

1580

Victoria B.C.
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATIONNAME: **KAMACHI, Kaizo**HOME ADDRESS: **733 Discovery St., Victoria, B.C.**REGISTRATION NUMBER **09968** SEX: **Male** AGE: **55**OCCUPATION: **Elevator Operator**

(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: **Formerly (Empress Hotel)**MARRIED? **Yes**NAME OF WIFE OR HUSBAND: **Masu**ADDRESS OF WIFE OR HUSBAND: **733 Discovery St., Victoria, B.C.**NAMES OF ANY LIVING CHILDREN: **Yasukazu (M) Kanaye (F)**ADDRESS OF CHILDREN: **Tokyo, Japan.**AGE OF CHILDREN: **22 yrs. 23 yrs.****STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: **Lot L. 747. Ex. P. Reg. No. 1100****733 Discovery St. Victoria**2. BUILDINGS AND OTHER IMPROVEMENTS: **6 room 2 storey stucco dwelling**3. INSURANCE (Give particulars; state where policies are) **\$1,000. Policy held by Frank Thomas - 2818 Rock Bay Ave., Victoria, B.C.**4. TAXES (Amount and where payable) **\$56.13 - City of Victoria, B.C. 1941 paid**

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

\$1500. unpaid balance under AGT/SALE payable to Frank Thomas, 2818 Rock Bay Ave., Victoria, B.C.6. OCCUPANCY AND LEASES (If vacant so state) **Ker & Stevenson, Real****Estate, Government St., Victoria, B.C. Have tenant ready to occupy this house when owner is evacuated.**

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Frank Thomas, 2618 Rock Bay Ave.,

Victoria, B.C.
No.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.

9. IF FARM LAND STATE CROPS SOWN No

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

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

4. STATE WHEREABOUTS OF LEASE:

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.

All contents of 6 roomed house at 733 Discovery St., Victoria, B.C.

including good cook range - (garden tools) - hose - (carpenter tools)

value about \$800.00

left for use of new tenant

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 No

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$500.00 to be taken out by Ker-Stephenson, Govt. St., Victoria, B.C.

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: Bank of Montreal, Main Branch, Victoria, B.C. Acct. # 3982 \$ 5.00.

9. LIFE INSURANCE: \$1,000. Monarch Life Ins. Co. Pol. No. 99626 - Beneficiary - Wife (Masu) in own possession

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

REMARKS: Leaving home in care of Ker-Stephenson, Govt. St. Victoria, B.C.

Garden tools & carpenter tools locked in basement Cupboard - not for use of tenant.

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 28 day of March 1942.

(Signature)

Naiza Yamachi

Wm. Corbin

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Sept. 27, 1943.

R File No. 1580.

Full Name KAMACHI, Kaizo.
(Surname in Block Letters)

Registration No. 09968. ☒ Male - Female
(Check)

Age June 10, 1886.

Former Address 733 Discovery Street, Victoria, B. C.

Date Evacuated 1/5/1942. ☒ Naturalized - Canadian-Born - National
(Check)

Present Address Slocan, B. C. 15/9/46 = 2020 Jeanne Man...
M.R. : 10/9/46 = 3rd St. S. Ques.

☒ Married - Single
(Check)

Name of Wife YAMATAKA, Masu #09957.

Name of Husband ---

Name of Mother Deceased.

Name of Father Deceased.

Names of Children under 16 ---

Requested by G. M.

Registered with Custodian Yes.
(Yes or No)

Additional Information Elevator operator.

EXHIBIT No. 12611-19

DATE NOV 9 - 1945

FILLED BY

R. A. Christie

REAL PROPERTY SUMMARY

Catalogue No. 894.

File No. 1580.

Name: Kaizo KAMACHI.

Reg. No. 09968.

Address: 733 Discovery Street, Victoria, B. C.

Legal Description: The Easterly Half of Lot 747, Victoria City.

Classification: 2-storey Dwelling (in good condition).

Registered in the name of: FRANK THOMAS.

State of Title: Outstanding balance (\$1,099.29) of an unregistered Agreement for Sale from above registered owner, Frank THOMAS, to Kaizo KAMACHI, taken over by Purchasers under an Assignment Agreement, registered (112611-G) 26th January, 1945.

Sold to: ALEKSANDER SZPRADOWSKI and JOSEPHINE VERONICA SZPRADOWSKI for \$700.71 cash, plus \$1,099.29 under assigned Agreement for Sale, from Frank Thomas.

As at: December 20th, 1944.

Assigned Agreement for Sale, dated 20th July, 1944, delivered to Purchasers on: 25th September, 1945.

Net proceeds (\$633.82) released to credit of Kaizo KAMACHI on: February 12th, 1945.

Completed statement to Evacuee sent on: December 20th, 1945.

Chattels: Chattels on premises taken over by purchaser of Real Property at/separate appraised value (\$186.25).

Insurance: Transferred to Purchasers.

Administration: This property has been rented to the same tenants (Mr. and Mrs. A. Szpradowski) since evacuation (1st May, 1942) of owner and these tenants have now become the purchasers. During the period of our administration total revenue amounted to \$1,086.45. Disbursements on property account amounted to \$251.40 plus \$560.00 under Agreement for Sale.

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

20th December, 1945.

M. A. Lee

EXHIBIT No. 102 d. b. - 10

DATE NOV 9 - 1946

FILLED BY

R. A. Blum

PERSONAL PROPERTY SUMMARY

File 1580.

Kaizo KAMACHI

Reg. No. 09968.

This 55-year old Naturalized-Canadian formerly employed in Victoria as an elevator operator, signed a Custodian "JP" declaration form on the 28th March, 1942. He was evacuated on the 1st May, 1942.

Real Property: See Real Property Summary, dated 20th December, 1945, for particulars of Victoria property (Cat. 894) sold for \$1800.00. Net proceeds (\$633.82) credited 12th February, 1945.

Liabilities: None.

Personal Property: See Chattels Schedule, dated 29th August, 1946.

Specified Articles: See Specified Articles Memorandum, dated 24th September, 1943, for particulars of Kodak camera, mailed to owner on the 10th January, 1946, and acknowledged 16th January, 1946.

Bills Receivable: None.

Bonds, Shares, etc.: None.

Bank Accounts: No action was taken by this office with regard to a balance of \$5.00 declared to be in the Bank of Montreal, Victoria, B. C.

Life Insurance: Declared a Monarch Life policy (\$1000.00) to be in owner's possession, which was not disturbed by this office.

Funds: There is a credit balance of \$612.69 in this account at the present time.

There is no other Personal Property interest in this file.

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

29th August, 1946.

[Signature]

*Final let. &
remit. 10/9/46. g*

RGB/P.

09968

KAMACHI, Kaino

1580

✓

TRANSFERRED TO PURCHASERS (27th Feb., 1945).

20th December, 1945

20th December, 1945
Reddell

RGB/P.

LIABILITIES SUMMARY

File 1580.

Kaiso KANACHI.

Reg. No. 09968.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

29th August, 1946.

Michael

RMB/P.

MEMORANDUM

September 24, 1943.

TO: FILE No. 1580

FROM: Specified Articles Department.

Re: KAMACHI Kaizo, Reg. No. 09968

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAMERA	No. 1 Pocket Kodak Series 11 Serial #4754 Kodak Ball Bearing Shutter	

*Mailed to owner - Jan 10th, 1946
acknowledged - Jan 16/46. [Signature]*

HS

CHATELAIN SCHEDULE

File 1580.

Kaiso KAMACHI

Reg. No. 09968.

(*JP* Form; Mar. 28/42).

(Inventoried: Apr. 27/42).

(Evacuated: May 1/42)

JP Form (Mar. 28/42):

Shipped Sold Stored Remarks

*All contents of 6 roomed house at
733 Discovery St., Victoria, B. C.,
including good cook range - garden
tools - hose - carpenter tools, value
about \$800.00, left for use of tenant.*

(1-53)

Hinton's Inventory (Apr. 27/42):

(1) Writing desk	7/3/45	
(2) Double bed, spring & mattress	7/3/45	
(3) Dresser with mirror	7/3/45	
(4) Dresser	7/3/45	
(5) Small table	7/3/45	
(6) Window shades (2)	7/3/45	No value
(7) Curtains (4)	7/3/45	No value
(8) Linoleum (15' x 12')	7/3/45	
(9) Double bed, spring and mattress	7/3/45	
(10) Chair	7/3/45	
(11) Table	7/3/45	
(12) Dresser	7/3/45	
(13) Window Shade	7/3/45	No value
(14) Curtains (2)	7/3/45	No value
(15) Congoleum square (9' x 10')	7/3/45	
(16) Single bed, spring & Mattress	7/3/45	
(17) Fibre wardrobe	7/3/45	
(18) Window shade	7/3/45	No value
(19) Curtain	7/3/45	No value
(20) Linoleum (9' x 10')	7/3/45	
(21) Circular cast iron heater	7/3/45	
(22) Walnut extension table (one leaf)	7/3/45	
(23) Plain chairs (5)	7/3/45	
(24) Small pictures (6)	7/3/45	
(25) Table lamp	7/3/45	
(26) Window shades (2)	7/3/45	No value
(27) Curtains (4)	7/3/45	No value
(28) Linoleum (12' x 13')	7/3/45	
(29) Small tables (4)	7/3/45	
(30) Centre walnut table	7/3/45	
(31) Smoker cabinet	7/3/45	
(32) Bridge lamp	7/3/45	
(33) Brass flower pots (3)	7/3/45	
(34) Pictures (2)	7/3/45	
(35) Ornamental plates	7/3/45	No value

(Over)

Hinton's Inventory (Apr. 27/42):	Shipped	Sold	Stored	Remarks
(36) 3-pee. Mohair Chesterfield set		7/3/45		
(37) Covers for Chesterfield set (14)		7/3/45		
(38) Window shades (2)		7/3/45		No value
(39) Curtains (4)		7/3/45		No value
(40) Inlaid linoleum (12' x 23')		7/3/45		No value
(41) Kitchen tables (2)		7/3/45		
(42) Kitchen chairs (4)		7/3/45		
(43) Kitchen range		7/3/45		
(44) Ice box		7/3/45		
(45) Shades (3)		7/3/45		No value
(46) Curtains (2)		7/3/45		No value
(47) Window shade		7/3/45		No value
(48) Curtains (2)		7/3/45		No value
(49) Garden hose (50')		7/3/45		No value
(50) Spade		7/3/45		No value
(51) Hoe		7/3/45		No value
(52) Axe		7/3/45		No value
(53) Garden & carpenter tools locked in cupboard		7/3/45		} "No cupboard nor tools in basement." (30/11/45)
(54) Sewing machine (crated)		18/12/44		
(55) Large baggage trunks (3)	(A)			
(56) Cartons and wooden boxes (13)	(A)	(A)		

Hinton's letter (Dec. 3/42):

(57) Golf Bags (2) & contents 18/12/44

Hinton's letter (Nov. 21/44):

(58) Phonograph records (1 set) 18/12/44
 (59) Chinaware (3 boxes) 18/12/44
 (60) Dishes (1 carton) 18/12/44
 (61) Cloth wrapped Package (contents unknown) (B)

E. & O. E.
 29th AUGUST, 1946.

NOTES: (A) - The disposition of the 13 cartons and wooden boxes, 3 large trunks and 1 crate containing a sewing machine stored in a friend's basement at 2818 Rock Bay, Victoria, is not quite clear. Some were shipped and the balance appears to have been moved to the Willows and sold there. A mantle clock and two musical instruments shown on Auction Sheet, dated Dec. 18/44, do not appear in inventory but are taken as coming out of one or more of the 13 cartons. Evidence on wife's file (2194) shows 1 trunk shipped Nov. 23/42 and another shipped Dec. 29/42, leaving 1 apparently still at 2818 Rock Bay, regarding which enquiry is now being made.

(Over)

File 1980.

CHATTLES SCHEDULE...Page 3.

- NOTES: (B) - The "cloth wrapped package (contents unknown)" listed under (61) was one of the packages removed (Nov. 21/44) from Rock Bay to The Willows, where everything was sold.
- (C) - One carton containing pictures was moved into Custodian storage in Vancouver Jan. 4/45.

16/9/46: Nothing remaining at
7818 Rock Bay Ave. *[Signature]*

RGB/P.

27th April 1942.

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

Attention Mr. C. L. Drewry.

Dear Sir:

Re: Kaizo Kamachi. Registration No. 09968.
My File No. 57.

In accordance with your request dated 1st April 1942, I have investigated and taken control of the following property as recorded in the above man's registration form dated 28th March 1942.

Real Property:

E. 1/2 L. 747, Block P. Rool No. 1100,
733 Discovery Street, Victoria, B. C.

Buildings:

6-room 2-storey stucco dwelling.

Personal Property:

All contents of 6-roomed house including good cook range, garden tools, hose, carpenter tools - value about \$800.00 - left for use of tenant.

In connection therewith I have to report as follows:

1. Location:

This property is about one-half a mile north from the centre of the city. It is situated in a labouring class district.

2. Ownership:

This property is registered in the name of Frank Thomas. Indefeasible Title No. 37470 I is in possession of Mr. Thomas, whose address is 2818 Rock Bay Avenue, Victoria, B. C.

There are no encumbrances and the above has been confirmed at the Land Registry Office.

3. Building and Land:

This house stands on property with a frontage on Discovery Street of 35 feet and a depth of 120 feet. It is of stucco and contains six rooms as follows:

First Floor

Dining room	(13' x 12')
Living room	(13' x 21')
Kitchen	(15' x 12')
Pantry	(8' x 6')
3-piece fairly modern bathroom	(6' x 6')

Upper Floor

Bedroom with closet	(12' x 15')
Bedroom with closet	(9' x 10')
Bedroom	(9' x 10')

The above rooms are all in very good condition. The paint and walls have been particularly well taken care of. There is electricity and running water. The floors are covered with good linoleum. As stated, the exterior is of stucco and is in good condition. Painting, where necessary, has been done recently and the roof is of Duroid shingle. This is considered a desirable home and one easy to rent. Its age is about twenty-five years.

There is a small dug out basement with cement floor, and hot air pipeless furnace.

The estimated sale value of house and lot is \$3,000.00 and the rental (furnished as per inventory) between \$40.00 and \$45.00 per month.

The 1941 city taxes amounting to \$56.13 have been paid.

4. Inventory:

I have prepared an inventory of the contents of the house and garden tools, etc., as per Schedule attached hereto. The amount shown opposite each article is the estimated realizable value.

5. Insurance:

The following fire insurance policy is in force:

Company	- Quebec Fire Insurance Company
Agent	- H. G. Dalby & Co. Ltd., Victoria, B. C.
Policy No.	- 726411
Amount	- \$1,000.00
Expires	- 5th March 1944
Covers	- House

6. Liabilities:

There is an unpaid balance on the Agreement for Sale amounting to \$1,477.28 owing to Mr. Frank Thomas. Under the terms of the agreement there is to be repaid \$20.00 per month including interest at 6%. The agreement cannot be registered in the Land Registry Office until \$750.00 has been paid on account of principal.

We are informed there are no other personal debts.

7. Recommendations:

The house has been rented with the furniture shown in the Schedule to Joseph Szprodowski for \$40.00 per month as from 15th April 1942. The rental agents are Ker & Stephenson Ltd., Government Street, Victoria, B. C., to whom the first month's rent has been paid. I recommend that this tenancy be approved and that from the rentals the necessary payments for maintenance be made, as well as the payment to Frank Thomas on the agreement.

I further recommend that, if the owner concurs, additional insurance of say \$1,500.00 should be effected to provide adequate protection to the vendor, and to afford some protection for the owner's equity in the house and contents.

Yours faithfully,

H. G. Hinton

HGH:IMS

Enclosure:

SCHEDULE

KAIZO KAMACHI
INVENTORY OF CONTENTS OF HOUSE
AND GARDEN TOOLS, ETCETERA

	<u>Estimated Realizable Value</u>
<u>Front Bedroom:</u>	
1 Writing desk	\$ 10.00
1 Double bed spring and mattress	25.00
1 Dresser with mirror	10.00
1 Dresser	5.00
1 Small table	.50
2 Window shades	1.00
4 Curtains	2.00
Linoleum (15' x 12')	10.00
<u>West Bedroom:</u>	
1 Double bed, spring and mattress	20.00
1 Chair	1.00
1 Table	.50
1 Dresser	15.00
1 Window shade	.50
2 Curtains	1.00
Console square (9' x 10')	7.50
<u>East Bedroom:</u>	
1 Single bed, spring and mattress	15.00
1 Fibre wardrobe	2.00
1 Window shade	.50
1 Curtain	.50
Linoleum (9' x 10')	5.00
<u>Dining room:</u>	
1 Circular cast iron heater (Fairy Oak)	5.00
1 Walnut extension table (one leaf)	25.00
5 Plain chairs	5.00
6 Small pictures	3.00
1 Table lamp	3.50
2 Window shades	1.00
4 Curtains	2.00
Linoleum (12' x 13')	10.00
<u>Living room:</u>	
4 Small tables	2.00
1 Centre walnut table	12.50
1 Smoker cabinet	4.50
1 Bridge lamp	3.00
3 Brass flower pots	3.00
2 Pictures	1.00
2 Ornamental plates	1.00
3-Piece mohair chesterfield set	125.00
14 Covers for chesterfield set	10.00
2 Window shades	1.00
4 Curtains	2.00
Inlaid linoleum (12' x 23')	50.00
<u>Kitchen:</u>	
2 Kitchen tables	7.50
4 Kitchen chairs	2.00
1 Kitchen range (enamel)	50.00
1 Ice box	5.00
3 Shades	1.50
2 Curtains	1.00

Carried forward \$ 463.50

KAIZO KAMACHI
INVENTORY OF CONTENTS OF HOUSE
AND GARDEN TOOLS, ETCETERA

	Estimated Realizable Value
Brought forward	\$ 468.50
<u>Bathroom:</u>	
1 Window shade	
2 Curtains	.50
	1.00
<u>Wood shed:</u>	
1 Garden hose, 50'	
1 Spade	3.00
1 Hoe	.50
1 Axe	.50
	.25
<u>Basement:</u>	
Garden and carpenter tools locked in cupboard and will not be used	
	10.00
Total value	<u>\$ 484.25</u>

In addition to the above, the following, the property of Kaizo Kamachi, are stored in the basement of Mr. Frank Thomas of 2818 Rock Bay Avenue, Victoria, B. C., who will vouch for their security:

~~\$ 1 Sewing machine in crate.~~
~~3 Large baggage trunks.~~
~~\$15 Cartons and wooden boxes~~
~~well packed.~~

S. Sold by auction 8/12/44
Ramsey
Kietner

THE CUSTODIAN
DEPARTMENT OF THE SECRETARY OF STATE
RECORDS SECTION, 7, OLESTON STREET
CANBERRA, AUSTRALIA
Royal Bank Building, Vancouver, B. C.

THE CUSTODIAN
REGULATIONS RESPECTING
TRADING WITH THE ENEMY (1939)
FORM "D"

1580

Ref. No.
From the Merchant Life Insurance Company
Date of Discovery, April 7, 1942
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Particulars of Life Insurance Policies and Annuity Contracts on Life of an Enemy
N.B. Separate forms should be used for each policy
or annuity contract for each "enemy."

RECEIVED
APR 21 1942

Policy No.	P39628.	Date of Policy (i.e. due date of first regular premium)	Sept. 15, 1937.
Life Insured - Name	Katsuo Kamachi	Plan of Policy	15-year Endowment
Born	Japan, June 10, 1886	Sum Assured or	\$1,000
Address	733 Discovery St., Victoria, B. C.	Amount of Annuity	
Owner - if third party insurance - Name		Premium - Amount	\$72.65
Address		How Payable	annually
		Due Dates	Sept. 15.
Beneficiaries - Names	Masa Kamachi,	Policy Loans (automatic or otherwise)	\$62.85 plus interest
Addresses	possibly same as assured	Approximate Cash Value, if any, including dividends, after deducting all policy indebtedness	\$179
Relationship to Life Insured	wife	Nature of Automatic Non-forfeiture Provision	Automatic premium loan
Record of Current Assignments (other than to company for policy loan)	Nil	Approximate Cancellation Date under Automatic Non-forfeiture	Not before Sept. 15, 1947.
- give names and addresses -			

Special Notes: Request for this information came from George A. Touche & Company, Bank of Toronto Bldg., Victoria, in a letter dated April 7. This form is being filed in duplicate, and presumably you will supply George A. Touche & Co. with the duplicate copy to give them the information they have requested.
Please advise if this policyholder must now be treated as an enemy and all future transactions referred to your office.

R

1580

Form 146

ROYAL CANADIAN MOUNTED POLICE EXHIBIT REPORT

No.

HEADQUARTERS File No.

SUB/DIV'N & File No. 42V1.900/3-25

DIVISION & File No. "B"

DETACHMENT & File No. 42V1.900/3-25

" 42E.269/2/1-63.

DATE March 17th, 1942

Re: Kaizo KAMACHI, 723 Discovery St., Victoria B.C. (00002 Pink)

On 17 March, 1942 Sgt A. Thornthwaite & Cst P.E. Burroughs

Came into possession of the following described goods by receiving the same from the
above named Japanese, under authority of Order in Council PC/1542

(State Authority from whom seized and place of seizure)

No. of Exh.	No. of Packages	Cop. of Exh.	DESCRIPTION OF EXHIBITS
1	1	1	CAMERA, No. 1 Pocket Kodak Series 11.357 (4754. Kodak Bell Bearing Shutter. (enclose receipt forwarded "B" D.H.Q. 17-3-42.)

CERTIFIED CORRECT

A. Thornthwaite
Sergeant A. Thornthwaite.
1st Victoria Detachment.

(Signature of member submitting report)

1580

April 30, 1942

Frank Thomas Esq.,
2818 Rock Bay Avenue,
Victoria, B. C.

Dear Sir:

We are advised that Mr. Kaizo Mamachi
has placed in your basement :-

- 1 Sewing machine
- 3 Large baggage trunks.
- 13 Cartons and wooden boxes

for safe keeping.

Will you kindly acknowledge receipt of
this letter stating that you are holding these
goods for his account.

Yours truly,

C. L. Drewry,
Manager.

GDM/PMH

April 30, 1942

Messrs. Ker & Stephenson Ltd.,
Government Street,
Victoria, B. C.

Dear Sirs:

Re: Kaizo Kamachi

We are advised that the above party has appointed you his Agent for his property at 733 Discovery Street, Victoria. Under an Order in Council this property is subject to the control and management of the Custodian.

As requested by Mr. Kamachi will you kindly give this property your attention, collecting the rent and making the payment of \$20. per month due under the Sales Agreement to Mr. Frank Thomas.

Could you arrange to have Mr. Kamachi place an additional \$1,500. fire insurance on this property to provide adequate protection.

Please note that monthly reports and remittances must be made to this office.

Yours truly,

C. L. Drewry,
Manager.

GDM/PMH

1580

November 19, 1942

Messrs. Ker & Stephenson Ltd.,
1121 Government Street,
Victoria, B. C.

Dear Sirs:

Re: KAMACHI, Kaizo

We are in receipt of your letter of November 17 in connection with K. Kamachi's property at 733 Discovery Street, Victoria, which we understand is rented to Joseph Szprokowski for \$40.00 per month as from April 15th last. We would refer you to our letter of April 30 asking you to report and remit to this office all revenues received from this property. We are enclosing the necessary forms for you to make these remittances.

We presume that you have been making the regular payments of \$20.00 per month due under the Agreement of Sale to Mr. Frank Thomas. It will be necessary for us to have a copy of this Agreement and also a statement of the amount owing.

Would you please advise us if you hold a signed receipt for the list of articles rented with the house and those stored in the basement.

We note that you state that you paid the 1942 taxes; in future all taxes will be paid by the Custodian.

Please accept our thanks for the work which you have done on our behalf.

Yours truly,

G. D. Milson
Administration Department

GDM/GH
Enc.

1580.

December 16, 1942.

Mr. Kaizo KAMACHI,
Registration No. 09968,
Slocan City, B. C.

Dear Sir:

Re: Chattels

Mr. Frank Thomas, 2818 Rock Bay Avenue,
Victoria, B. C. would like to buy from you two golf
bags and contents which are amongst your effects
stored in the basement of the house mentioned above.

Will you please let us know if you are
willing to sell these articles and if so, at what
price.

We would appreciate an early reply.

Yours truly,

H. F. Green,
Protection Department.

RBM
RBM/P.

COPY

January 11th, 1943
Slocan City, B. C.

File No. 1580

Mr. R. B. Mackenzie

Dear Sir:

About Mr. Frank Thomas like to buy my
golf bags. I don't like to sell it so I will rent
to him. Please let him have it.

About balls. I will give to him, so I wish
you let him know about.

Thank you.

Yours truly,

(Sgd.) K. Kamachi

Reg. # 09968

1580

Feb. 26, 1943.

Mr. Kaizo KAMAGHI,
Reg. No. 09968,
Sloan City, B. C.

Dear Sir:

In reply to your air mail letter of the 18th we
enclose statement of your account, showing a balance of
\$136.21 standing at your credit.

On the 14th November, 1942, the balance outstanding
on the Agreement for Sale under which you hold the property
at 733 Discovery Street, Victoria, was \$1,374.66, since when
Messrs. Kar & Stephenson Ltd. have made three monthly payments
of \$20.00 to Mr. Frank Thomas (Vendor). Taxes for 1942
(\$52.69) were paid in July. 1943 tax notices have not been
received yet but will be due for payment about the same time
this year.

We note that you are in need of money and if you
will advise us specifically of your requirements, taking into
consideration the position outlined above, as well as the fact
that it is the policy of this office to maintain a small credit
balance in all accounts, your request will receive our sympathetic
consideration.

Yours truly,

R. G. Bell.
Administration Department.

RGB/CD
Encl.

1580.

April 6th, 1943.

Mr. Kaizo KAMACHI,
Registration No. 09968,
Sloan City, B. C.

Dear Sir:

We are in receipt of your letter of the 15th ultimo
and note your urgent need of funds to meet Life insurance payments.

With a view to conserving cash assets for the purpose
of making them available over as long a period of time as possible,
this office is following the policy of limiting remittances in any
one month to a maximum of \$100.00. We, therefore, enclose our cheque
for \$100.00 and propose remitting you a further \$50.00 next month.
We must then allow your funds to accumulate to meet 1943 taxes.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl.

(Information supplied by Ins. Co.) .

LIFE INSURANCE

Name Kamachi, Kaizo

File No. 1580

Reg. No. *09968*

Company Monarch

Agency Vancouver

Policy No. 99626

Premium - \$ 72.65

Payable: Annually, Semi-annually or monthly

Month September Day 15

REMARKS:

1944 105.45

1945 72.65

1946 36

Full amount 1819/43

Slocan City, B. C.,
Sept. 25, 1943.

EVACUATION SECTION	
OCT 7 1943	
Rec'd	
File No.	1580
Ans.	MS Ak.
Referred	Libson

Mr. S. M. Gibson,
Insurance Dept.,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B. C.

Re: Form Letter-#118
File No.- 1580

Dear Sir:

Received your letter of the 18th concerning my insurance.
As you have our credit in your hands, we will be pleased if
you will be able to arrange payment.

Your immediate attention to the above matter is greatly
appreciated.

Yours truly,
Kaizo Kamachi
Reg. No. 09968

Kaizo Kamachi

1580
Cr Bal.
\$104.36

November 10, 1943.

Mr. Kaizo KAMACHI,
Registration No. 09968,
Slocan City, B. C.

Dear Sir:

Re: Monarch Life Policy No. 99626

We wish to advise that we have now paid the 1943 premium on your above policy which fell due on September 15th last in the amount of \$72.65. We have also paid the interest on the premium arrears for 1941 and 1942 in the sum of \$6.30. The total of \$78.95 has been charged to your account with the Custodian.

We would point out that the arrears on this policy amount to \$105.65 but we can do nothing to reduce this from the balance of funds we hold in your account as these must be allowed to accumulate in order to pay the outstanding taxes.

While on this subject, we would also point out that there is a loan against your wife's policy in the sum of \$203.52, so that the standing of these two policies would appear to call for your serious consideration.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

KER & STEPHENSON, LIMITED

INSURANCE REAL ESTATE MORTGAGES RENTALS

1121 GOVERNMENT STREET.

VICTORIA, B. C.

February 16th, 1944.

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

Dear Sirs:

re Kaizo Kamachi - Reg. No. 09968

In accordance with your letter of
the 11th instant, we enclose herewith statements of
payments under the Agreement for Sale in connection
with the above mentioned.

Trusting this will meet with your
requirements, we remain,

Yours very truly,

Ker and Stephenson Limited.

Per:

R. T. Doan

RTH/C
encl.

EVACUATION SECTION	
Rec'd	FEB 17 1944
File No.	1580
Ans.	
Referred	Bell

Out to you.

AGREEMENT FOR SALE DATED MAY 20TH 1941.

Frank Thomas to Kaise Kamachi, re 733 Discovery Street, Victoria, B. C.

Legal Description: being East half of Lot 747, Block E, Victoria City.

Consideration being \$1,800.00 payable not less than \$20.00 per mo. incl. int. 6%.

Due	Date Paid	a/c Prin.	Interest	Bal. Prin.
1941	June 2/41	\$ 200.00	\$	\$1,600.00
June 20	June 21/41	12.00	8.00	1,588.00
July 20	July 21/41	12.06	7.94	1,575.94
Aug. 20	Aug. 15/41	12.12	7.88	1,563.82
Sept. 20	Sept. 19/41	12.18	7.82	1,551.64
Oct. 20	Oct. 15/41	12.24	7.76	1,539.40
Nov. 20	Nov. 18/41	12.30	7.70	1,527.10
Dec. 20	Dec. 16/41	12.36	7.64	1,514.74
1942				
Jan. 20	Jan. 17/42	12.42	7.58	1,502.32
Feb. 20	Feb. 17/42	12.49	7.51	1,489.83
Mar. 20	Mar. 16/42	12.55	7.45	1,477.28
Apr. 20	May 18/42		7.39	1,477.28
May 20	May 18/42	25.22	7.39	1,452.06
June 20	June 22/42	12.74	7.26	1,439.32
July 20	Aug. 1/42	12.80	7.20	1,426.52
Aug. 20	Aug. 20/42	12.87	7.13	1,413.65
Sept. 20	Sept. 22/42	12.93	7.07	1,400.72
Oct. 20	Oct. 23/42	13.00	7.00	1,387.72
Nov. 20	Nov. 14/42	13.06	6.94	1,374.66
Dec. 20	Dec. 11/42	13.12	6.88	1,361.54
1943				
Jan. 20	Jan. 18/43	13.19	6.81	1,348.35
Feb. 20	Feb. 18/43	13.26	6.74	1,335.09
Mar. 20	Mar. 24/43	13.33	6.67	1,321.76
Apr. 20	Apr. 13/43	13.40	6.60	1,308.36
May 20	June 26/43		6.54	1,308.36
June 20	June 26/43	26.92	6.54	1,281.44
July 20	July 6/43	13.60	6.40	1,267.84
Aug. 20	Sept. 2/43	13.66	6.34	1,254.18
Sept. 20	Oct. 6/43	13.73	6.27	1,240.45
Oct. 20	Oct. 19/43	13.80	6.20	1,226.65
Nov. 20	Nov. 2/43	13.87	6.13	1,212.78
Dec. 20	Dec. 3/43	13.94	6.06	1,198.84
1944				
Jan. 20	Jan. 6/44	14.01	5.99	1,184.83
Feb. 20	Feb. 1/44	14.08	5.85	1,170.75

Balance Principal owing, as at December 31, 1943: \$1,198.84.

1580

February 28th, 1944

Ker & Stephenson Ltd.,
1121 Government St.,
Victoria, B.C.

Dear Sirs:

Re: Kaizo Kamachi and
Fire Insurance at
733 Discovery Street

We wish to acknowledge receipt of your letter of February 25th in which you enclose Prudential Policy No. 279946 which covers to the extent of \$500.00 on Household Effects at the above address. You might please change the name of the Assured to read, "The Secretary of State of Canada, acting in his capacity as Custodian of Enemy Property."

In connection with fire insurance carried on the dwelling, there is a Quebec Fire Insurance Policy No. 726411 being renewed as at March 5th covering to the extent of \$1,000.00 with loss payable to Frank Thomas, Mortgagee. This Quebec Insurance policy was placed through the office of H. G. Dalby & Co. Ltd.

In looking through this file I notice that some time ago H. G. Hinton suggested that there should be another \$1,500.00 fire insurance carried. So far this additional coverage has not been put on and before giving instructions to you in connection with that I would like you to advise what you consider the present insurable value of this building to be. Kindly advise us at your early convenience.

Yours truly,

S.M. Gibson
Insurance Department

SMG:KT

KER & STEPHENSON Limited

1121 Government Street

Victoria - - B. C.

March 1, 1944.

EVACUATION SECTION	
Rec'd	MAR 2 1944
File No.	1580
Ans.	<i>Im J. L.</i>
Referred	<i>Gibson</i>

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings & Granville,
Vancouver, B. C.

Dear Sir,

re: KAIZO KAMACHI - 733 Discovery Street.

Acknowledging receipt of your letter of the 28th instant, we have pleasure in enclosing herewith an endorsement for attachment to Prudential Policy No. 279946 in the name of the above mentioned, changing the name as outline in your letter.

Referring to the insurance on the dwelling, Mr. Pratt of this office has looked over the premises and suggests that it should be insured for \$2,500.00.

We will be pleased to receive your instructions in this regard.

Thanking you,

Yours very truly,

KER & STEPHENSON, LIMITED

per: *R. L. Hoar*

MG
Encl.



Representing
THE PRUDENTIAL ASSURANCE CO., LIMITED
OF LONDON, ENGLAND

KER & STEPHENSON Limited

1121 Government Street

Victoria - - B. C.

March 6th, 1944.

EVACUATION SECTION

MAR 7 1944

File No. 1580
Ans. *only 15*
Referred *L. L. L.*

File No. 1580

Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings and Granville Streets,
Vancouver, B. C.

Dear Sir, re: KAIZO KAMACHI.

Acknowledging receipt of your letter of the 3rd instant,
we have pleasure in enclosing herewith Prudential Assurance
Company Policy No. 299317 covering \$1,500.00 on the dwelling at
733 Discovery Street, Victoria, in favour of the above mentioned.

Thanking you for this new business and assuring you of
our willingness to be of service at all times.

Yours very truly,

KER & STEPHENSON, LIMITED

per:

M. K. Stephenson

MG

Encls.



Representing

THE PRUDENTIAL ASSURANCE CO., LIMITED
OF LONDON, ENGLAND

File No. 1580

April 5th, 1944.

Registered Mail

The Custodian of Enemy Property,
506 Royal Bank Bldg.,
Vancouver, B. C.

Attention Ian Macpherson

Dear Sir:

RE: The Easterly half of Lot 747, Victoria
City.

I, the holder of an Agreement for Sale covering the
above described parcel of land, dated 20th May, 1941, given to
Kaiso KAMACHI, certify that on the 30th of April, 1944, there
will be owing to me in respect to said Agreement, the sums below
stated:

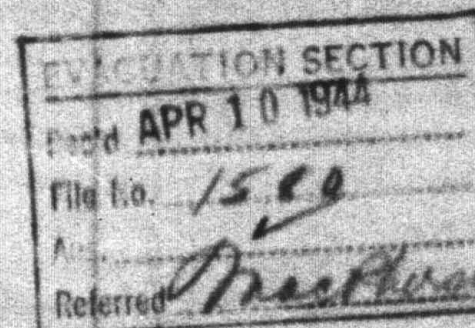
Unpaid balance of Purchase Price	\$ 1142.38
Interest on \$	@ %
from	
to 30th April, 1944.	\$
<i>Int paid to 30th April 1944</i>	
Total amount owing on Agreement	\$ 1142.38

If you have paid any taxes or insurance to protect
your interest in this property please add the amount to the
above total, giving each payment separately.

Frank Thomas

Dated:

April 6th 1944



EVACUATION SECTION	
Re: APR 11 1944	
File No: 1580	
Ans:	
Referred	Bell

733 Discovery St
April 6th Victoria B.C.
1944

Dear Sir:-

I would kindly like to ask you few questions & please if you can answer them promptly.

I feel I'd get better satisfactory & would be on the right side of the law.

The want to know if a white man (British subject) renting a house off a Jap for 2 yrs in fact this Jap let the renting part to the real estate, this man pays the rent to the real estate & now he wants to buy the place since the Govt is selling all the Japanese property. Will this ~~be~~ legal if the man bought it off ^{straight} the Jap or does this have to be handled by the real estate or does this Jap has nothing to do with ^{his} property.

Sincerely yours
A. Izpra dowski.

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

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 1580

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

April 11th, 1944.

Registered Mail

Mr. Keiso KAMACHI,
Registration No. 09968,
Sloean, B. C.

Dear Sir:

RE: Easterly half of Lot 747,
Victoria City.

Mr. Frank Thomas, Vendor, has filed with us a statement dated April 5th, 1944, showing that you are indebted to him in the sum of \$1142.38, being balance of Purchase Price. Details as follows:

Balance of Principal \$1142.38

Interest @ % \$ *Nil*

Will you be good enough to confirm this by signing the duplicate of this letter and return the copy you sign at once to this office, using the stamped, addressed envelope enclosed herewith.

If any differences exist, please let us have full particulars.

Failing to hear from you by return of mail we will have no alternative but to decide that the claim is correct.

Yours truly,

IM:ML
Encls.

Ian Macpherson
Title Examiner

Approved Correct:

Keiso Kamachi
(Japanese Name)

EVACUATION SECTION
Rec'd APR 20 1944
File No. 1580
Ans.
Referred <i>MacPherson</i>

1580.

April 12th, 1944.

Mr. A. Szpradowski,
733 Discovery Street,
Victoria, B. C.

Dear Sir:

Re: Kaizo KAMACHI - Reg. 09968.

We are in receipt of your letter of the 5th instant on the subject of Japanese owned properties.

All such properties situated in the protected areas of British Columbia became vested in the Custodian from the time the owners were evacuated, and no sale or transfer of interest can be registered unless and until approved by this office.

In conformity with Ottawa's policy of orderly liquidation these properties have been catalogued and are now being offered for sale. Copies of our catalogue have been mailed to our Agents in each district. The property you occupy is listed under No. 894, the Agent for which is Messrs. Ker & Stephenson Ltd., and we would suggest that you call on them and see the catalogue for yourself.

Terms and conditions of sale are outlined in the catalogue, the most important being that: (1) sealed tenders must reach this office on or before 15/6/1944; (2) initial deposit (10%) and balance of purchase price (if tender is accepted) must be paid in to this office (where it will be credited by us to the Japanese interest concerned); (3) where no tender reaches the required figure we will be prepared to negotiate with prospective buyers.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

TELEPHONE B 8124
PRIVATE EXCHANGE CONNECTING
ALL DEPARTMENTS

PEMBERTON, HOLMES
Formerly

EXHIBIT NO. 12/1/1944
DATE
FILLED BY K. A. B. 8/1/44

Pemberton & Son Ltd.
REAL ESTATE, LOANS, BONDS, INSURANCE

PEMBERTON BUILDING 225 FORT STREET
VICTORIA, B. C.

IN REPLY, PLEASE REFER TO

June 6th, 1944

ALL CORRESPONDENCE TO
BE ADDRESSED TO THE FIRM

The Custodian,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

Dear Sir:

We, on behalf of our client, Dong Ying,
of Watchosin, B.C. herewith submit tender for the purchase
of the property known as 733 Discovery Street, Catalogue
No. 894, Victoria, B.C., being the East half of City Lot
numbered 747, Victoria City, the total tender being
Fifteen Hundred and no/100 Dollars (\$1500.00). Our marked
cheque in the sum of One Hundred and Fifty and no/100 Dollars
(\$150.00) is attached to and accompanies this tender.

Yours truly,

PEMBERTON, HOLMES LTD.

Per:

R. H. Cowland
R. H. Cowland

RHG:EK

1590-
1500
Brown

Report

894

REMIT NO. 1111

DATE NOV 8 - 1948

FILLED BY

K. S. Christie

KER & STEPHENSON, LIMITED

INSURANCE REAL ESTATE MORTGAGES RENTALS

1121 GOVERNMENT STREET

VICTORIA, B. C.

June 12th, 1944.

894

The Custodian,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Parcel 894, E $\frac{1}{2}$ Lot 747
733 Discovery Street, Victoria, B.C.

The tenant in the above property has made us an offer to purchase at Eighteen Hundred Dollars (\$1,800.00) and we enclose our cheque for \$180.00 by way of deposit.

Yours very truly,

KER & STEPHENSON, LIMITED,

A. Bernard

per A. Bernard

AB:mrt
enc.

accept

EXHIBIT NO. 1246-6
DATE NOV 9 - 1944
FILLED BY K. A. Phillips

KER & STEPHENSON, LIMITED

INSURANCE REAL ESTATE MORTGAGES RENTALS

1121 GOVERNMENT STREET.

VICTORIA. B. C.

June 12th, 1944.

The Custodian,
806 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Parcel 894, E $\frac{1}{2}$ lot 747, No. 733
Discovery Street, Victoria, B.C.

Enclosed please find our cheque in the sum of
\$150.00 being 10% deposit on offer to purchase
the above property free of encumbrances for
Fifteen Hundred Dollars (\$1,500.00) cash made
by our client Mr. F. Thomas.

Yours very truly,

KER & STEPHENSON, LIMITED,

Harold Pratt

per H.E. Pratt

HEP:art
enc.

Pratt

894

28/1/44
K.S.

TELEPHONE B 5124
PRIVATE EXCHANGES CONNECTING
DEPARTMENTS

EXHIBIT No. 1326 - 6

DATE NOV 9 - 1943

CABLE ADDRESS:

"PEMBERTON" VICTORIA

PEMBERTON, HOLMES LTD.

FILLED BY LTD.

Partners

R. A. & H. C. Holmes

Pemberton & Son Ltd.

REAL ESTATE, LOANS, INSURANCE

PEMBERTON BUILDING, 225 FORT STREET

VICTORIA, B. C.

Rec'd	JUL 17 1944
File No.	1580
Ans.	<i>Ans.</i>
Replied	<i>Holmes</i>

IN REPLY, PLEASE REFER TO

July 15, 1944

ALL CORRESPONDENCE TO
BE ADDRESSED TO THE FIRM

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

Dear Sir:

RE: Your File 1580 - Catalogue #894
733 Discovery Street, Victoria, B.C.

Our client authorizes us to increase his offer for this
property to \$1700.00.

I have told him that this offer is probably too late but
we send it forward to you for what it is worth.

Yours truly,

PEMBERTON, HOLMES LTD.

H. C. Holmes
H. C. Holmes,
President

HCH:M

1580

July 18th, 1944

Messrs. Ker & Stephenson Ltd.,
1121 Government Street,
Victoria, B.C.

Dear Sirs:

Re: Catalogue No. 894
733 Discovery Street,
Victoria, B.C.

Further to our letter of June 28th we wish to advise we are now in a position to recommend the acceptance of your offer to purchase the above property for the sum of \$1,800.00.

Will you kindly forward to us a certified cheque for the balance of the purchase price namely, \$1,620.00, and advise the full name address and occupation in which this property is to be registered, also state whether or not the Transferee is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

Yours truly,

F.G. Shears,
Director

FGB:lm

KER & STEPHENSON, LIMITED

INSURANCE REAL ESTATE MORTGAGES RENTALS

1121 GOVERNMENT STREET.

VICTORIA, B. C.

July 22nd, 1944.

Rec'd	JUL 24 1944
File No.	1580
Ans.	
Referred	<i>H. E. Pratt</i>

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

Dear Sirs:

Re: Catalogue No. 894, 733 Discovery St. Victoria

This will acknowledge receipt of your letter of the 18th instant referring to an offer to purchase the above property for \$1,800.00; this it is understood is for clear title free of encumbrances.

There is an agreement for sale registered against the property in the name of Frank Thomas and K. Kamachi, the balance owing is we understand, \$1,113.73 and Mr. Thomas is willing for the purchaser to assume these payments so that he does not have to provide the total cost immediately. If this can be arranged will you please advise us and we will remit the necessary balance.

The purchasers names are Aleksander Szpradowski and Josephine Veronica Szpradowski (joint tenants) and both are British Subjects.

Yours truly,

KER & STEPHENSON, LIMITED,

per H.E. Pratt.

HEP:art

H. E. Pratt

STATEMENT RE SALE OF:

Name: KAMACHI, Kaizo. #09968.

Catalogue No: 894.

File No: 1580.

Street Address: 733 Discovery St., Victoria, B. C.

Legal Description: E¹ 747/Victoria City.

Date of Sale and Adjustments July 20th, 1944.

Sale Price \$1800.00 (less \$1,099.29 outstanding balance of Agr/Sale assigned to Purchasers) \$ 700.71 ✓

Real Estate Agents Commission \$ 90.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~PROPERTY TAX~~

~~PROPERTY TAX~~

~~PROPERTY TAX~~

~~PROPERTY TAX~~

Adjustments:

Fire Insurance 11.36

Taxes 23.25

~~TAXES~~

101.50 \$ 735.32

Net Proceeds credited to your account (February 12, 1945): \$633.82

Date:..... December 20th, 1945.

Compiled by:..... Mr. Geo. Peters.

ROYAL CANADIAN MOUNTED POLICE

Form 244A

EXHIBIT REPORT

No. 811

HEADQUARTERS File No.

SUB-DIV'N and File No. Vancouver

DIVISION and File No.

DETACHMENT and File No. CIB

J.R. 09968

DATE Aug. 15/44

Re: Keizo KAMACHI, Victoria, B.C.
(Name of File)

On July 29, 1943 I F.R. JEFFERSON, Cst.
(Date) (Member's Name)

Came into possession of the following described goods by

Handed over by R.C.M.P. VICTORIA, B.C.
(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	1		Camera No. 1 Pocket Kodak series 11 serial #4754 Kodak ballbearing shutter. EXXK 1580

*Full 1580
mailed to owner
Jan. 10, 1946.*

REMARKS: Handed to Custodian Alien Property

(State briefly disposition)

DATE Aug. 16/44

Lus B. Spence for Custodian
(Signature of Recipient or Witness)

CERTIFIED CORRECT
F.R. Jefferson, Cst. #10659
(Signature of Member)

JACKSON & BAUGH ALLEN
BARRISTERS, SOLICITORS, ETC.

M. B. JACKSON, K.C.

G. W. BAUGH ALLEN

TABLE ADDRESS: "JACKSON"
OFFICE: 111-112 UNION BUILDING
612 VIEW STREET

EVACUATION SECTION	
Rec'd	SEP 15 1944
File No.	1580
Ans.	
Referred	<i>Cramer</i> <i>sent to you</i>

VICTORIA.
BRITISH COLUMBIA

Sept. 14, 1944

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

For Attention Mr. D.A. Cramer

Dear Sirs:

Re Your File 1580
East $\frac{1}{2}$ of Lot 747, Victoria City.
Catalogue No. 894 - 733 Discovery St.

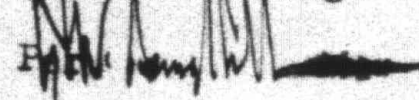
Your letter of the 6th instant addressed to our clients, Messrs. Ker & Stephenson Limited, was handed to us by them last Saturday with instructions to reply to the same.

Our office, like all other legal offices in Victoria, is working long hours these days and it has not been possible to attend to this matter sooner.

We have prepared the Assignment and expect to have this executed tomorrow, when it will be promptly forwarded to you. It would be greatly appreciated if you would allow this matter to stand for two or three days. We can assure you that it is being given our immediate attention and that the transaction will be closed out with as little further delay as possible.

Yours faithfully,

Jackson & Baugh Allen



GWBA/BC

JACKSON & BAUGH ALLEN

BARRISTERS, SOLICITORS, ETC.

M. B. JACKSON, B.C.

G. W. BAUGH ALLEN

CABLE ADDRESS: "JACKSON"

OFFICE: 111-112 UNION BUILDING
612 VIEW STREET

VICTORIA.

BRITISH COLUMBIA

Sept. 20, 1944

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

EVACUATION SECTION	
Rec'd	SEP 21 1944
File No.	1580
Ans.	
Referred	<i>Bellevue</i>

But to O'Brien

Dear Sirs:

Re Estate half of Lot 747, Victoria City,
Catalogue No. 894733, Discovery St.

We drew up the assignment herein from the Honourable, The Secretary of State of Canada, acting in his capacity as custodian under the revised regulations respecting trading with the enemy (1943), as Assignor, to Aleksander Szpradowski et ux, as Assignee, assigning the interest of Kaizo Kamachi in the above described land. We had this assignment executed by Mr. Frank Thomas, the vendor, and by Aleksander Szpradowski. Unfortunately, Mrs. Szpradowski left some time ago for an extended visit to Mission City so that it was not possible to have the assignment executed by her also at this time. Mr. Szpradowski is going to see his wife at the end of this week and will take the assignment with him and have it executed by her and will then return it promptly to us. As soon as it is received back it will be promptly forwarded to you. We expect this will be within a week from this date.

So as to save as much delay as possible would you please let us have a statement showing the amount which you calculate is payable to the Custodian. Our instructions are that Mr. and Mrs. Szpradowski have agreed to assume the balance payable by the Japs to Frank Thomas which amounts to the sum of \$1,099.29 as of 20th day of July last, with interest at 6% from that date and to pay to the Custodian the amount already paid by the Japs to Mr. Thomas. We calculated this latter amount at a sum of \$700.17. We shall be glad to hear from you.

Yours faithfully,

Jackson & Baugh Allen

[Signature]

GWBA/BC

P.S. The funds have been paid over to Ker & Stephenson Ltd. to take care of the payment to the Custodian, and payment will be promptly made to him when the assignment has been executed.

JACKSON & BAUGH ALLEN
BARRISTERS, SOLICITORS, ETC.

M. B. JACKSON, K.C.

G. W. BAUGH ALLEN

CABLE ADDRESS: "JACKSON"

OFFICES: 111-112 UNION BUILDING
612 VIEW STREET

EVACUATION SECTION	
Rec'd	OCT 2 1944
File No.	1580
Ass.	
Referred	<i>bell</i>

ack to Lamer

VICTORIA.
BRITISH COLUMBIA

Sept. 29, 1944

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

Dear Sirs:

Re Estate half of Lot 747, Victoria City,
Catalogue No. 894733, Discovery St.
Your file 1580

We are glad to be able to advise you that we have now obtained the signatures of Mr. Frank Thomas, vendor, and Aleksander Szpradowski and Josephine Veronica Szpradowski, assignees to the assignment of the agreement of sale dated 20th day of May, 1941, made between Kaizo Kamachi as purchaser, and Frank Thomas as vendor. Enclosed please find this assignment herewith together with two executed copies. We should be glad if you would have this executed by the Honourable The Secretary of State of Canada and then return the two copies to us. You will note that Mr. Szpradowski signed in front of the first seal instead of the second seal as instructed. Rather than delay the matter any further by returning it to Mission City for re-execution, would you please have The Secretary of State sign in front of the second seal before a witness. Please have the witness add his or her post office address and occupation. You will note that Mr. Dunbar who witnessed the signatures of the assignees signed in the space provided for the signature of the witness to the Secretary of State. We have struck out Mr. Dunbar's signature and would be glad if you would have the witness to The Secretary of State sign below this cancelled signature.

Please have the witness to the signature of the Honourable The Secretary of State sworn to his affidavit of execution. This is required to enable us to register the assignment. Furthermore, please note that the affidavit must be sworn before a Notary Public. A Commissioner for taking affidavits within Ontario will not be accepted by our Land Registry Office.

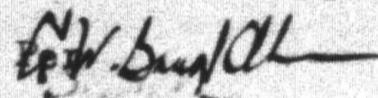
We also enclose Fire Insurance policy No. 730454 of Quebec Fire Insurance Company insuring the mortgaged premises against fire

in the sum of \$1,000.00 with loss, if any, made payable to the Secretary of State of Canada acting in his capacity as Custodian. Would you please have the Custodian sign the transfer of this policy at the top of the third page, transferring the policy to the name of Frank Thomas, the present owner, and then return the policy to us. We will then have an endorsement prepared upon it making the loss payable to Mr. Frank Thomas' Vendor and the Assignees as Purchasers.

We have not yet received a statement showing the balance payable as requested in our last letter. As already stated our clients have the funds on hand to make immediate payment to your office upon being advised of the correct amount payable.

Yours faithfully,

Jackson & Baugh Allen



GWBA/BC

Encls. 4

Please file

1580

October 6, 1944.

Mr. Kaizo KAMACHI,
Registration No. 09968,
SLOCAN CITY, B. C.

Dear Sir:

Re: Monarch Life Pol. #P99626

We acknowledge receipt of your letter of September 18th asking us to pay a premium of \$72.65 due on the above numbered policy as at September 15th. I might mention also that there are arrears payable on that policy amounting to \$106.50 at this date.

Your credit balance at the moment stands at \$19.08 which is insufficient as you will see to make a worthwhile payment on the amount owing to the Life Insurance Company.

I checked with the Life Insurance Company a few minutes ago and am advised that there is no immediate danger of your policy lapsing. Therefore, we will bring this matter up for our attention in a month's time and if your credit balance has increased materially by that time, we will, if possible, make payment for you.

Yours truly,

S. M. Gibson,
Insurance Department

SMG:JS

1580.

October 7th, 1944.

Messrs. Ker & Stephenson, Limited,
1121 Government Street,
Victoria, B. C.

Dear Sirs: Catalogue No. 894 - 733 Discovery St.,
 Victoria, B. C. - The Easterly $\frac{1}{2}$ of
 Lot 747. Victoria City.

With reference to the above described property which has been sold to Aleksander Szpradowski and Josephine Veronica Szpradowski, you state in your letter of September 7th, that an Agreement for Sale was registered against the property in the name of Frank Thomas and Kaiso KAMACHI.

We have a Certificate of Encumbrance issued by the Registry Office in Victoria, under date of August 18th, 1943, which shows that the registered owner is Frank Thomas, and there is no reference whatever to an Agreement for Sale having been registered against this property at that date. In order to facilitate registration, will you please make sure that this Agreement for Sale has been registered, and if not, will you please have Mr. Thomas register this Agreement, and obtain a new Certificate of Encumbrance, showing that this has been done, and forward it to this office. We have in hand an Assignment of the Agreement to the new purchaser, but we cannot register this until Mr. Thomas registers his Agreement.

Any out-of-the-pocket expenses incurred will be borne by this office.

Thanking you for your co-operation.

Yours truly,

D. A. Cramer
(Conveyancer)

DAC:JS

KER & STEPHENSON, LIMITED

INSURANCE REAL ESTATE MORTGAGES RENTALS

1121 GOVERNMENT STREET.

VICTORIA, B. C.

October 11th, 1944.

Dept. of the Sec. of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Rec'd	OCT 12 1944
File No.	1580
Ans.	MW
Referred	Cramer

Dear Sirs:

Your file 1580
re: Catalogue #894, 733 Discovery St.
Victoria, B.C.--E 1/2 lot 747, Victoria City

This will acknowledge receipt of your letter of the 7th inst. regarding the agreement for sale from Frank Thomas to Kaizo Kamachi.

We have taken up the matter with Mr. Baugh-Allen our solicitor from whom you may expect to hear shortly. On further enquiry we find that the Agreement for Sale from Frank Thomas to K. Kamachi was never registered but it is a registrable document and all payments have been made promptly to Thomas account until July when Szpradowski gave us his deposit and made his offer. Since that time Szpradowski has made a further payment of \$800.00 which we are holding in escrow until the final adjustment is made.

With regard to registering and getting a Certificate of encumbrances we may say that there is liable to be a long delay in getting this as the Land Registry Office appears to be flooded with work and understaffed.

Yours truly,

KER & STEPHENSON, LIMITED

per

Hawla & Pratt
H.E. Pratt.

HEP:art

GEORGE A. TOUCHE & Co.

CHARTERED ACCOUNTANTS

DONOVAN M. TOUCHE E. JAMES BENNETT
JOHN PARTON GEORGE L. G. TOUCHE
FRANK P. TURVILLER J. HAYDN YOUNG
HAROLD B. HINTON
EDWARD S. HEAD

CABLE ADDRESS ALL OFFICES "NYNUN"
CODES: BENTLEY & B.C. WESTERN UNION

ENGLAND: LONDON AND BIRMINGHAM

CANADA: MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
EDMONTON, VANCOUVER, VICTORIA.

U. S. A.: NEW YORK, CHICAGO, CLEVELAND, DETROIT,
ST. LOUIS, MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING,
VICTORIA, B. C.

21st November 1944.

H. F. Green, Esq.,
Protection Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	NOV 22 1944
File No.	1580
Ans.	1/12
Referred	Green

Cust. McPherson

Dear Sir:

Your File No. 1580

re Masu Kamachi-Registration No. 09957

On calling at 2818 Rock Bay Avenue, Victoria for certain articles authorized for shipment to the above named Japanese by Custodian Release Form dated the 2nd October, the tenant, Mrs. Frank Thomas, requested that the balance of this man's possessions be removed from her residence to Central Storage.

As a consequence the following articles were this day placed in safe keeping at the Willows :

- 1 Carton of Phonograph Records
- 3 Wooden Boxes of Chinaware
- 1 Carton of Dishes
- 1 Cloth Wrapped Package (contents unknown)
- 1 Golf Bag Containing Five (5) Clubs

This has nothing to do with 733 Discovery & the real estate owned by this Japanese.

Yours faithfully,

H. G. Hinton

BWP:MHK

See 21/11 on 2194.

21.6 range can be moved - include in vol.

GEORGE A. TOUCHE & Co.

CHARTERED ACCOUNTANTS

DONOVAN M. TOUCHE E. JAMES BENNETT
JOHN PARTON GEORGE L. G. TOUCHE
FRANK P. TURVILLE J. HAYDEN YOUNG
HAROLD G. HINTON
EDWARD H. READ

CABLE ADDRESS ALL OFFICES "NETHER"
CODES: BENTLEY & B.C. WESTERN UNION

ENGLAND: LONDON AND BIRMINGHAM

CANADA: MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
EDMONTON, VANCOUVER, VICTORIA,
U.S.A.: NEW YORK, CHICAGO, CLEVELAND, DETROIT,
ST. LOUIS, MINNEAPOLIS, LOS ANGELES

BANK OF TORONTO BUILDING,
VICTORIA, B. C.

EVACUATION SECTION	
Rec'd	DEC 13 1944
File No.	1580 92194
Ans.	20/1
Referred	Yuan

12th December 1944.

1580
wanted

H. F. Green, Esq.,
Protection Department,
Office of the Custodian
506 Royal Bank Building
Vancouver, B. C.

Your Files Nos. 1580 and 2194

Dear Sir:

re Mr. and Mrs. Kaizo Kamachi

With further reference to your letter of the 4th instant and in continuation of my reply thereto of the 9th, I wish to report as follows: -

Messrs. Ker and Stephenson, rental agents for the premises at 733 Discovery Street, were interviewed on the 9th instant by Colonel Pope, who was assured that it would be in order to proceed immediately with the removal of the contents of the house and that the purchasers of the property, Mr. and Mrs. Joseph Szprodowski had been notified accordingly. This confirmed the statement to the same effect mentioned in your letter of instructions, above referred to.

Arrangements were consequently made, through Messrs. Ker and Stephenson, for the removal of these effects on the morning of the 12th instant, and transportation with Stocker's Transfer Company was engaged accordingly.

I am informed by Colonel Pope that on arrival at the house this morning, both Mr. and Mrs. Szprodowski expressed surprise that these household effects were to be taken away. They stated that they were under the impression that the accepted purchase price of the property included the contents and that this opinion was confirmed through reason of the fact that they had been permitted to retain these effects for such a lengthy period after the acceptance of their tender for the property.

To have removed the list of articles in the

H. F. Green, Esq. - 2.

12th December 1944.

inventory would have denuded the house of absolute living essentials and, moreover, as several lodgers were installed on the premises, it was definitely out of the question to remove the furniture.

Messrs. Ker and Stephenson, on being apprised of the above facts, express surprise with the attitude adopted by the Szprodowskis and state the information given Colonel Pope was offered in good faith and after consultation with the parties concerned.

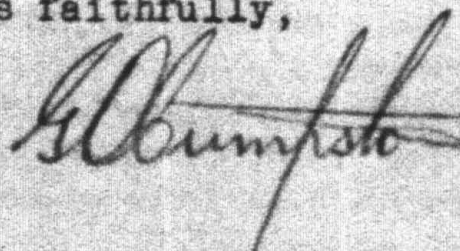
On being told that the purchase of the house did not include the goods and chattels therein, Mr. Szprodowski asked that he might be allowed to buy them. In recommending that his offer be accepted, I would suggest that authority be granted for Mr. Tillyer of Maynard and Sons to make a proper appraisal of the value of these articles. I recommend this more especially in view of the fact that, in Colonel Pope's opinion, the valuation as shown in the Schedule to the report submitted on the 27th April 1942, is greatly in excess of the true sales value.

4th.15.

In conclusion, I wish to state that this is a case which goes to emphasize the desirability of this office being immediately informed of the acceptance of tenders for real property, more especially in cases where tenants have been permitted to retain in their possession furniture and other effects prior to the sale having been consummated. A separate communication on this point was addressed to Mr. R.G. Bell on the 9th instant.

11/12
to be sent
to Mr. Bell
on 10/12
with a copy
to Mr. Bell
on 10/12

Yours faithfully,



EWP:MHK

Bel

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

DOROVAN M. TOUCHE E. JAMES BENNETT
JOHN PANTON GEORGE L. C. TOUCHE
FRANK P. TURVILLE J. HAYDEN YOUNG
HAROLD G. HINTON
EDWARD S. READ

CABLE ADDRESS ALL OFFICES "HETKO"
CODES: BENTLEY'S A. B. C. WESTERN UNION

ENGLAND: LONDON AND BIRMINGHAM
CANADA: MONTREAL, TORONTO, WINNIPEG, REGINA, CALGARY,
EDMONTON, VANCOUVER, VICTORIA
U. S. A.: NEW YORK, CHICAGO, CLEVELAND, DETROIT,
ST. LOUIS, MINNEAPOLIS, LOS ANGELES

BANK OF TORONTO BUILDING,
VICTORIA, B. C.

9th December 1944.

H. F. Green, Esq.,
Protection Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION
Rec'd DEC 11 1944
File No. 158042194
Am. 741
Ref'd Green

File 1580

Your Files Nos. 1580 and 2194

Dear Sir:

re Mr. and Mrs. Kaizo Kamachi

Receipt is acknowledged of your letter of the 4th instant.

The effects left in the custody of Mr. and Mrs. Frank Thomas of 2818 Rock Bay Avenue would now appear to be accounted for. These were removed to Central Storage as reported to you in my letter of the 21st ultimo.

With regard to the premises at 733 Discovery Street, I have made arrangements to transfer the effects stored therein to the Willows on the 12th instant and the agents, Messrs. Ker and Stephenson, have been notified, accordingly. These articles will be included in the forthcoming auction.

The inventory attached to the report of the 27th April 1942, will be used in this connection and a detailed report will follow on completion of the work.

Yours faithfully,

W. H. H. H.

EWP:MHK

Orig. sent
20/12/43

NAME KAMACHI, Kaisei

REGISTRATION NO. 09968

FILE NO. 1580

The following chattels were sold by public
auction at Victoria, B. C. on December 18, 1944.

Golf clubs	\$ 3.00
Records etc.	1.25
Wanthe clock	6.00
2 Musical instruments etc.	8.50
Dishes and glassware	14.50
Singer sewing machine	56.00

Total	(Auctioneer's Fees \$ 8.92	\$ 89.25
Less Expenses:	(Advertising 1.00	
	(Movings 9.42	\$ 19.42
Net Proceeds Credited:		\$ 69.84

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Victoria 1.

Remarks. *See Inventory*

1580.
Cat. No. 894.

December 12th, 1944.

Messrs. Ker & Stephenson, Ltd.,
1121 Government Street,
Victoria, B. C.

Dear Sirs:

Re: Kaizo KAMACHI - Reg. No. 09968.

We have to advise the return of completed documents from Ottawa and are now in a position to proceed with the completion of the sale of the property listed under our Catalogue No. 894 (733 Discovery Street--The Easterly Half of Lot 747, Victoria City).

Our usual statement of adjustments is being drawn up and will be forwarded you in due course but for your present information we give below the position insofar as the purchase price is concerned:

Commitment taken over by the Purchaser, Aleksander Supradowski, under assigned Agreement for Sale	\$1099.29
Due to the Custodian	<u>\$ 700.71</u> x
Contract price	\$1800.00

In their letter of the 20/9/1944 the payment due this office was erroneously quoted by Messrs. Jackson & Baugh Allen as \$700.17.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/P.

c.c. to Messrs. Geo. A. Touche & Co.,
Victoria, B. C.

Copy to Mr. Pater.

x please remit balance.

EXHIBIT No. 1826-9
DATE NOV 9 - 1948
FILLED BY R. A. b. Hunter

GEORGE A. TOUCHE & Co.
CHARTERED ACCOUNTANTS

CABLE ADDRESS: ALL OFFICES
CODES: BENTLEY, A. R. G. WESTERN UNION

G. O. CUMPTON
RESIDENT PARTNER

ENGLAND, LONDON AND BIRMINGHAM.
CANADA, MONTREAL, TORONTO, WINNIPEG, REGINA,
CALGARY, EDMONTON, VANCOUVER, VICTORIA.
U. S. A., NEW YORK, CHICAGO, CLEVELAND, DETROIT,
ST. LOUIS, MINNEAPOLIS, LOS ANGELES.

BANK OF TORONTO BUILDING,
VICTORIA, B. C.

EVACUATION SECTION
RECEIVED 31 1945
FILE NO. 1580
APPROVED <i>Green</i>
RECEIVED <i>Ball</i>

30th January 1945.

H. F. Green, Esq.,
Protection Department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Your File No. 1580

re Kaizo Kamachi, 733 Discovery Street,
Victoria, B. C.

In accordance with the instructions contained in your letter of the 26th instant, I have had Messrs. Maynard and Sons make an appraisal of the chattels belonging to the above named Japanese. The inventory used for the purpose was that which accompanied my original report to you dated the 27th April 1942. Attached is the inventory in question showing the appraised values.

Items marked "x" are those which the purchasers of this property, Mr. and Mrs. Joseph Szprodowski, are desirous of buying. The entry: "Basement: Garden and carpenter tools locked in cupboard and will not be used", is not understood. There is no cupboard in the basement and the Szprodowskis disclaim any knowledge relative to the existence of these tools.

It is presumed that you will advise this office in due course as to the decision of the Rural Advisory Committee regarding the disposal of these articles.

Yours faithfully,

G. O. Cumpston
per C. V. Ventune

*Approved by
Committee
Feb 13
February*

EWP:MEK
Enc. 1.

KAIZO KAMACHI

INVENTORY OF CONTENTS OF HOUSE
AND GARDEN TOOLS, ETCETERA

	<u>Appraised Value</u>
<u>Front Bedroom</u>	
1 Writing Desk	\$ 10.00 -
x 1 Double Bed Spring and Mattress	12.00 -
x 1 Dresser with Mirror	12.00 -
x 1 Chest Drawers	3.50 - ✓
x 1 Small Table	.75 -
x 2 Window Shades (No Value)	-
4 Curtains (No Value)	-
x Linoleum (15' x 12')	3.00
<u>West Bedroom</u>	
x 1 Double Bed, Spring and Mattress	6.00 -
x 1 Chair	.50 -
x 1 Table	.50 -
x 1 Dresser	10.00 -
1 Window Shade (No Value)	-
2 Curtains (No Value)	-
x Congoleum Square (9' x 10')	1.00
<u>East Bedroom</u>	
x 1 Single Bed, Spring and Mattress	2.00 -
1 Fibre Wardrobe	1.00 - ✓
1 Window Shade (No Value)	-
1 Curtain (No Value)	-
x Linoleum (9' x 10')	1.00
<u>Dining Room</u>	
x 1 Circular Cast Iron Heater (Fairy Oak)	6.00
x 1 Walnut Extension Table (One Leaf)	15.00 -
x 5 Plain Chairs	5.00 -
x 6 Small Pictures	1.00 -
x 1 Table Lamp	2.00 - ✓
2 Window Shades (No Value)	-
4 Curtains (No Value)	-
x Linoleum (12' x 13')	5.00
<u>Living Room</u>	
x 4 Small Tables	1.50 -
x 1 Centre Walnut Table	7.50 -
x 1 Smoker Cabinet	1.50 -
x 1 Bridge Lamp	3.00 -
x 3 Brass Flower Pots	1.00 - ✓
2 Pictures (No Value)	-
x 2 Ornamental Plates	1.00 -
x 3 Piece Chesterfield Set	35.00 -
14 Covers for Chesterfield Set	1.00 -
2 Window Shades (No Value)	-
4 Curtains (No Value)	-
Inlaid Linoleum (12' x 23') (No Value)	-
<u>Kitchen</u>	
x 2 Kitchen Tables	2.00
x 4 Kitchen Chairs	2.00
1 Kitchen Range (enamel)	30.00 -
1 Ice Box	2.00 -
3 Shades (No Value)	-
2 Curtains (No Value)	-
<u>Bathroom</u>	
1 Window Shade (No Value)	-
2 Curtains (No Value)	-

KAIZO KAMACHI

INVENTORY OF CONTENTS OF HOUSE
AND GARDEN TOOLS, ETCETERA

Wood Shed

x 1 Garden Hose, 50' (No Value)
1 Spade (No Value)
1 Hoe (No Value)
1 Axe (No Value)

Appraised
Value

\$ 1.50
-
-
-

Basement

Garden and carpenter tools locked in cupboard
and will not be used.

1580

February 9th, 1945.

Messrs. Jackson & Baugh Allen,
Barristers & Solicitors,
111 Union Building,
Victoria, B.C.

Dear Sirs:- Re:- Catalogue No.894
733 Discovery St. Victoria,
Es of Lot 747. Victoria City

Attached you will find our cheque for \$15.31
covering your account of December 14th re the above property.

It appears that at the time of forwarding to us
your cheque for \$700.71, being the balance payable for the assign-
ment of the Agreement for Sale registered against the above property,
you were not aware that Ker & Stephenson Ltd., had forwarded to us
a deposit cheque for \$180.00 on June 12th, 1944. With the assumption
of the agreement amounting to \$1099.29 by your cheque of \$700.71, made
a total of \$1800.00, the full purchase price, and the \$180.00 would be
an over payment.

Attached also you will find cheque made in their
favour for this amount.

Deed to the above property has been registered
and we are awaiting delivery, and all adjustments will be made up
and calculated as of July 20th.

Yours truly,

GP/DD.
Encs.

George Peters,
Administration Department.

JACKSON & BAUGH ALLEN
BARRISTERS, SOLICITORS, ETC.

M. B. JACKSON, K.C.

G. W. BAUGH ALLEN

CABLE ADDRESS: "JACKSON"

OFFICES: 111-112 UNION BUILDING
612 VIEW STREET

VICTORIA,
BRITISH COLUMBIA

Rec'd	FEB 16 1945
File No.	1580
By	<i>Paterson</i>
Received	

Feb. 16, 1945

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

Dear Sirs:

Re East half of Lot 747, Victoria City, Catalogue
No. 894, 733 Discovery Street, Your file 1580

We acknowledge receipt of your letter of the 9th
inst. herein enclosing your cheque drawn in favour of
our firm in the sum of \$15.31, to cover the amount of
our account rendered herein, for which we are obliged.

We also acknowledge receipt of your cheque in the
sum of \$180.00 drawn in favour of Ker & Stephenson Ltd.,
being the amount over paid to you on this purchase.
We are very much obliged to you for forwarding this cheque
to us. We had not been advised by our client, Ker &
Stephenson Ltd., that they had forwarded to you a deposit
cheque for this amount of \$180.00 on June 1st last. It
is obvious that they had overlooked this payment also.

We note that application has been made to register
a deed to the above described property and that all
adjustments will be made up and calculated as of July
20th last. We shall look forward to hearing further from
you in due course.

Yours faithfully,

Jackson & Baugh Allen

[Signature]

GWBA/BC

MEMORANDUM RE SALE OF CHATTELS

(Apart from Auction Sales)

FILE NO: 1580

NAME: Kaio KAMACHI

DATE ADVERTISED:
(or other information)

APPRAISER'S NAME: Messrs. Maynard & Sons.

VALUATION: \$186.25

PURCHASE PRICE: \$186.25

COMMITTEE'S APPROVAL: February 13, 1945.

PURCHASER'S FULL NAME: Mr. & Mrs. Joseph Szprodowski.

ADDRESS: 733 Discovery St., Victoria, B.C.

OCCUPATION:

BILL OF SALE REQUIRED:
(state if purchase
price already paid or
arrangements made)

YES

NO

Paid in full.

ENCUMBRANCES, IF ANY: Nil.

LIST OF CHATTELS SOLD: As per list on file.

February 17th, 1945.

Mr. G. O. Cumpston,
Bank of Toronto Bldg.,
Victoria, B. C.

Dear Sir:-

Re: Kaizo KAMACHI

In answer to yours of January 30th, the Rural Advisory Committee have approved of this sale of the contents of these premises to the purchasers with the proviso that they buy all the articles on which a value has been set as per your enclosure and not only the items marked "X". This will only make a difference of \$44.00 but will save the trouble of moving to auction the few items not required. We make the complete total to be \$186.25 and ask you to see what you can arrange. The alternative would be, of course, to move everything to auction.

As in the case of file 483 on which we have also written to you today, we should like you to arrange, if possible, for Messrs. Waynard's appraisal fee to be reduced to 2% of the total value or \$3.73.

Yours truly,

H. F. Green
Protection Department

HFG:IF

483
1580

March 12th, 1945.

Mr. G. O. Cumpston,
Bank of Toronto Bldg.,
Victoria, B. C.

Dear Sir:-

Re: Kunizo UYEDE
Kaizo KAHACHI

This is to acknowledge with thanks your two letters of March 1st, one enclosing revised account from Messrs. Maynard & Sons and the other enclosing your cheque for \$168.75 being the appraised price for the effects left at 929 Caledonia Avenue which Mrs. Taylor wished to buy. We thank you for arranging both these matters and are sending you herewith cheque for \$7.11 payable to Messrs. Maynard & Sons for their services at these two properties and our receipt for \$168.75 covering purchase of chattels at 929 Caledonia Avenue.

Since writing the above, we have received yours of March 7th enclosing cheque for \$186.25 in payment of the chattels at 733 Discovery Street also appraised and sold to the tenant. We are likewise enclosing our receipt herewith for this sum.

Yours truly,

H. F. Green
Protection Department

Encs.
HFG:IF

MEMORANDUM

March 12th, 1945

To: Mr. Peters

From: Mr. Gibson

File No. 1580

Catalogue No. 894

Attached please find the following policies
in duplicate which have been assigned to ALEKSANDER
SZPRADOWSKI and JOSEPHINE VERONICA SZPRADOWSKI, loss still
remaining payable to Frank Thomas:

Quebec Fire Assurance Policy No. 730454

Prudential Assurance Policy No. 299317.

SMG:KT
Encl.

File No. 1580.
Catalogue No. 894.

March 21st, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kaiso KAMACHI
Easterly $\frac{1}{2}$ of Lot 747,
Victoria City.

With reference to the above property which was recorded in the Victoria Land Registry Office, dated February 5th, 1945, we attach herewith the following documents in connection therewith.

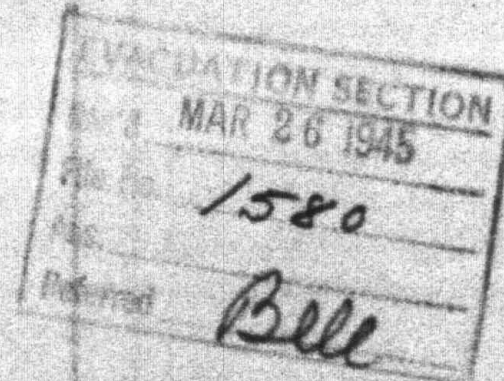
1. Copy of application number 112611-G, dated January 26th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 112612-G, dated January 22nd, 1945, registering an Assignment of Agreement for Sale between the Secretary of State and Aleksander Szpradowski and Josephine Veronica Szpradowski, and Frank Thomas.
3. Duplicate of Transmission dated November 27th, 1944.
4. Duplicate of Assignment dated July 20th, 1944.
5. Post card acknowledgments dated March 20th, 1945, from the Victoria Land Registry Office, Nos. 112611-G and 112612-G, stating registration has been completed.

D. A. Cramer

DAC:JS
Atch.

SLOCAN CITY, B. C.,
March 22, 1945.

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



Dear Sir:-

Re: File No. 1580.

I have learned from some source that my
real property and chattels have been sold by you
without my consent.

Although, if it is true, I would not re-
cognize such an action but I would be interested to
know detail statements of my account in your office.
Therefore, it would be appreciated if you will
kindly forward to me a statement concerning proceeds
of funds from properties at your earliest convenience.

Yours truly,

(Mr.) Kaizo KAMACHI
Reg. No. 09968.

Kaizo Kamachi

1580

March 22, 1945.

Messrs. Kerr & Stephenson, Ltd.,
1121 Government Street,
Victoria, B. C.

Dear Sirs:

Re: Catalogue No. 894
733 Discovery Street
Box 742/Victoria City

Agreement for Sale to the above described property has now been registered in the names of Alexander Spradowski and Josephine Veronica Spradowski, 733 Discovery Street, Victoria, and we are ready to deliver control to them. When the registered agreement has been received by us from the Land Registry Office it will be sent to Mr. & Mrs. Spradowski or to any person designated by them.

Adjustments as of July 20th, 1944, as shown on the enclosed sheet, have been calculated and a balance of \$87.16 has been charged to the purchasers. Please have them mail us a cheque for this amount and at the same time return to us the attached control receipt, duly signed. Will you also have Mr. & Mrs. Spradowski sign and return to us the attached chattel release in order that if there should be any hidden Japanese effects discovered on the premises at a later date these may be removed by the Custodian.

Relevant insurance policies which have been assigned to the new owners of this property are also enclosed.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Mr. & Mrs. A. Spradowski

Catalogue No. 824
File No. 1580
733 Discovery St., Victoria
B2 7/747/Victoria City

March 14, 1945.

ALEXANDER SZPARDOWSKI AND JOSEPHINE VERBOICA SZPARDOWSKI
(purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at July 20, 1944)

	DEBIT	CREDIT
Purchase price	\$1,800.00	
Cheques received		\$ 700.71
Assumption of Agreement for Sale		1,099.29
Registration fees on Assignment	6.10	
Insurance premium - 87.3% x 87.50	6.55	
Insurance premium - 87.5% x 85.50	4.81	
Purchaser's proportion of 1944 taxes - 164/365 x \$51.75	23.25	
Rent owing - June 14 to July 19 - 36/31 x \$40.00	46.45	
Balance owing by purchaser		87.16
	<u>\$1,887.16</u>	<u>\$1,887.16</u>

BALANCE OWING BY PURCHASER \$87.16

1580.
Cat. No. 894.

March 26th, 1945.

Mr. Kaizo KAMACHI,
Registration No. 09968,
Sloan City, B. C.

Dear Sir:

Re: 733 Discovery Street, Victoria, B. C.
(The Easterly Half of Lot 747, Victoria City).

We are in receipt of your letter of the 22nd instant asking for information regarding your property, Real and Personal.

While it is appreciated that the sale of any property is a matter of concern to, and may in some cases be contrary to the wishes of, the owner, the policy of liquidation of properties in the protected areas of British Columbia was one that was decided by the Dominion Government. In the execution of this policy great care has been taken to insure that prices adequately represent current values and we are satisfied that this is the case with the above property.

The sale price is \$1800.00, the purchaser taking over your obligations under your Agreement for Sale (\$1,099.29) and paying cash for the amount of your equity in the property (\$700.71). The price realized is in line with the value placed on the property by a qualified independent appraiser (\$1800.00), and also compares favourably with the assessed value (\$1,690.00) for tax purposes.

As soon as the adjustments incidental to all sales of real property are made a complete statement of the transaction will be forwarded to you, showing the net proceeds credited to your account. At the same time we will send you a statement of your account, including the above as well as proceeds derived from sale of chattels.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

KER & STEPHENSON, LIMITED

INSURANCE REAL ESTATE MORTGAGES RENTALS

1121 GOVERNMENT STREET

VICTORIA, B. C.

1st May, 1945.

Department of the Secretary of State,
Office of Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Rec'd	MAY 3 1945
File No.	1580
Per	Peters

your file #1580

Dear Sirs:

re Catalogue # 894 -733 Discovery St.
E 1/2 747 /Victoria City

Mr. and Mrs. Szpradowski will not sign the form stating that adjustments in connection with their purchase of the above property have been settled for the following reason. Your statement of March 14th includes an item of \$46.45 rent owing from June 14th to July 19th -36/31 x \$40.00. From the time that Mr. and Mrs. Szpradowski first rented the premises and paid their rent to us it was our custom to remit to H. Dalby and Company the sum of \$20.00 to apply on the agreement for sale in favour of F. Thomas. On July 3rd we made the customary payment of \$20.00 before receiving the monthly rent which is now covered by your statement and the balance of \$1,099.29 was computed after including this July 3 payment of \$20.00.

If you will ammend your statement to cover this discrepancy they will be willing to sign the necessary forms and we will send our cheque for \$67.16 the correct amount.

Yours very truly,

KER & STEPHENSON LIMITED

Per:

Harold E. Pratt

P/C

Catalogue No. 894
File No. 1580

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

Dear Sirs:-

Re: 733 Discovery Street, Victoria

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

NOTE.

The furniture and effects were bought and paid for by the undersigned as a separate transaction and the attached signatures are for the purpose of covering any hidden effects that may subsequently be discovered.

Yours faithfully,

A. Szpradowski Signed
A. Szpradowski

Return to the Custodian

Catalogue No. 894
File No. 1580
733 Discovery Street,
Box 747/Victoria City

VACUATION SECTION

MAY 12 1945

Pitts

Control of property covered by Agreement for Sale is by us hereby acknowledged and we agree that all adjustments and incidents connected with the sale to us of this property have been settled.

Receipt is also acknowledged of The Prudential Assurance Company, Ltd., Policy No. 299317 and Quebec Fire Assurance Company, Policy No. 730454 which have been assigned to us.

Dated at Victoria B. C., this 10th day of May - 1945.

Signed A. Szpadowski

Signed J. Szpadowski

Return to the Custodian

KER & STEPHENSON, LIMITED

INSURANCE REAL ESTATE MORTGAGES RENTALS

1121 GOVERNMENT STREET.

VICTORIA, B. C.

11th May, 1945.

Dept. of Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

RECEIVED	
Rec'd	MAY 14 1945
File No.	1580
Aus.	
Referred	

your file # 1580

Dear Sirs:

re 733 Discovery St., Victoria, B.C.

In reply to your letter of the 4th instant, rent in the amount of \$40.00 was paid into this office May 15th, 1944 covering the period to June 14th. This was the last payment of rent received by us, and therefore your estimate of rent from that date to date of sale (20/7/1944) is not disputed. However as we expected another payment of rent from the tenant we paid to Dalby and Company \$20.00 on account of the Agreement for Sale which left the balance of \$1,099.29 as stated.

We trust that this explanation is the confirmation you require and enclose our cheque in the sum of \$67.16 as full settlement, together with receipts signed by the purchasers. As Mrs. and Mrs. Szpradowski made a separate deal and paid cash for the furniture, the form releasing the furniture would not be applicable.

Yours very truly,

KER & STEPHENSON LIMITED

Per:

Harold E. Pratt

P/C

1580.
Cat. No. 934.

December 20th, 1945.

Mr. Kaisei KAMACHI,
Registration No. 07968,
Gloucester City, B. C.

Dear Sir:

Re: 733 Discovery Street, Victoria, B. C. (The
Easterly Half of Lot 747, Victoria City).

The sale referred to in our letter of the 26th March, 1945, has been completed and for your information we enclose a complete statement of the transaction, showing the net proceeds (\$633.82) transferred to the credit of your account.

We also enclose our Accounting Department's statement of your account, including the above item, and showing a balance of \$725.44 standing at your credit. We shall be glad to supply further information regarding any item that may not be quite clear to you.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 3.

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

STATEMENT RE SALE OF:

Name: KAHACHI, Kaio. 80796.

File No: 1360.

Catalogue No: 874.

Street Address: 733 Discovery St., Victoria, B. C.

Legal Description: 747/Victoria City.

Date of Sale and Adjustments July 20th, 1944.

Sale Price \$1800.00 (less \$1,099.29 outstanding balance of Agr/Sale assigned to Purchasers) \$ 700.71

Real Estate Agents Commission \$ 90.00

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance 11.36

Taxes 23.25

~~Water~~

101.50

\$735.32

Net Proceeds credited to your account (February 12, 1945): \$633.82

Date: December 20th, 1945.

Compiled by: Mr. Geo. Peters.

EVACUATION SECTION	
Rec'd	JAN 7 1946
File No.	1580
Ans.	
Refered	Bill

File No. 1580
Cat. No. 894

Slocan City, B. C.
January 5, 1946

Mr. R. G. Bell,
Administration Department,
Vancouver, B. C.

Re. 733 Discovery Street, Victoria, B. C.
Et 747 Victoria, City

Dear Sir:

I received your letter dated December 20th 1945, also accounting Dept. Statement of Sale of property and other article. I understood that the house and furniture were sold separately. Of course I bought the house and lot from Mr. Frank Thomas without furnitures as agreement shows. Before I rented the house a man from your office checked up every room carefully and made a list in his book. Also he priced it as used furniture. So a List of furnitures should be in your office and also I left a list of furnitures to Mr. A. Spradowski who had rented the house and bought it later. He wrote to me that a man in your office came to get the furnitures, after he bought the house. He refused this because he had it so long and he wanted to keep it. So I was wondering if he bought it or not. Then a few months later he wrote to me that he had bought all the furniture. So I am sure he bought it later.

Please check this up for me.

Thanking you, I remain,

Yours very truly,

Kaizo Kamachi

Kaizo Kamachi
Reg. No. 09968

1580.

Mailed - Sept. 16/46

September 10th, 1946.

REGISTERED MAIL.

Mr. Kaiso KAMACHI,
Registration No. 09968,
Farnham, Quebec.

Dear Sir:

The Department of Labour, Japanese Division, has passed on to us your request to have all funds in Custodian's hands remitted to you.

This has necessitated a review of your file and we take advantage of this opportunity to give you a brief review of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

Real Property: The Real Property, known as No. 733 Discovery Street, Victoria, which was held by you under an unregistered Agreement for Sale, was sold by this office for \$1800.00, of which \$700.71 was Cash, the balance (\$1,099.29), representing the outstanding balance of Agreement of Sale, being taken over by purchaser with the consent of the registered owner, Frank Thomas. Net proceeds (\$633.82) were credited to your account on February 12th, 1945, a complete statement of the transaction being sent you on December 20th, 1945.

Personal Property: The Furniture and Effects left by you at No. 733 Discovery Street, were appraised (January, 1945) by the firm of Maynard & Sons (Auctioneers) and taken over by the purchasers of the Real Property at their appraised value (\$186.25), the net proceeds (\$182.52) being credited to your account, as per statement enclosed with our letter of the 20th December.

Our records show Chattels stored by you with Mr. Frank Thomas of 2818 Rock Bay Avenue, Victoria, were either shipped to you or moved to Custodian central storage at The Willows, and there sold by auction, with the exception of 1 carton containing purely personal effects (pictures) which was moved to Vancouver for storage here for your account.

Specified Articles: A Camera (Kodak) turned in by you to the police was received by this office from the latter and, at your request, mailed to you (Jan. 10/46).

A small bank balance (\$5.00), and a life insurance policy, declared by you, did not come under our administration.

(Over)

Mr. Kaizo KAMACHI.

Page 2.

September 10th, 1946.

Furnish: The only entry in your account since date of our last statement (Dec. 20/45), when the balance was \$725.44, is a payment of \$112.75 made, at your request, on the 6th May, leaving a balance of \$612.69, as advised you at the time.

In compliance with your request, referred to at the beginning of this letter, we now enclose our cheque in your favour for \$612.69. This will leave no balance in your account, which will therefore be closed.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 2.

2818 Roe Bay Ave.
Victoria, B.C.

Sept. 16, 1946

R.G. Bell
Administration Dept.
Office of The Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.
Vancouver, B.C.

EVACUATION SECTION	
File No.	1580
File No.	1580
File No.	1580
File No.	1580

File no

Dear Sir,
In response to your letter of Aug 29
1946. Re - Kaigo Kamachi - Reg. No. 09968.

All the goods that were left in our
care by Mr. Kamachi were returned.

Several packages were forwarded to
Mr. Kamachi. The remainder were picked
up by Stokers with a representative of the
Custodian Office.

We have nothing here belonging to
Mr. Kamachi. There may be some goods
at Mrs. A. Szpadewski 733 Discovery St.
Victoria. They parted the house from Mr. Kamachi. Gladys Thomas
Sincerely yours.

Cal. 894 DEC 2 1947

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

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

1580

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

- (1) NAME Kamachi Kaizo (RCMP) Reg. No. 99968
(Print) Surname Given Name
- (2) Pre-Evacuation Address 733 Discovery Street, Victoria, B.C.
- (3) Present Address 10 Clarence Square, Toronto, Ontario
- (4) REAL ESTATE
- (a) Street Address (if any) 733 Discovery St., Victoria, B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
East half of Lot 747, Victoria City, B.C.
- (c) Type of Real Property (cross out words which do not apply):
~~(i) Residence~~
(ii) Residence Type of business
~~(iii) Business~~
(iv) Any other type of property (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.)
Sole owner
- (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) | \$ 2500.00 |
| (v) Amount at which Custodian sold property and credited your account | \$ 1800.00 |
| (f) Loss (This figure is arrived at by deducting item (v) from item (iv)) | \$ 700.00 |
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation
2818 Rock Bay Ave., Victoria, B.C. & 733 Discovery St. Victoria, B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House at 733 Discovery Street and cellar at 2818 Rock Bay Ave.
c/o Frank Thomas
- (c) How stored or packed at time of evacuation
Trunks, Cartons and Wooden Boxes

(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")

Frank Thomas

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

1. Last held by Custodian

Estimated Value \$

Estimated Value \$

Estimated Value \$

Estimated Value \$

Estimated Value \$

Estimated Value \$

Estimated Value \$

Estimated Value \$

Estimated Value \$

Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$ 422.43

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))

(g) (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

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

DOMINION OF CANADA

County of York

TO WIT:

I, Kaizo Kamachi

of Toronto

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 24th day of November

A.D. 1947.

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.

NAME: KAMACHI, Kaizo

PERSONAL PROPERTY

Records, etc.	\$75.00
Mantle clock	10.00
2 Musical Instruments, etc. (Japanese)	60.00
Dishes and Glassware	50.00
Singer sewing machine, thread, etc. therein	<u>100.00</u>
	\$295.00
Received from Custodian	<u>89.25</u>
Balance claimed	<u>\$205.75</u>

COPY

Contents of 733 Discovery St., Victoria, B. C. March 18th, 1942

Parlour

5 small tables (3 table covers)	\$ 15.00
3 piece Chesterfield set (14 covers)	55.00
1 smokers cabinet	1.25
1 bridge lamp	1.00
3 brass vases	1.25
2 picture	1.50
2 ornamental plates	.15
2 window shades	1.00
4 curtains	10.00
1 table lamp	2.00
	<u>\$ 88.15</u>

Dining Room

1 heater	20.00
1 table	20.00
5 chairs	10.00
1 garden chair	1.25
6 small pictures	.15
1 small table	.75
1 lamp	1.00
2 window shades	1.00
4 curtains	6.00
	<u>\$ 60.15</u>

Front Bedroom

1 writing desk	20.00
1 double bed, spring & mattress	25.00
1 bureau	20.00
1 dresser	7.00
1 small table	1.00
2 window shades	1.00
4 curtains	2.00
	<u>\$ 76.00</u>

West Bedroom

1 bed springs & mattress	20.00
1 chair	.50
1 table	.50
1 dresser	20.00
1 window shades	.50
4 curtains	.50
	<u>\$ 42.00</u>

East Bedroom

1 bed spring & mattress	10.00
1 fibre wardrobe	1.00
1 window shade	.50
1 curtain	---
	<u>\$ 11.50</u>

Kitchen

3 tables	3.00
4 chairs	2.40
1 kitchen range (connected)	60.00
1 ice box	5.00
3 shades	1.50
5 curtains	4.00
	<u>\$ 75.90</u>

Pantry

1 window shade	---
2 curtains	---

Bathroom

1 window shade	.50
2 curtains	---
Carpet on stairs	45.00
	<u>45.50</u>

GRAND TOTAL \$ 399.20

CUSTODIAN

SOLD PRICE 182.52

LOSS \$ 216.68

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

IN THE MATTER OF THE "IMMIGRATION ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 92,

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

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

Toronto, Ontario.

November 9, 1948.

IN THE MATTER OF THE CLAIM OF

KAIDO KAWAKI

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C.,

appearing for the
Dominion Government,

R.A. BERT, ESQ.,

appearing for the
claimant.

A. SMITH, ESQ.,

Secretary,

G.N.R. UFFIN, ESQ.,

Official Interpreter,

A.G. VICTOR, ESQ.,

Official Reporter.

2
K. Kuroki,
Dir. of.

1 DAISU YAMAGUCHI, the claimant herein, being
2 first duly sworn, testified
3 as follows:

4 DIRECT EXAMINATION BY MR. BEST:

5 Q. Is that your signature (Indicating)?

6 A. Yes, sir.

7 Q. And, was that form prepared upon your instru-

8 ctions? A. Yes.

9 Q. And do you swear the contents of it are

10 true? A. Yes, sir.

11 MR. BEST: I am submitting as Exhibit 1, Partic-

12 ulars of Real Estate Other than Farm Land, your
13 recour.

14 (PARTICULARS OF REAL ESTATE OTHER THAN FARM
15 LAND, MARKED EXHIBIT NO. 1)

16 Q. I understand that before evacuation you
17 owned a house at 733 Discovery Street, in Victoria?
18 Is that right?

19 A. Yes, sir.

20 Q. And it is as the result of the sale of that
21 house that you are claiming now?

22 A. Yes, sir.

23 Q. Apparently you had not owned this house very
24 long before evacuation?

25 A. No.

26 Q. You bought it in 1941, May 20. Was that
27 the exact date of purchase? A. Yes.

28 Q. And you purchased it from a man named
29 Thomas? A. Frank Thomas.

30 Q. And did he live in the neighborhood?

A. No. He lived away about 10 blocks. He

8
E. Kasechi,
NY. 22.

1 used to live in this house before he sold the house.

2 Q. He moved out of this place and sold it to
3 you? A. Yes.

4 Q. While we are talking about Mr. Thomas,
5 according to your claim, you say that in February 1942
6 F. Thomas of 5125 Rock Bay Avenue offered you \$2,500.,
7 for this place? A. Yes. That was just a
8 little before I rent the house.

9 Q. That is the same man? A. The same man,
10 Frank Thomas. He came to me and say what am I going to
11 do with my house, as I was not intending to sell the
12 house and as he said "I will pay you that much money
13 if you will sell it" and I told him "No."

14 Q. He had known that since you had bought the
15 house the previous May you had done considerable
16 repairs to it? A. Sure. He knew I done everything.
17 The house being changed. I rented the house at \$30.
18 a month from Mr. Frank Thomas. Then I bought it. Then
19 I improved it.

20 Q. When did you first rent it from him?

21 A. Oh, in 1939.

22 Q. I see. Apparently between the time you
23 bought it in May 1941 and the time of evacuation you
24 fixed the verandah roof both in back and front and
25 painted the house? A. Yes, Sir.

26 Q. Did you, yourself, paint it?

27 A. I hired the painter, my friend.

28 Q. And apparently you kept chickens there and
29 built a chickenhouse in the meantime, too?

30 A. Yes.

E. Danachi,
DIPLOMA

1
2 THE SUB-COMMISSIONER: Q. Did you live in the
3 house from 1932 until you bought it? A. Yes, sir.

4 Q. So that Thomas did not move out when he
5 sold it to you? A. Oh, he lived in there quite a
6 while, I believe. I know when he built the house.
7 That was 30 years ago. He has been there a few years
8 and he rented the house and moved away into his new
9 house.

10 Q. And when did he move into his own house?

11 A. Oh, that was away before.

12 Q. When you rented this one?

13 A. Before that; pretty near 19 years ago,
14 I think.

15 MR. BEST: Q. This was just a conversation you
16 had with Mr. Thomas in February 1942 about him buying
17 the house back for \$3,500? He did not write you a
18 letter or make a written offer that he would pay you
19 \$2,500? A. No, I did not intend to sell the
20 house, you see.

21 Q. That was before you were actually notified
22 that you would have to vacate?

23 A. Yes.

24 MR. CHRISTIE: I tender as Exhibit 3 the appraisal
25 of P.R. Brown & Sons, Limited, dated May 12, 1944.
26 The appraised value is \$1,500, and it says "Approved
27 by the appraising appraiser Van der Vliet, Cebalano
28 & May Limited."

29 (APPRAISAL, MARKED EXHIBIT NO. 3)

30 MR. BEST: Q. There is just the remark in this

E. Suzuki,
D.P.C.

Exhibit 3 about the fact that this dwelling is in fair condition with the exception of the interior decorating.

Now, I take it that that means the painting and the papering. What do you say about that?

A. Of course, Mr. Frank Thomas redecorated about five months before I rent the house, you see. The house is in good condition. Everything is in good condition.

Q. You are telling us now that he redecorated the house in 1939 when you rented it?

A. Yes.

Q. Not in 1941 when you bought it?

A. No. Before I rented it.

Q. It would be three years actually before evacuation? A. Yes.

Q. Well, now, how about the flooring in the house? A. Every floor covered with linoleum.

Q. Throughout the whole house?

A. The whole house; every room.

Q. I see. Did you put that linoleum down or did Mr. Thomas put it down? A. I did, myself.

Q. You put it down? A. Yes.

Q. When did you do that?

A. Soon after I got it rented, got everything for rent. I rent it for so many months and then I bought the house, you see. Of course, the house is being in good condition because there are no kids, just I and wife.

Q. Just your wife and yourself living there?

A. Yes.

Q. Is that your signature (indicating)?

A. Yes.

Q. And was that form prepared upon your instructions?
A. Yes.

Q. And you swear the contents of it are true?

A. That is right.

MR. BENT: I am filing as Exhibit 3 the Personal-
Chattels Claim form.

(PARTICULARS OF PERSONAL CHATTELS, MARKED
EXHIBIT NO. 3)

MR. CHRISTIE: I tender as Exhibit 4 the Analysis
of Personal Property Claim.

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

MR. BENT: Q. I take it that all these chattels
and the furniture which you listed were left in your
house on Discovery Avenue?
A. Yes. I had the
list there.

Q. With whom did you leave it?
A. Mr. Edna
Stevenson.

Q. And he turned the list over to the Custodian
then?
A. I think so, yes.

Q. In any event, the Custodian apparently admits
that they got all this stuff and sold most of it,
so I do not think that is relevant.
A. Yes.

Q. Some of these chattels actually were not
left on the premises but were left with Frank Thomas
and he later turned them over to the Custodian?

A. Yes.

MR. CHRISTIE: I am pointing out to my friend
that in the original claim as filed here stated

E. H. H. H.
D.R. 10.

November 14, 1947, the balance claimed is \$200.75.

Today they are evidently claiming for \$400.30.

MR. HUNT: No. "Total claim for property loss, \$400.30." That pertains only to the stuff which Frank Thomas turned over to the Custodian and this stuff was the stuff which was left in the house.

MR. CHRISTEN: There should be an addition to this?

MR. HUNT: Yes. That is the stuff which was turned over to Thomas only and later turned over to the Custodian. "The chattels were left on the premises by the claimant" and the house was later rented to those people with the inexpressible name. Some chattels were left with Mr. F. Thomas who later turned them over to the Custodian. It is just broken into two parts. I think actually our net claim is just within three or four dollars of what it was originally made out to be.

Q. I take it that your wife had bought this Singer sewing machine?

A. Yes, sir.

Q. Had she? A. Yes, sir.

Q. What type of heater was this? "One heater used only one winter?"

A. A coal heater about that high (indicating).

Q. Really a small coal stove? A. A coal stove about that round and about that high (indicating).

Q. There are several items, small items, here which the Custodian apparently abandoned. I do not think anything of real value, except that apparently

1 there was a carpet on the stairs. Is that right?

2 A. On the stairs, yes, sir.

3 Q. Up the whole stairs from the ground floor?

4 A. Yes.

5 Q. You have claimed \$45. for that carpet. How
6 old was the carpet? A. That carpet on the stair-

7 way?

8 Q. Yes? A. \$45. for the stairway carpet.

9 Q. According to your list this carpet was on
10 the stairway. Here is the original list which was made
11 out, as you said, and handed over to the Custodian:

12 "Carpet on stairs."

13 later when you were asked to put a value on that you
14 put a value of \$45. That does not include the linoleum.

15 I do not think there is any doubt about it that the
16 linoleum goes with the house. You cannot claim it.

17 The carpet is a little different matter. You put
18 a value of \$45. on that carpet. You do not remember
19 that? A. No.

20 Q. I see. There is. In whose writing was that
21 made out? That is obviously a woman's writing. Is
22 that your wife's writing? A. No, no; that is
23 my nephew's.

24 Q. "The contents of 735 Discovery Street,
25 Vancouver."

26 A. Yes.

27 Q. "Carpet on stairs, \$45." Well, now --

28 THE SUB-COMMISSIONER: Q. Was there any carpet
29 on the stairs? A. There was a carpet on the stairs.
30

E. Kuschel,
Dir. A.L.

1 MR. BERT: Q. There was a carpet on the stair?

2 A. Yes.

3 Q. Can you tell us something about it, how old
4 was, how long it had been there? A. Is there any
5 claim on the linoleum in there?

6 A. No. A. Linoleum on every floor,
7 you see.

8 Q. I appreciate that, but that would go in the
9 value of the house.

10 THE SUB-COMMISSIONER: Q. What about the carpet?

11 A. That was not going with it, with the house.

12 Q. What about the carpet? How old was it?

13 A. The carpet was an old one.

14 Q. Not worth very much?

15 A. Not much for carpet. \$45., in the claim on
16 the linoleum. I thought I put a claim on the linoleum?

17 MR. BERT:

18 Q. No. The linoleum is fastened to the floor.

19 It would go with the value of the house but the carpet
20 is different. You took up the carpet? A. That \$45.

21 means linoleum. You know it is the total of the

22 carpet and the linoleum. I told him it was linoleum but
23 he put down carpet.

24 Q. That explains that.

25 I think the other chattels, your honour, are
26 all a question of valuation, very small items, such
27 as shades.

28 THE SUB-COMMISSIONER: Q. What are you doing now?

29 A. I am working at the Alexandra Palace Hotel.

30 Q. Doing what? A. I got a job as a
doorman there now. Since I left Victoria, of course,

1 I had to do that job. I was with the Canadian Pacific
2 25 years.

3 MR. CHRISTIE: I am trying to find the appraisal
4 have, your honour. I will have to ask the indulgence of
5 the court for a moment.

6 MR. HEST: Actually, I think the tenant bought
7 practically all the stuff.

8
9 CROSS-EXAMINATION BY MR. CHRISTIE:

10 Q. I am showing you a J.P. Form dated March 28,
11 1942. Whose signature is that? (Indicating)

12 A. Mine.

13 MR. CHRISTIE: I file this J.P. Form as Exhibit
14 five, your honour.

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

16 Q. I note on this J.P. Form you said these
17 goods were left for the use of the tenant. Who was
18 the tenant? A. I understood it is the man, Alce.
19 Szredowski.

20 Q. Was he the tenant when you signed this on
21 March 28, 1942? A. Yes.

22 Q. Had you rented the place to him before you
23 signed it? A. I rented it to him before I
24 left Victoria.

25 Q. You rented it to him?

26 A. Yes.

27 Q. Prior to your evacuation?

28 A. Two weeks before.

29 Q. And you left all the goods to — A. To
30 him.

Q. With certain exceptions he was to have the

1 use of them? A. Yes. Of course, it was a furni-
2 shed house.

3 Q. Were you not buying this property from Mr.
4 Frank Thomas under an agreement for sale?

5 A. Yes, sir.

6 Q. And there is still a balance of \$1,142. owing
7 to Mr. Thomas? A. Yes. And the Custodian paid for
8 it.

9 Q. So, it is the same Mr. Whoman to whom you
10 sent money who wanted to take the place back?

11 A. (No audible answer).

12 Q. It is the same Mr. Thomas who made you an
13 offer for the place? A. The Custodian did not
14 tell me when they sold the house it was the same Thomas.

15 Q. What rent did you get from Mr. Supradowski?

16 A. \$40. a month, sir.

17 Q. Did Mr. Thomas make this offer to you in
18 writing? A. No.

19 THE SUB-COMMISSIONER: He said he did not.

20 THE WITNESS: No, he did not.

21 MR. CHRISTIE: Q. Do you know how old this house
22 was when you bought it from Mr. Thomas?

23 A. I remember about 30 years old, I think.
24 I just lived about two blocks away from the place; a
25 little over 20 or 22 years old.

26 Q. It was about 20 to 22 years old when you
27 bought it? A. Yes. Just about 22, I think.

28 Q. Who put in this garden? A. Of course
29 I hired and paid a friend; and, I helped, myself, too.

E. Kuroki,
C.P.M.

1 Q. Well, when you put in \$125., is that includ-
2 ing your own labour? A. Yes.

3 Q. And, did you fix the verandah or did you
4 hire someone else? A. A friend, and I helped,
5 myself, too.

6 Q. You, yourself helped. All right.

7 I will tender at this stage the Assessment
8 Notice for the year 1944. The total assessment is
9 \$1,600. ✓

10 (ASSESSMENT NOTICE, 1944, MARKED EXHIBIT No. 6)

11 Also, I tender the Certificate of Encumbrance
12 as Exhibit 7.

13 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT
14 No. 7)

15 Q. What kind of records were those?

16 A. All Japanese records; old, old records, old
17 songs and things, you know.

18 Q. How old were the records, themselves? Had
19 you accumulated them during a period of years?

20 A. Some about two or three months and some
21 about a couple of years; some about three years.

22 Q. How long did you have your gramophone?

23 A. That was my combination radio, about one
24 and one-half years.

25 Q. Pardon? A. About one and one-half
26 years.

27 Q. What were these musical instruments?

28 A. Two Japanese instruments.

29 Q. Where did you buy those? A. In Japan,
30 and some a friend brought to Vancouver and my wife
bought it.

12
E. Kuroki,
S.M.

1 Q. Were they cheaper in Japan than they were
2 in Vancouver? A. Of course, it was not cheap,
3 just about the same money but the friend brought it
4 from Japan, so she wants the instrument. Of course,
5 she found it better than what she had, been used so
6 long, like violins. They think it is older and better.

7 MR. CHRISTIE: That is all, I think, thank you.
8 Are you through?

9 MR. HUSE: Yes, thank you.

10
11 MR. CHRISTIE: I tender as Exhibit 8 four tenders.
12 The first tender is made by F. Thomas, dated June 12,
13 1944 and is in the amount of \$1,500; the second tender
14 is dated June 9, 1944, and is made by Deng Ying in the
15 amount of \$1,500; the third tender is in the amount
16 of \$1,700., and is made again by Deng Ying, and is
17 dated July 15, 1944; the fourth tender is made by Mr.
18 and Mrs. Supradewski in the amount of \$1,200., dated
19 June 12, 1944.

20 (FOUR TENDERS, MARKED EXHIBIT NO.8)

21 I tender as Exhibit 9 a letter dated January 30,
22 1945, from George A. Touche & Company, to the
23 Custodian. This letter contains an appraisal of Messrs
24 Hayward & Sons of the chattels which were sold by
25 tender.

26 (LETTER JANUARY 30, 1945, MARKED EXHIBIT NO.9)

27 I tender as Exhibit 10 the Real Property Summary
28 and the Personal Property Summary.

29 (REAL PROPERTY SUMMARY, PERSONAL PROPERTY
30 SUMMARY, MARKED EXHIBIT NO.10)

That seems to complete the exhibits, your honour.

E. Masaki claim.

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

3 It is submitted that these articles of personal
4 property which were sold by tender were sold at their
5 fair market value.

6 It is submitted that these articles of personal
7 property which were sold at auction were sold at their
8 fair market value.

9 It is submitted that the custodian has no
10 responsibility for these articles of personal property
11 of which he had no record and which were not sold by
12 him.

13 It is submitted that the valuation of these
14 articles which were abandoned is excessive.

15
16 (PROCEEDINGS ADJOURNED SINCE LXX)

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

20 *A. J. Veitch*

21 A. J. VEITCH
22 Official Reporter.

23
24 I, H. A. Miller, Deputy Commissioner, appointed
25 to hear a Commission to investigate claims of
26 Japanese Canadians for property loss, do
27 certify the foregoing to be a true copy of the
28 evidence heard on the within claim.

29 *H. A. Miller*

30 H. A. MILLER,
Deputy Commissioner.

File No.
1580

DEFENSE BRIEF

Kaizo KAMACHI,
Reg. No. 09968

File #1580

Case #1226

Toronto, Ont.
November 9, 1948
Case #1226

*Case 1226
File 1580*

REAL PROPERTY CLAIM - GROSS -

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$2500.00 Total original and Revised Claim Exhibit #1	\$1800.00 Cat. #894	\$1800.00 at Tender

Witnesses:

1. P.B. Brown & Sons Ltd.,
Victoria, B.C.
appraisers,
2. Van der Vliet,
Cabeldue & May Ltd.,
Victoria, B.C.
Appraisers.
3. Harold G. Hinton,
for Custodian,
Victoria, B.C.
4. F.G. Shears,
re appraisal
and
tender

Submissions:- In Exhibit #1- it is said by Claimant that he was offered \$2500.00 for these premises in 1942. This statement is unsupported by any written evidence. The fact that the claimant still owed Thomas about \$1142.00 on the purchase price, (see p. 11, lines 3-12 inc. of Transcript) may have had something to do with the stated offer. The offer was not in writing (p. 11, lines 18-21 inc. of Transcript).

Some relative figures are shown:-

<u>Claimant's Purchase 1941</u>	<u>Claimant's Improvements 1941</u>	<u>Claimant's Claim value Nov. 1947</u>	<u>Assessed Value 1944</u>	<u>Appraisal Value May 1944</u>	<u>Sale Price Dec. 1944</u>
\$1800.00 Exhibit #1	\$ 240.00 Exhibit #1	\$2500.00 Exhibit #1	\$1690.00 Exhibit #6	\$1800.00 Exhibit #2	\$1800.00

Taxes, 1944- \$51.75

File No.
1580
Kaizo KAMACHI
Reg. No. 09968

- 2 -

Case #1226

PERSONAL PROPERTY CLAIM - GROSS -

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$694.20 Total original and revised claim Exhibit #3		
(a) \$295.00	Nil	\$86.25 at Auction
	Additional	3.00 at Auction
(b) 321.20	\$186.25	\$ 186.25 at appraisal
(c) 48.00	Nil	No record at any time.
(d) 30.00	"	Abandoned
<u>\$ 694.20</u> as above	"	

- Witnesses:-
1. Maynard & Sons,
Auctioneers,
Victoria, B.C.
 2. Maynard & Sons
Appraisers,
Victoria, B.C.
 3. G.O. Cumpston,
Victoria, B.C.
for Custodian.
 4. Harold G. Hinton,
Victoria, B.C.
for Custodian.

Submissions:- No new Analysis of Personal Property Claim is made
because of p.7, lines 16-18 inc. of Transcript.
Original Analysis- Exhibit #4.

The matter of carpet item of \$45.00 seems
definitely disposed of, p.9, lines 18 & 20 inc. of
Transcript wherein it states "That \$45.00 means
linoleum". List of chattels said to have been left
with Kern Stevenson p.6, lines 14-21 inc. of trans-
cript.

All goods at 733 Discovery Street, Victoria, B.C.
left for use of tenant by Claimant: see p.10, lines
16-30 inc. of Transcript.

File No.
1580
Kaizo KAMACHI
Reg. No. 09968

- 3 -

Case #1226

<u>Summary of Defense Witnesses</u>	<u>Where required</u>	<u>Summary of Documents to be filed</u>	<u>Witness proving same</u>
P.B. Brown & Sons, Ltd.	Appraisers Victoria, B.C. Realty		
Van der Vliet, Cab- eldue & May, Ltd.	Appraisers Victoria, B.C. Realty		
Harold G. Hinton,	Realty and Chattels Victoria		
F.G. Shears	re appraisal and Tenders Cat. #894		
Maynard & Sons	Auctioneers and Appraisers Chattels Victoria, B.C.		
G.O. Cumpston	Chattels, Victoria, B.C.		

BRD/DD.

February 17, 1949

Name of Claimant **KAMACHI, Naio**Case **1226**Custodian File **1580**

<u>REAL PROPERTY</u>										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% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
		1800	180.00	12.50 90.00						282.90
<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 & Not Found & 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 CHATELS</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			
148.75	86.25	25.87	57.88%	146.25	84.65	186.25	22.35	132.87		
TOTAL RECOMMENDATION										415.77

October 13th, 1950.

Mr. Kaizo KAMACHI,
604 Richmond St., W.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1226

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$415.37.

Cheque in your favour is enclosed for \$403.37
and we have paid the Co-Operative Committee .. \$ 12.00
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.