \$1200.00."

23 And I am filing two letters of the city of Prince
24 Rupert of the Building Inspector E.A. Phillips. He
25 is the Building Inspector of the city of Prince Rupert.
26 They are addressed to Helgersons Limited. The first
27 letter is dated April 4, 1946, the second letter
28 August 21, 1946. The second letter reads:

29 " Further to my letter of April 4 re the
30 above building, I have made a further examination



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"of these premises and find that the building has not been repaired and put in a safe condition. This building as it now stands is a definite hazard and unless new foundations are constructed and the building otherwise made safe, it must be demolished. In the meantime, the building must not be occupied for any purpose and the doorway to the basement should be fastened so that children cannot play underneath."

I tender those as Exhibit 9.

(TWO LETTERS, APRIL 4, 1946, AUGUST 21, 1946, MARKED EXHIBIT NO.9)

I have here a copy of a letter dated April 29, 1947, addressed to the witness and to Mr. Nishikaze and it is from the office of the Custodian. It says:

" Since advising you on the 5th April, 1946, that the prospective sale of the above property had fallen through, efforts to find another purchaser have failed but we are now in receipt of an offer which we believe should be accepted.

This offer is \$900.00, half cash, half spread over one year. Our reasons for recommending prompt acceptance of this offer are: (1) The City's building inspector has condemned the building in a letter which reads as follows: and it gives the reasons, the letter which I read.

"and (2) our Prince Rupert agents in forwarding the offer write:

'We feel that this property should be disposed of as soon as possible as any day now the City Engineer is going to fully



1 " 'condemn the house and it will have to
2 be torn down'."

3 I note you got the original.

4 MR. BREWIN: It is right here. I have it.

5 MR. CHRISTIE: Yes.

6
7 CROSS-EXAMINATION BY MR. CHRISTIE:

8 Q. Is this your reply to that letter, and is
9 that your signature? (Indicating)?

10 A. Yes. This is the reply.

11 MR. CHRISTIE: Do you want the original, or, if
12 not, I will put in the copy.

13 MR. BREWIN: Put in the original.

14 MR. CHRISTIE: I will file the original of this
15 letter.

16 My friend is permitting me to put in his original.
17 The original is dated April 29, 1947, and the reply is
18 dated May 22, 1947.

19 (TWO LETTERS, APRIL 29, 1947, MAY 22, 1947,
20 MARKED EXHOBOT NO. 10)

21 I have a letter here dated May 8, 1947, your
22 honour, and it is addressed to the Custodian, and the
23 signature which I cannot prove is Nishikaze's.

24 MR. BREWIN: I will admit it is his signature.

25 MR. CHRISTIE: My friend says he will admit that,
26 so I will file that in with the other letters.

27 --- (See Ex. No.10)

28 I wish to file as Exhibit 11 a letter of H.G.
29 Helgerson, Limited, dated March 4, 1945, and addressed
30 to the Custodian.

(LETTER, MARCH 4, 1945, MARKED EXHIBIT NO.11)



1 And finally I file as Exhibit 12 the Real
2 Property Summary.

3 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO.12)

4 That is all, thank you.

5
6 RE-EXAMINATION BY MR. BREWIN:

7 Q. During the whole period after you were eva-
8 cuated and for a number of years did the Custodian to
9 your knowledge receive rent of \$27. a month for these
10 premises?

11 A. Do you mean did I receive it or did the Cus-
12 todian receive it?

13 Q. Did the Custodian receive it?

14 A. Yes.

15 Q. And I presume it was credited to your account?

16 A. Yes. It is in the statement.

17 THE SUB-COMMISSIONER: The statement only shows
18 \$7. from April 1945 on but in March 21 of 1946 there
19 is an item "Rent from April 1, 1945, at \$20 - \$200."
20 And that \$200. was the deposit which was received on
21 the sale and it was forfeited because the sale did not
22 go through, so they said they would apply it on rent.

23 MR. BREWIN: I put my question too broadly to
24 the witness.

25 Q. The only knowledge you have as to whether it
26 was rented comes from the statement of the Custodian
27 to you?

28 A. Yes.

29 Q. And, when you left was the house in a bad
30 state of repair? A. No. It had been repaired



1 and was in good condition before I left.

2 Q. I notice there is a statement here from Mr.
3 Arnold of Helgerson's Limited, in this letter of
4 March 14, 1945, that the house was purchased by
5 Shimizu in 1936 for \$600. You apparently bought
6 it in 1936. Did you buy it from Shimizu? I am simply
7 asking you if you bought it from Shimizu?

8 A. Yes.

9 Q. And if Mr. Shimizu bought it for \$600. he
10 sold it to, apparently, for \$2,200.? Is that right?

11 A. I cannot understand this.

12 Q. Well, the letter which is in as an exhibit
13 from Helgersons Limited refers to the fact that Mr.
14 Shimizu bought the property in 1936 for \$600., whereas
15 you have told us that you bought the property in the
16 same year for \$2,205.?

17 A. Yes. That is correct.

18 He bought it for \$600. and sold it to me for
19 \$2,205.

20 Q. Now, he says that nothing has been done by
21 way of repairs since, that is, since 1936. Is that
22 correct?

23 A. No. That is not right. It has been repaired
24 since then.

25 Q. You, yourself, did the repairs?

26 A. Yes.

27 Q. I think this letter speaks for itself.
28 That is all, thank you.

29 MR. CHRISTIE:, No more questions.

30 THE SUB-COMMISSIONER: That is all, witness.



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MR. CHRISTIE: It is submitted, your honour,
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.

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.

FORM FOR CO-OPERATIVE COMMITTEE

NOV 21 1948

FILLED BY E.A. Brown

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

This form containing the same material as the form to be sent to the Custodian's office is to be sent to either your National Japanese Canadian Citizens Association provincial chapter organization or the regional Co-operating Committee as listed.

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

(1) NAME NISHIKAZE, GEORGE YASABURO (RCMP) Reg. No. 10518

(2) Pre-Evacuation Address 714 - 3rd Ave, Prince Rupert B.C.

(3) Present Address 7475 St. Aubin St. Montreal 16

(4) REAL ESTATE (a) Street Address (if any) Prince Rupert, B.C.

(b) Legal description (lot number, block number, section number, etc.) Lot 59 (59) Block 7, Section 1. City of Prince Rupert. Map 923

(c) Type of Real Property (cross out words which do not apply): (i) Farm (ii) Residence (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.) half owner but see Power of attorney attached

(e) Fair market value at date of sale (estimate this to the best of your ability): (i) Land \$ (ii) Buildings \$ (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) \$ (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ 2645.00 (v) Amount at which Custodian sold property and credited your account \$ 900.00 (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) \$ 1745.00

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

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

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

- | | | |
|-----|-------|--------------------|
| 1. | ..... | Estimated Value \$ |
| 2. | ..... | Estimated Value \$ |
| 3. | ..... | Estimated Value \$ |
| 4. | ..... | 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) - - - - - \$ 1745⁰⁰

(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) *George Yoshimura*
TO WIT:)

I, *Geo. Yoshimura* of the *city* of *Montreal* in the *Province of Quebec*

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 *Montreal* in the *Province of Quebec* this *16th* day of *July* A.D. 1947-1948.

Joseph Guigras K.C.
(Joseph Guigras K.C.)
507 Place d'Armes
Montreal.
A Commissioner &c.

EXHIBIT No: 1297-1
DATE NOV 25 1948
FILLED BY F. A. Brewin

POWER OF ATTORNEY

KNOW ALL MEN by these presents that I, Denkichi Yasumoto of the City of Toronto, in the Province of Ontario hereby appoint Yasaburo Nishikaze of the City of Montreal, in the Province of Quebec, my attorney for me and in my name to do and execute all or any of the following Acts, Deeds and Things, that is to say:

1. To claim before the Commission set up by the Government of the Dominion of Canada, to enquire into property losses for persons of the Japanese race who were evacuated from the protected area of the Pacific Coast of Canada all of my right, title and interest in the certain parcel or tract of land and premises known as Lot 59, Block 7, Section 1 in the City of Prince Rupert in the Province of British Columbia, and to accept any settlement, compromise or award made by the said Government of the Dominion of Canada in this matter on my behalf.
2. To execute any Releases, Quit Claims, or other documents necessary to the obtaining of any award or payment for any loss which may be ascertained as a result of the sale of the above mentioned premises by the Custodian of enemy property.

AND I HEREBY UNDERTAKE to ratify everything which my attorney shall do or purport to do by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of July, 1948.

SIGNED, SEALED AND DELIVERED

In the presence of

Shoji Shimizu
Witnesses.

Denkichi Yasumoto

July. 48

EXHIBIT NO: 1297-27475 St. Aubin St.,
DATE NOV 25 1948 Montreal,
FILED BY F. G. Dewar Oct. 27th, 1948.

To Whom It May Concern:

This is to certify that, due to my inability to be present at the hearing in Toronto of the Commissioner investigating claims of the Japanese Canadians for Property Losses, MR. DENKICHI YASUNOTO, REG. #10514 of 180 DELAWARE AVE., TORONTO - joint owner of the property known as LOT 59, BLOCK 7, SECTION 1, CITY OF PRINCE RUPERT, MAP 923, is hereby duly authorized to act on my behalf in any and all matters of claims re above property.

Signed: George Yasaburo. (Hishikaze)
GEORGE YASABURO HISHIKAZE
REG. # 10518.

YASUMOTO Denkichi, NISHIKAZE George

(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1297-3
DATE NOV 25 1946
FILLED BY J A Brown

10514, 10518

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	7	Frame	rented as a residence			
House	3	Frame	rented also	25 x 100	1936	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Residential very good location	\$2,205.00	1936 - \$440.00 1939 - \$250.00	\$2,645.00

Comments re upkeep of premises:

The house was kept in good repair by the claimant, who is a carpenter by trade, up to the time of evacuation in 1942.

Comments re Appraiser's report not covered above:

This property was jointly owned by claimant with George NISHIKAZE, File 1356, and Mr. Nishikaze has entered a claim which includes Mr. Yasumoto's half interest.

Appraised value

4/1944	--	\$2,545
2/1945	--	\$2,250
4/1946	--	\$ 1,200.

Letter of March 14, 1945, in Custodian's files reveals that an offer of \$2,000 for the property was reported by Messrs. Helgerson

N. B. - See Custodian's letter dated March 23, 1945, property sold for \$2,000 but subsequently cancelled.

SUMMARY

Estimated value	\$2,645
Sold at	<u>900</u>
Amount of claim	\$1,745

Denkichi Yasumoto

Signature

EXHIBIT No. 1297-4

CANADA

DATE NOV 25 1948

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

FILLED BY F. A. Brewin

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 1356, 12518 & 8894.

Cat. No. 725.

JAPANESE EVACUATION SECTION

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

April 5th, 1946.

Mr. Yasaburo NISHIKAZE,
Registration No. 10518,
New Denver, B. C.

Dear Sir:

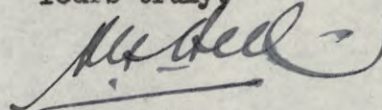
Re: Lot 59, Block 7, Section 1, City of Prince
Rupert, Map 923.

The properties in which Mr. Shoji SHIMIZU has any interest have been the subject of a review and in this connection we have completed, and enclose herewith for your information, a statement of the Joint Account in which the above property is carried.

As advised you on the 23rd March, 1945, we received, and accepted, an offer of \$2,000.00 for the above property, but the prospective purchaser failing to pay the balance (\$1800.00) of purchase price, his deposit of 10% (\$200.00) was treated as rent and the sale cancelled, as advised you on the 22nd February. The enclosed statement therefore represents revenue from rent less disbursements for rental agents commission, insurance, taxes, etc., the net balance shown being \$694.20.

According to the evidence in your file your half-interest in this property is under (verbal) lien to Shoji SHIMIZU (Reg. 10438, File 8894) for a debt of \$1500.00, and it is your desire that your equity be transferred to him, when the property is sold. Such a transfer will be subject to the approval of the Department of Labour, Japanese Division, as you are a resident of one of their Interior Housing Projects.

Yours truly,



R. G. Bell,
Administration Department.

RGB/P.
Encl.

c.c. to Mr. Shoji SHIMIZU.

c.c. to Dept. of Labour, Japanese Division.

STATEMENT OF ACCOUNT

File 1356
" 12518

Yasaburo NISHIKAZE
Denkichi YASUMOTO

Reg. No. 10518
" " 10514

Cat. 725.

(Lot 59, Block 7, Section 1, City
of Prince Rupert, Map 923).

1942

July	15	Rent, less Commission	\$ 1.50	\$ 27.00
		Repairs	\$ 6.28	
August	12	Rent, less Commission	\$ 1.50	\$ 20.00
August	12	Rent, less Commission	\$ 1.25	\$ 21.00
		Repairs	\$ 1.40	
Sept.		Rent, less Commission	\$ 2.00	\$ 20.00
October	7	Rent, less Commission	\$ 1.00	\$ 20.00
		Repairs	\$ 8.45	
Nov.	9	Rent, less Commission	\$ 1.50	\$ 27.00
		Repairs	\$ 1.45	
		Taxes for 1942 (General)	\$ 38.95	
Dec.	10	Rent, less Commission	\$ 1.50	\$ 27.00
		Taxes for 1942 (Improvements)	\$ 14.25	

1943

January	12	Rent, less Commission	\$ 1.50	\$ 27.00
		City taxes	\$ 13.12	
Feb.	10	Rent, less Commission	\$ 1.50	\$ 27.00
		Repairs	\$ 3.00	
March	9	Rent, less Commission	\$ 1.00	\$ 27.00
		Repairs	\$ 7.00	
April	14	Rent, less Commission	\$ 1.50	\$ 27.00
		Repairs	\$ 45.37	
April	16	Certificates of Encumbrance	\$ 3.00	
May	15	Rent, less Commission	\$ 1.50	\$ 27.00
		Repairs	\$ 1.40	
June	10	Rent, less Commission	\$ 1.50	\$ 27.00
		Repairs	\$ 2.55	
June	10	Taxes for 1943	\$ 64.50	
July	15	Rent, less Commission	\$ 1.50	\$ 27.00

161.00
71.98

90.02

(Over)

STATEMENT OF ACCOUNT.....Page 2.

Files 1356 & 12518.

Cat. No. 725.

1943

August 11	Rent, less Commission	\$ 1.50	\$ 27.00
Sept. 18	Rent, less Commission	\$ 2.00	\$ 34.00
Oct. 14	Rent, less Commission	\$ 1.00	\$ 20.00
Nov. 16	Rent, less Commission	\$ 1.50	\$ 27.00
Dec. 16	Rent, less Commission	\$ 2.00	\$ 34.00

1944

January 18	Rent, less Commission	\$ 1.00	\$ 20.00
Feb. 10	Rent, less Commission	\$ 2.00	\$ 34.00
March 16	Rent, less Commission	\$ 1.00	\$ 20.00
April 13	Rent, less Commission	\$ 1.00	\$ 20.00
	Repairs	\$ 5.65	
August 15	Rent, less Commission	\$ 1.50	\$ 27.00
Sept. 14	Rent, less Commission	\$ 1.50	\$ 27.00
	Repairs	\$ 24.11	
Oct. 18	Rent, less Commission	\$ 1.50	\$ 27.00
Oct. 31	Rent, less Commission	\$ 5.00	\$ 88.00
Nov. 13	Rent, less Commission	\$ 1.50	\$ 27.00
Dec. 13	Rent, less Commission	\$ 1.50	\$ 27.00

332.06
157.94
178.06

1945

January 16	Rent, less Commission	\$ 1.50	\$ 27.00
Feb. 14	Rent, less Commission	\$ 1.50	\$ 27.00
March 14	Rent, less Commission	\$ 1.50	\$ 27.00
	Repairs	\$ 26.32	
March 26	Telegram	\$ 2.17	
April 6	Taxes for 1944	\$ 72.35	
April 13	Insurance	\$ 14.00	
April	Rent, less Commission	\$ 2.00	\$ 7.00

(Over)

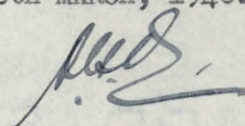
STATEMENT OF ACCOUNT.....Page 3.

Files 1356 & 12518.

Cat. No. 725.

			<u>DR.</u>	<u>CR.</u>
<u>1945</u>				
May	18	Rent, less Commission	\$.50	\$ 7.00
June	14	Rent, less Commission	\$.50	\$ 7.00
July	13	Rent, less Commission	\$.50	\$ 7.00
August	14	Rent, less Commission	\$.50	\$ 7.00
August	16	Taxes for 1945	\$ 67.73	
Sept.	11	Rent, less Commission	\$.50	\$ 7.00
October	13	Rent, less Commission	\$.50	\$ 7.00
Nov.	16	Rent, less Commission	\$.50	\$ 7.00
Dec.	12	Rent, less Commission	\$.50	\$ 7.00
<u>1946</u>				
January	14	Rent, less Commission	\$.50	\$ 7.00
Feb.	21	Rent, less Commission	\$.50	\$ 7.00
March	9	Rent, less Commission	\$.50	\$ 7.00
March	21	Rent from April 1st, 1945, @ \$20.00		\$200.00
Today		Balance at your Credit	<u>\$694.20</u>	<u> </u>
			<u>\$1,175.00</u>	<u>\$1,175.00</u>

E. & O. E.
30th MARCH, 1946.



RGB/P.

HOWARD SMITH
GENOVA BOND

(Rec'd Apr.15/46)

EXHIBIT No.
Nov. 25/48
DATE.....
FILED BY K.A.ChristieOffice of the Custodian,
506 Royal Bank Building,
Vancouver, B.C."10-4-46"
Box 513,
Prince Rupert, B.C.

Mr. F. G. Shears - Director.

Dear Sir-

Re No 725-; 59-7-I; Location 1136 - 1140 - 2nd Ave W.
Prince Rupert, B.C.

Messrs. Helgersons have asked me to look over the above property for revaluation, as they had been notified by the City Engineer of the poor condition of the property. I have this day looked it over and find his report is well justified and quite in order, and report as follows.

Foundations posts are beginning to rot, and bracings are pulling away from posts, and are now unsafe.

Girts some of these are missing through thrusts of accumulated rubbish from above, ashes particularly in heaps.

Soil Pipe has been moved and now leaks in joints at places.

Rear porch some of the braces for this support now unsafe.

Central Joint rear entrance between the two buildings now unsafe through sheet iron rusting away. This should be renewed, that is the walk way.

Floor to residence has sagged about 3" through posts failing.

General Interior Very poor shape through last prospect purchaser's bad house-keeping. all needs going over, decorating, doors, through saggings of posts, and many minor defects.

Roof Leaks, and needs reshingling.

Front platform and joists very poor shape.

To put the property in shape for habitation, would entail an expense of some \$800.00. or so. The rear property too needs much repairs.

In view of the offer Messrs. Helgerson's have received of some \$1200.00, I would recommend that this offer be accepted. Conditions here too, have changed in the last year and renting may be more difficult, and one should I believe close with this offer quickly.

Respectfully submitted.

"Wm. H. Shortridge"

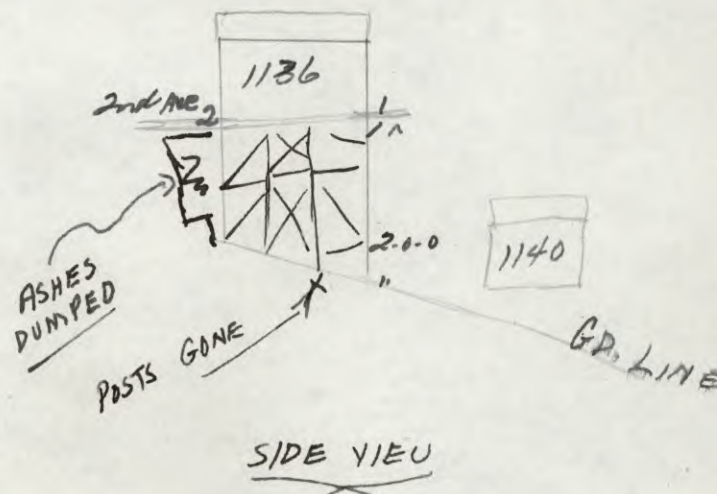
Wm. H. Shortridge.Enclose 2 Copies.

EXHIBIT No. _____
DATE Nov. 25/48
FILED BY K.A.Christie

FILE #1356

VALUATION BY MR. SHORTRIDGE
APRIL, 1944.

- "original" -

725. 59:7:I. Location 1136 - 1140: 2nd Ave W. Prince Rupert, B.C.

Lot 25' x 100'. Location Good.

1136- Front Residence 23' x 30' app. I story & attic Frame.
1140- Rear Cabin 18' x 24' with porch (quite cosy)

1136 : Rooms 4 down, bathroom pantry. Layout good
2 up in attic, stair approach.
An old house, one of a pair, with septic tank joint with next door, but tank too high for the cabin at back.
Mounted on high posts, but foundation seem sound and well braced.
Plumbing seems to be fair but soil pipes need caulking some in basement. Bathroom seems in good shape.
General Condition. Roof needs reshingling, and some minor repairs but for that seems O.K.

1140 Rear Cabin Foundations needs fixing, and roof gone needs reshingling, otherwise O.K.

City Assd.	295.00		295.00	
Imps	<u>1420.00</u>	Cabin	300.00	
	<u>1715.00</u>	Res	<u>1950.00</u>	\$ 2545.00.

Value Twenty-five hundred forty-five dollars.

Appr:

"W. H. Shortridge"

(Rec'd Mar.12/45)

EXHIBIT NO. 1297 - 5
DATE Nov. 25/48
FILED BY K.A.Christie

Box 513
Prince Rupert, B.C.
Feb. 28, 1945.

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

md

Dear Sirs:

Re Cat #725-59,7,1 - 2nd Ave. W. City

Messrs. Helgerson report that an offer of around \$2250.00 has been submitted for this property. The original valuation of which was \$2545.00.

In view of the lack of interest in this property as this is the first and only offer received, I believe I am justified in suggesting that the valuation be reduced to \$2250.00, Twenty two hundred fifty dollars; and suggest that this offer be given your favourable consideration for acceptance.

Respectfully submitted,

"Wm. H. Shortridge"

RECEIVED
MADE IN CANADA

EXHIBIT No. 1297 - 5

DATE Nov. 25/48

FILED BY K.A.Christie

(Rec'd Mar.17/45)

Box 513,
Prince Rupert, B.C.

March 14th, 1945.

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

3rd

Dear Sirs--:

Re Cat # 725 - 59;7;I - 2nd Ave W.

Messrs. Helgerson's report that an offer of \$ 2000.00 has been submitted for this property, and can assure a sale at this figure.

The property situation has been slowing up here since last fall, and has now reached a near slump, occasioned no doubt by the possibility of conditions in the local shipyard, and the lack of new work contracts for the yard.

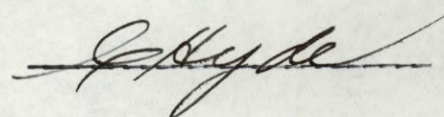
If an immediate sale of the above property can be made, for the above figure, I would suggest that this be given your favorable consideration for acceptance, at the figure of Two thousand dollars. - \$ 2000.00.-

Respectfully submitted,

"Wm. H. Shortridge"

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

July 20, 1949.



CITY OF PRINCE RUPERT, B. C.

TAX NOTICE 1947

EXHIBIT No. 1356
1297-68
 NOV 25 1948

D. YASUMOTO & G. Y.
 NISHIKAZI.
 % CUSTODIAN,
 VANCOUVER, B. C.

TAXES NOW DUE BY
 171 AND PAYABLE AT
 COLLECTOR'S
 OFFICE.

NOTICE
ARREARS AND
DELINQUENT
TAXES

Property on which there are ARREARS of taxes will be sold for taxes on the 30th day of September IN THE YEAR FOLLOWING this notice unless the taxes be sooner paid and property on which there are DELINQUENT taxes will be sold for taxes on the 30th day of September in THIS YEAR unless the taxes be sooner paid.

NOTE—Taxes are levied on full land assessment and 50% of assessed value of improvements.	DESCRIPTION OF LAND				ASSESSMENT		
	Roll No.	Lot	Block	Section	Land	Improvements	
	171	59	7	1	\$ 325	\$	800
PENALTIES	Gen. Taxes At 50 Mills		Local Imp. Taxes		Total Taxes 1947	Arrears 1946	Delinquent 1945
	B/L	19	B/L	B/L			
INTEREST	36	25	1517		5142		
TOTALS - -							
CASH PAID ON ACCOUNT \$.....							
BALANCE REMAINING UNPAID - -							

Be Sure and Bring or Send This Notice When You Pay Your Tax

IMPORTANT NOTICE

The amount due by you under the City of Prince Rupert Tax Levy Bylaws, 1947, is as above. Penalties will be added to 1947 unpaid taxes as follows: on August 1, 1947, 5%; on December 1, 1947, 5%; Interest at 6% per annum will be charged on arrears and delinquent taxes. Due and payable at the City Hall, Prince Rupert, B.C. All cheques, drafts, etc., must be made payable at par at Prince Rupert, B.C.

H. M. FOOTE, Collector.

RATES

General	- - - -	19.04 Mills
General Debenture	- - - -	14.83 "
School	- - - -	16.13 "
TOTAL	- - - -	50.00 Mills

51.42
 UTI A
 50414
 JUN-16-47
 PAID

CITY OF PRINCE RUPERT

ORIGINAL
 Do Not Detach

Nov. 25/48

FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

Land Registry Office

File 12518)
 Denkichi YASUMOTO)
 Reg.No. 10514)

Prince Rupert, B. C.

20 minutes past 11 o'clock 2nd day of February, 1943.

File 1356)
 George Y. Nishikaze)
 Reg. No. 10518)

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

Lot Fifty-nine (59), Block Seven (7), Section One (1),
 City of Prince Rupert, Map 923.

viz.:

Registered Owner: Denkichi Yasumoto and George Y. Nishikaze.
 Registered: Indefeasible Fees Book, Volume 87, Number 26322-I.

Registered Charges: Certificate vesting the herein described property in the
 Custodian filed No. 8907.

Applications for Registration: Nil.

Receiving Order or authorized Assignment under the "Bankruptcy Act": Nil.

Assignment for benefit of Creditors: Nil.

Judgments: Nil.

Mechanics' Liens: Nil.

"A. Thompson"
 Deputy Registrar.

To Ian Macpherson, Esq.,
 Office of the Custodian, Dept. of the Secretary of State,
 506 Royal Bank Bldg., Hastings and Granville,
 Vancouver, B. C.

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

July 20, 1949.

L. Hyde

Nov. 25/48

L. C. EBY

BUILDER AND CONTRACTOR

435 Fourth Avenue East.
PRINCE RUPERT, B. C.

April 23rd, 46.

H. G. Helgerson Ltd.

City.

Dear Sirs;

As requested I have made an inspection of the following properties and my valuation is as follows.

Cat 730 Lots 60,61,62, Block 38 Section 8. and small buildings, Immanuel St; The shack on this property has no value whatever. It is caving in and is not fit for occupancy. These lots are assessed by the city at \$45.00 each which would make it \$135.00 for the three. This in my opinion is all this property is worth.

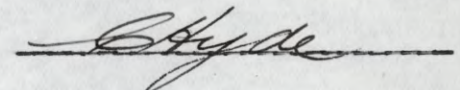
Cat 725 Lot 59, Block 7, Section 1. 1136 and 1140 Second Ave. Two dwellings. The building at the front is sitting on props thirty feet long and they badly need renewing and bracing. As the sewer pipe is broken it would show that there must be a movement in the building already. The shingles are falling off the roof and all outer woodwork is falling apart. A fair valuation of this property would be \$1200.00.

Yours truly.

"L. C. Eby"

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

July 20, 1949.



4B
"B"

(Rec'd Apr.8/46)

1297 - 9
EXHIBIT No. _____
DATE Nov. 25/48
FILED BY K.A.Christie

CITY OF PRINCE RUPERT

P.O. Box 307,
PRINCE RUPERT, B.C.
April 4th, 1946.

Helgersons Ltd.,
Sixth Street,
Prince Rupert, B.C.

Re: 1136 - 2nd Ave. West.

Dear Sirs:

I have examined the above premises and find it is in an unsafe condition. It must not be occupied until the necessary repairs have been made.

New permanent foundations are required and the posts supporting the ground floor must be adequately braced. There is considerable rot in the floor and supporting members. All rotted timber must be replaced.

The main house sewer and stack is out of alignment. This must be re-aligned, recaulked and supported as required by the Plumbing By-law.

There are two buildings on this lot using water. It will be necessary to have separate services for each building.

All other by-laws governing the use, occupancy, structural and health features must be complied with.

Please give this matter your prompt attention as the building numbered 1136 is in a precarious position.

Yours very truly,

"E. A. Phillips"
Building Inspector.

EAP/W

CITY OF PRINCE RUPERT

P.O. Box 307,
PRINCE RUPERT, B.C.

August 21, 1946.

Helgerson's Limited,
Sixth Street,
Prince Rupert, B. C.Re: 1136 - 2nd Ave. West

Dear Sirs:

Further to my letter of April 4 re the above building, I have made a further examination of these premises and find that the building has not been repaired and put in a safe condition. This building as it now stands is a definite hazard and unless new foundations are constructed and the building otherwise made safe, it must be demolished. In the meantime, the building must not be occupied for any purpose and the doorway to the basement should be fastened so that children cannot play underneath.

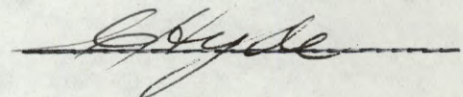
Yours truly,

"E. A. Phillips"
Building Inspector.

EAP/IW

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

July 20, 1949.



CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 1356 & 12518EXHIBIT ~~NOV. 25/48~~

DATE K.A. Christie
506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

April 29th, 1947.

Mr. Denkichi YASUMOTO,
Registration No. 10514,
Thunder River,
via Blue River, B. C.

Mr. Yasaburo NISHIKAZE,
Registration No. 10518,
New Denver, B. C.

Dear Sirs:

Re: Lot 59, Block 7, Section 1, City of Prince Rupert, Map 923.

Since advising you on the 5th April, 1946, that the prospective sale of the above property had fallen through, efforts to find another purchaser have failed but we are now in receipt of an offer which we believe should be accepted.

This offer is \$900.00, half cash, half spread over one year. Our reasons for recommending prompt acceptance of this offer are: (1) The City's building inspector has condemned the building in a letter which reads as follows:

"I have examined the above premises and find it is in an unsafe condition. It must not be occupied until the necessary repairs have been made.

"New permanent foundations are required and the posts supporting the ground floor must be adequately braced. There is considerable rot in the floor and supporting members. All rotted timber must be replaced.

"The main house sewer and stack is out of alignment. This must be re-aligned, recaulked and supported as required by the Plumbing By-law.

"There are two buildings on this lot using water. It will be necessary to have separate services for each building.

"All other by-laws governing the use, occupancy, structural and health features must be complied with."

and (2) our Prince Rupert Agents in forwarding the offer write:

"We feel that this property should be disposed of as soon as possible as any day now the City Engineer is going to fully condemn the house and it will have to be torn down."

In passing this offer on for your consideration, with our recommendation that it be accepted, we would add the request that you let us have your decision promptly. We enclose a stamped addressed envelope for your convenience in doing so.

Yours truly,

"R. G. Bell"

R.G. Bell,

Office of the Custodian.

RGP/P.
ENC.

File No. 12518
Cat. No. 725

(Rec'd May 28/47)

FINGAL, Ontario,
May 22nd, 1947.

Mr. R. G. Bell,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville,
VANCOUVER, B. C.

Dear Sir:

Re: Lot 59, Block 7, Section 1,
City of Prince Rupert, Map 923

In reply to your letter of May 19th,
I wish to advise that I will accept the offer
of the sale of the above mentioned lot.

Yours truly,

"Denkichi Yasumoto"

Denkichi YASUMOTO,
#10514.

EXHIBIT No. _____
Nov. 25/48
DATE _____
FILED BY K.A.Christie

(Rec'd May 12/47)

New Denver, B. C.
May 8th, 1947.

The Custodian.

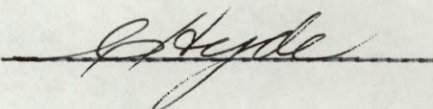
I received Sp. 29th, 1947, letter (1356 & 12518) and I accept this offer. After you collect the money from this sale, you send them to Mr. Shoji Shimizu of 367 Huron St., Toronto, Ont.

Yours truly,

"Geo. Yasaburo Nishikaze"

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

July 20, 1949.



(Rec'd Mar.17/45)

1297 @ 11

EXHIBIT No. _____
DATE Nov. 25/48
FILED BY K.A.Christie

H. G. HELGERSON, LIMITED

Real Estate Brokers

P.O.Box 593
PRINCE RUPERT, B.C.

March 14th, 1945.

Mr. F. G. Shears,
Office of the Custodian,
Vancouver, B. C.

Dear Mr. Shears:-

Re: Catalogue #725 - T. Shimizu.
1136 - 1140 - 2nd Ave. West.

It would seem quite obvious that the above property is unsaleable even at \$2250.00. Since the front house was being vacated on March 15th, we deemed it a good time to attempt to effect a sale and advertised it in our window and also in the local papers. We received many enquiries and showed the house to many prospects, but many of them after looking at the outside, would not even be persuaded to go through the house.

The house was purchased by Shimizu in 1936 for ~~\$1000.00~~ ^{600.00} and nothing has been done to the house since, by way of repairs or decoration and it is in poor condition. The house is 20 feet above ground level and presents quite a problem for repairs to foundation. Yesterday I visited the house and found the back porch floor rotten and dangerous with the 20 feet drop below. Much of the siding needs re-nailing and the roof needs re-shingling.

N.B. We have just verified this from the seller at that time NEA.

The market for real estate in this city has dropped sharply, prices are down and the demand has lessened. There are many houses offered for sale at the present time, many of them belonging to war workers who are now leaving.

With these facts in mind we strongly recommend the acceptance of the enclosed offer. Our client is now living in a shack outside the city and needs a house desperately, so we are allowing him to move in pending the acceptance of his offer. If it should not be accepted we will allow him to stay there for a few months till he finds something else suitable of which he can gain possession.

Mr. Shortridge is submitting a further appraisal in support of this offer.

Yours very truly,

H. G. HELGERSON LTD.

"N. E. Arnold"
Manager

NEA,JB

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

July 20, 1949.

EXHIBIT ~~Nov. 25/48~~DATE.....
FILED BY K.A.ChristieREAL PROPERTY SUMMARY

Catalogue No. 725.

File Nos. 1356
12518Yasaburo NISHIKAZE
Denkichi YASUMOTOReg. No. 10518
10514

Address: Prince Rupert, B. C.

Legal Description: Lot Fifty-nine (59), Block Seven (7), Section One (1), City
of Prince Rupert, Map 923.

Classification: 6-room Dwelling and 3-room Bungalow.

Registered in the names of: DENKICHI YASUMOTO and GEORGE Y. NISHIKAZE.

State of Title (No. 26322-I): Clear.

Sold to: ANDREW FOSSHEIM for \$900.00 (\$450.00 Cash, balance payable under Agreement
for Sale, dated July 12/47; final payment being due December 11th, 1948).

As at: June 11th, 1947.

Agreement for Sale delivered to Agent (H. G. Helgerson Ltd.) on: October 27th, 1947.

Net proceeds (\$420.85) released to credit of Yasaburo NISHIKAZE and Denkichi YASUMOTO
(Joint Account 1356/12518) on October 29th, 1947, subsequent payments being credited
as received.

Completed sales statement sent to Joint Owners on: April 26th, 1948.

Insurance: In name of Purchaser with usual Custodian interest clause.

Chattels: Not involved.

Administration: This property consisted of 2 dwellings (6-room & 3-room) on a small (25'
100') city lot. Both buildings were in poor condition when they came under Custodian
control and were ultimately condemned by City Building Inspector.

In spite of poor condition no difficulty was experienced in keeping these houses rented during the period of acute war-time housing shortage, a substantial revenue being earned for the registered owners: Yasaburo George NISHIKAZE (File 1356) and Denkichi YASUMOTO (File 12518). Neither of these owners declared this property, which was declared by Shotaro SHIMIZU (File 1336), who had no interest in it. However, his son (Shoji SHIMIZU, File 8894) had, having a verbal lien on George Yasaburo NISHIKAZE'S half-interest for a loan of \$1,400.00 to the latter. This property was sold 3 times, i.e.:

(1) Mar. 19/45 for \$2,000.00 to a G. W. Patterson, who paid a deposit of \$200.00 (see Mar. 14/45), apparently for the purpose of securing accomodation, with no intention of completing the transaction (see Oct. 4/45 & Nov. 13/45). He was eventually evicted, deposit being appropriated for rent.

(Over)

(2) May 8/46 for \$1,200.00 to Piere LeRoss, who could not await completion of preliminary formalities and purchased other accommodation.

(3) June 11/47 for \$900.00 to A. Fossheim under an Agreement for Sale dated 12th July, 1947, the only payment outstanding at this date being that of \$150.00 due December 11th, 1948.

The steep decline in values indicated in above sales, and co-relative appraisals, is attributable to two causes: reversal of war-time shortages, and continued deterioration of buildings.

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

18th August, 1948.

"R. G. Bell"

RGB/P

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

July 20/49

[Handwritten Signature]