

1728

**BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

FILE No. 1728

2 copies made

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: NIKAIDO YoshiHOME ADDRESS: 402 Robson St., Vancouver, B. C.REGISTRATION NUMBER 12848SEX: M.AGE: 54OCCUPATION: Cleaner

(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: NoneMARRIED? YesNAME OF WIFE OR HUSBAND: Kimi 9066no personal propertyNo claimsADDRESS OF WIFE OR HUSBAND: 402 Robson St., Vancouver, B. C.see above
Shirley June 1947
BNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: ✓ 402 Robson St., Vancouver, B. C. 30'x50' Residential / Business block.

✓ 1627 West 2nd Ave., Vancouver, B. C. 25'x120' Residential block.

Declarant came unprepared and is therefore unable to give us the official definitions of the above lots. He will furnish us with full particulars at the earliest possible moment.

2. BUILDINGS AND OTHER IMPROVEMENTS: On the lot at 402 Robson St. one semi brick & wood 2 storied house: store on main floor, 5 roomed suite upstairs.
On the lot at 1627 W. 2nd Ave: two wooden frame bungalows with attics.

3. INSURANCE (Give particulars; state where policies are) None at present, but declarant intends to take out policies shortly, but only on the Robson St. property.

4. TAXES (Amount and where payable) On Robson St. property, about \$210 p.a. paid up to date.
On the 2nd Ave. property, about \$37.50 p.a., paid up to date. City of Vancouver, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None

9. IF FARM LAND STATE CROPS SOWN. None

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.

At 402 Robson St., Vancouver, B.C.: In the Dry-Cleaning and Pressing Shop, down-stairs, equipment valued at app. \$2,500.00. Declarant is at present negotiating the sale. Up-stairs, furniture & household effects contained in 9 rooms. Remberton Realty Corp. Ltd. Vancouver, B.C. will be asked to look after declarant's interests in this matter.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS. None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY. None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

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

Dominion Bonds (various) \$1500.00; B.C. Bonds \$1500.00; Associated Cleaners & Dyers Shares
\$900.00; Sundry Mining & Industrial Shares \$4000.00. Nos. unknown, certificates in owner's
POSSESSION at home

8. BANK ACCOUNTS: \$1700.00 Royal Bank of Canada, Robson Br., Vancouver, B.C. Pass Book
No. forgotten.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX At Royal Bank, Robson St., Vancouver, B.C. No. forgotten.

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

REMARKS:

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 7th day of April 1942.

Geo. Thomas
Witness

(Signature)

G. Thomas

FOR DEPARTMENTAL USE

P.D. 1/12/42
INFORMATION FROM R.C.M.P.

Date Oct. 4/43

File No. 1728

Full Name NIKAIDO, Yoshi
(Surname in Block Letters)

Registration No. 12848

✓
Male - Female
(check)

Age Oct. 1, 1888

Former Address 402 Robson St., City

Date Evacuated May 14, 1942

✓
Naturalized - Canadian-Born - National
(check)

Present Address 160 McCaul St., Toronto, Ont.

62 Hastings Avenue,
Toronto, Ont. 2-6-9-45

✓
Married - Single
(check)

Name of Wife Kimi #12852

Name of Husband ?

Name of Mother Dec'd

Name of Father Dec'd

Names of Children under 16

Requested by E. C. T.

Registered with Custodian yes
(Yes or No)

al Information Cleaner. Owner of house and lot at 402 Robson St., City

Chev. cam.

File No. 1728
Catalogue No. 235

Japanese Name: NIKAIDO, Yoshi Reg. No. 12848

Civic Address: 402 Robson Street, Vancouver.

Legal Description: Subdiv. "A" of Lots 37 & 38,
Blk. 65, D.L. 541, Gp. 1,
N.W.D., Plan 799.

Classification: Store & suites.

SOLD

Registered in the name of: Yoshi NIKAIDO

Clear Title.

Sold to Chow Quon Dai for \$4020.00 Cash as at Dec. 10, 1943.

Title delivered to Registered Owner, Chow Quon Dai on
May 31, 1944.

See letter of Jan 24/44 re chattels, also
our reply of Feb. 17th.

Claim (Nil)

SOLD PRIOR TO EVACUATION.

File No. 1728

Japanese Name:

NIKAIDO, Yoshi

Reg. No. 12848

Civic Address:

1627 West 2nd Avenue, Vancouver.

Legal Description:

Lot 26, Blk. 219, D.L. 526,
Gp. 1, N.W.D.,

Classification:

2 Dwellings.

SOLD

*This property was reported
by Pandey on 25 May 1947
as having been sold
by the owner.
This is being investigated
by search of title.
JH*

June 20th, 1947.

Yoshio NIKAIDO held title 43997-I dated 18th June 1919, covering this property. He conveyed it to Sewa Singh by Certificate of Title 80074-L on 10th November 1942, who conveyed to present owner Certificate of Title 89305-L dated 16th August 1943.

Samuelson

IM:ic

REAL PROPERTY SUMMARY

JAPANESE NAME: Yoshi NIKAIDO Reg. No. 12848 File No. 1728

CATALOGUE NO: Private Sale. *Calcutta 735.*

PROPERTY ADDRESS: No. 402 Robson Street, Vancouver, B. C.

LEGAL DESCRIPTION: Subdivision "A" of Lots 37 and 38, Block 65, District Lot 541, Group 1, New Westminster District, Plan 799.

TITLE: Registered in name of Yoshio Nikaído, Certificate of Title No. 89872-K.

ENCUMBRANCES: Registered: Vesting - Filing 35683 of interest of Yoshi Nikaído filed 9th February 1943.
Unregistered: No indication of any unregistered charges.

ASSESSED VALUE: 1942
Land \$3250.00 Annual
Improvements 1550.00 - \$4800.00 Taxes - \$215.19

CLASSIFICATION: Nikaído declared 7th April 1942 as on this land a two storey semi brick and frame house, the main floor used as a store and a five room suite above. J. Walker of the Pemberton Realty reported the lot as 30 x 54 ft. with a brick store built in front and an old semi-modern house, the store about 20 x 50 ft. used by a cleaning and pressing business with two living rooms in rear. The upper floor contained a five room unheated suite. In his report on this property, Mr. A. Rout Harvey, of Loewen and Harvey, states November 28, 1944, "An old dwelling occupying the property has been added to - a hollowtile and stucco store front having been built to both street frontages and a depth of 43 feet on Homer Street. The store is 21 x 33 feet and behind this is a living-room and kitchen with "V" joint walls - and an old sink. The toilet is on the back porch.

The upper floor contains five (5) small rooms with entrances from Homer Street. The bathroom contains full standard plumbing.

There is a small furnace room excavated under the back portion of the building. Headroom is poor - the floor is damp and the hot air furnace does not appear in good condition. The foundations of the old house are wood posts on stones and some of the posts are rotting at the base."

HISTORY OF
ADMINISTRATION:

Pemberton Realty Corporation were appointed rental agents. The store was rented to Miss R. Ngan at \$40.00 per month, the tenancy being from 15th April 1942 to date of sale 10th December 1943, and the upper floor to Mrs. R. Preston from 25th May 1942 to 10th December 1943, at \$25.00 per month. Total rental revenue \$1245.00. The cleaning equipment, valued by Mr. Nikaído at \$2500.00 was sold by him prior to evacuation for \$600.00, and the furnishings of the suite above were also sold by him before evacuation. Premises were rented as unfurnished.

JP Jones
Pemberton June 19 1942
Nikaído July 25

unfurnished.

- Page 2 -

File No. 1728

OFFER: *Only Tender received.*

From Rose Ngan, 2nd October 1943, of \$4,020.00.

APPRAISAL:

By A. Rout Harvey as at 28th November 1944, \$3,500.00.

SOLD:

To: Mrs. Chow Quon Dai, wife of Ngan Leong Perk for \$4,020.00 as at 10th December 1943.

Approved by Advisory Committee 24th November 1943.

TITLE:

Certificate of Title No. 97269-L dated 18th February 1944, issued in name of Chow Quon Dai, and was held at Land Registry Office, of which the purchaser was advised on 25th February 1944.

FUNDS:

Released to the credit of Yoshi Nikaido — Sale price of property \$4020.00 plus rental revenue \$1245.00, plus refund on sundries \$13.40, plus closing adjustment credit \$29.38, total - \$5307.78; less commission on rentals \$62.25, repairs \$77.46, sundries \$79.10, taxes \$205.56, Certificate of Encumbrance \$1.00, advertising \$4.00, appraisal fee \$7.50, registration fee \$16.05, commission on sale \$201.00, insurance \$17.30, total - \$671.22. Net amount released \$4636.56.

OLD TITLE:

Certificate of Title No. 89872-K in possession of Yoshi Nikaido. Request for its production was made 31st December 1943 and was not received.

PROTEST:

Mr. Nikaido wrote the Custodian on 24th January 1944, as follows:

"I received your letter of December 31st in which you inform me that my property at 402 Robson Street, Sub-division A of lots 37 and 38, Block 65, District Lot 541 (file number 1728) is about to be sold. I regret that you have found it necessary to take this action since I have never wished my property to be sold. However, would you please send me the price which has been offered."

NOTE:

✓ Yoshi Nikaido owned No. 1627 West 2nd Avenue, Vancouver, B.C. and sold it prior to evacuation without the approval of the Custodian.

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

June 4th, 1947.

A. Macpherson

IM:ic

DATED: June 4th, 1947.

SUMMARY

PERSONAL PROPERTY

File 1728.

Yoshi NIKAIDO - Reg. No. 12848.

Chattels and Equipment:

On Page 2 of Registration by Yoshi NIKAIDO, dated April 7th, 1942, is recorded Dry Cleaning and Pressing Shop Equipment and Furniture and Household effects which he states Pemberton Realty Corporation Ltd. will be asked to look after.

The above Chattels and Equipment were located at 402 Robson Street, Vancouver, B. C. Letter July 6/42--In reply to our letter of June 20/42, NIKAIDO states: "I sold my cleaners business at 402 Robson Street also sold furniture and Household in the upstairs suite". Later, July 27/42, NIKAIDO replies to our letter of July 15/42, states "Cleaners Business at 402 Robson St., Vancouver, sold for Cash; Furniture and household equipment sold for Cash." The foregoing would seem to dispose of the items declared on Page 2 of registration above referred to.

However, on Sept. 11/45, he writes giving a list of articles "in the attic" - 8 items in all. As his son, Sadao, was then in Vancouver, he and our representative proceeded to 402 Robson Street and made disposition of these articles as indicated in our letter to NIKAIDO Oct. 17/45. As he had given his son authority to deal with them the matter was considered closed, and Chattels and Equipment finally disposed of.

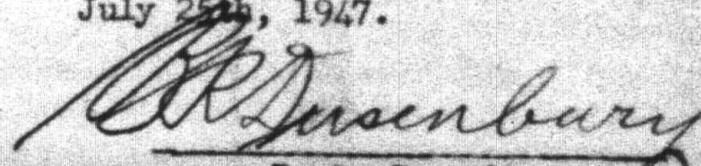
Bonds,
Shares--Industrial &
Mining
Bank Account:

On Page 3 of Registration of April 7th, 1942, is recorded the aforementioned assets. There is a Memo later indicating that 9 shares were in name of Yoshi NIKAIDO in the Associated Cleaners and Dyers, Ltd. As these assets did not come under control of Custodian, no action was taken in respect to them, except stating that the Custodian had no objection to the release direct to the proper persons of any dividends in respect to Shares that might be in question.

Specified Articles:

No radios, cameras, vessels or ~~other~~ motor vehicles are indicated on the file: except "Chev car" mentioned in R.C.M.P. information form which is assumed disposed of prior to evacuation. No other personal property is revealed in the name of Yoshi NIKAIDO in his file.

The foregoing is certified as in accordance with information on file July 25th, 1947.


B. R. Dusenbury

CLAIMS SUMMARY

Yoshi Nikaide Reg. No. 12848 File No. 1728

There is no record on file of any claim against
above or against his wife, Kimi Nikaide (file 12858).

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

J. W. Thompson

IM:ic

DATED: June 4th, 1947.

REPORT FOR CUSTODIAN

Japanese Evacuation Section

REAL ESTATE & PERSONAL PROPERTY

Registration No. 12848

Name Yoshi NIKAIDO

✓ Address: 402 Robson Street

Type of Property: semi-business and residential

Description of Land and Buildings: A/65/541, 30' x 54' lot with a brick store built on the front of an old semi-modern house. The store used for a cleaning and pressing business has two living rooms connected at the rear. The top floor contains a five room unheated suite.

Inventory of Contents: _____

No personal effects to be left on the premises.

Insurance

<u>Amount</u>	<u>Company</u>	<u>Number</u>	<u>Type</u>	<u>Premium</u>	<u>Expiry</u>	<u>Agent</u>
1500.00	Legal & General	11758	Fire	37.12	May 5/45	Pemberton Ins.
	Plate Glass, B.C.	Plate Glass 31346	Plate Glass	17.30	May 18/45	" "

Name of Mortgager CLEAR TITLE Address _____

Name of Mortgagee _____ Address _____

Amount of Mortgage _____ Int. Rate _____ Payable _____

Dates Int. Payable _____ Principal Repayments _____

Mortgage Due _____

Recommendations: 402 Robson Street (store) is rented to Paul Ordegh at \$40.00 per month from May 15, 1942, who is operating the same business as the evacuee. The top flat is rented at \$25.00 per month from May 25, 1942, to Mrs. R. Preston. We would recommend that Pemberton Realty Corporation Limited be allowed to carry on as agents for this property. Both premises are rented unfurnished.

PEMBERTON REALTY CORPORATION LIMITED.

J. Walker

EXHIBIT NO. 1033 - 5
DATE 12 May 1948
FILED BY J. W. G. Hunter

PEMBERTON REALTY CORPORATION LIMITED
418 Howe Street,
Vancouver Canada

April 17, 1942.

REPORT:

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
Vancouver, B. C.

Attention Mr. C. L. Drenth

Re: Registration #12842 - Nikaide, Yoshi

1627 East 2nd Avenue:

There are two buildings on this property, one at the front and one at the rear, with a woodshed in between the two, divided into respective portions for the front and rear tenants. The front portion is occupied by a Hindu widow, apparently on relief, paying a rent of \$8.00 per month. The house contains 4 small rooms on the lower floor; there is a toilet, no bath, and 2 rooms upstairs. This place is very much run-down and settled with dry-rot.

The rear section is in much better repair than the front portion and contains 2 rooms on the lower floor and one on the upper floor. There is a toilet with no bath; the rent is \$6.00 per month. The lock and linoleum belong to a tenant who is leaving. There is a new tenant taking possession, with whom we have not yet been in contact & another Japanese - paying a rent of \$6.00 per month.

402 Robson Street:

This is a former 2 storeyed house that has had a store front built into it with brick. The store portion is approximately 20' x 30' with a 2 room suite in the rear, with toilet.

There is a basement of a kind, but it is unusable as water comes in and while the present occupant has been using the furnace, it is not the intention that it be used in the future. There is an outside entrance to an upstairs 5-room suite with bath and toilet. There are two chimneys and the owner is going to try and get them put into usable repair before the premises are vacated by him. He is also figuring on putting a cover over some wood storage at the top of the stairs.

He is negotiating a deal at the present time with a man to buy the business and rent the store and the two rooms on the ground floor at \$45.00 per month. The upstairs suite will probably bring \$20.00 per month though we will ask \$25.00 and try to get it. We have asked the owner to put in separate meters for the light and gas, before he leaves, and also see that the brokenplate glass in the store is repaired.

PEMBERTON REALTY CORPORATION LIMITED,
"J. G. Walker"
Rental Dep., Manager.

JWG:DS

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

July 6, 1948

ESTABLISHED 1887

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

Pemberton Realty Corporation Limited

RECEIVED
APR 18 1942

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

April 17, 1942.

REPORT:

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

Attention Mr. C. L. Drewry

Re: Registration #12848 - NIKAIDO, Yoshi

1627 West 2nd Avenue:

Sold prior to evacuation

There are two buildings on this property, one at the front and one at the rear, with a woodshed in between the two, divided into respective portions for the front and rear tenants. The front portion is occupied by a Hindu widow, apparently on relief, paying a rent of \$8.00 per month. The house contains 4 small rooms on the lower floor; there is a toilet, no bath, and 2 rooms upstairs. This place is very much run-down and settled with dry-rot.

The rear section is in much better repair than the front portion and contains 2 rooms on the lower floor and one on the upper floor. There is a toilet with no bath; the rent is \$6.00 per month. The lock and linoleum belong to a tenant who is leaving. There is a new tenant taking possession, with whom we have not yet been in contact - another Japanese - paying a rent of \$6.00 per month.

April 17, 1942.

Registration #12848 - Nikaide, Yoshi

402 Robson Street (continued) -

There is an outside entrance to an upstairs 5-room suite with bath and toilet. There are two chimneys and the owner is going to try and get them put into usable repair before the premises are vacated by him. He is also figuring on putting a cover over some wood storage at the top of the stairs.

He is negotiating a deal at the present time with a man to buy the business and rent the store and the two rooms on the ground floor at \$45.00 per month. The upstairs suite will probably bring \$20.00 per month though we will ask \$25.00 and try to get it.

We have asked the owner to put in separate meters for the light and gas, before he leaves, and also see that the broken plate glass in the store is repaired.

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker

Rental Department, Manager.

JGW:BC

Milson

43 Murray St.

Toronto Ont

July 6th 1942

Mr R. P. Alexander

Office of the Custodian

Dear Sir

JUL 14 1942

In reply to your letter of
June 20th File No 1728. I am
very sorry that I delay to report
as confusion about Japanese
evacuation I sold my cleaners
business at 402 Robson St also
sold furniture and household
in the upstairs suite. I sold
my property at 1627 West 2nd Avenue
Rich Pemberton Realty Corporation
Limited is handling to rent
my property at 402 Robson St
down store and upstairs suite

Yours Truly

J. Mikado

File 1728

Rec'd	
File No.	1728
Date	10/2/43
Referred	

402 Robson Street,
VANCOUVER, B. C.
October 2nd, 1943.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, British Columbia.

Dear Sirs:

I hereby tender \$4,020.00 on property at 402 Robson
Street, Sub-division A of Lots 37 and 38, Blk. 65, D. L. 54.

Enclosed find certified cheque for \$402.00 ✓

Yours truly,

Rose Ngan
Rose Ngan.

Enc.

Pemberton Realty
CORPORATION LIMITED
418 HOWE STREET
VANCOUVER, B. C.
REALTORS

EVACUATION SECTION

Rec'd JAN 28 1944

File No. 1728

Ans. *Spurr*

Referred *Peter M. McKee*

160 McLeod Street, *cont. to page*

Toronto 2-B, Ontario.

January 24th 1944.

Mr. P. W. Russell,
Administration department,
Office of the Custodian,
506 Royal Bank Building,
Vancouver B.C.

Dear Sir:

I received your letter of December 31st in which you inform me that my property at 402 Robson Street, Subdivision A Lots 37 and 38, Block 65, D. L. 541 (file number 1728) is about to be sold. I regret that you have found it necessary to take this action since I have never wished my property to be sold. However, would you please send me the price which can be offered.

Also, before any such measure is taken, I should like to ask you to have the kindness to send

McKee

me the following articles which were stored by me
in the attic of the building at 402 Robson Street
prior to my evacuating from the coast. Thank
you very much.

1. odd dishes
2. a violin
3. records
4. a sick bed-pan
5. an aluminium kettle
6. books of piano music and sheet music
7. Japanese novels and magazines
8. a T square (used in draughting)
9. one steam iron and set of pipes
10. one wooden wallflower holder
(made from a rough piece of wood)
11. one iron mass
12. one pair of Venetian blinds (these are
in the living room downstairs)

Yours truly,

Y. Nikaido

Y. Nikaido

Naturalized
Canadian

Reg. no. 12848

File No. 1728
Catalogue No. 235

February 21st, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Yoshi NIKAIDO
Subdivision "A" of Lots
37 & 38, Blk. 65, D.L.
541, Gp. 1, N.W.D., Plan
799.

With reference to the above property which was recorded in the Vancouver Land Registry Office, February 11th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 97268-L dated February 11th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 97269-L dated February 11th, 1944, registering the property in the name of Chow Quon Dai (Deed).
3. Duplicate of Transmission dated January 17th, 1944.
4. Duplicate of Deed dated January 17th, 1944 - Secretary of State to Chow Quon Dai.
5. Post card acknowledgment dated February 18th, 1944, from the Vancouver Land Registry Office, No. 97269-L. Certificate of Title is being held in Land Registry Office to Order of the owner.

D. A. Gramer

DAG:JS
Encls.

Catalogue No. 235

File No. 1728

402 Robson Street

A/37838/65/541

ADMINISTRATIVE

As of December 10, 1943.
21 days to go.

Debit purchaser

21/365 x \$ 205.56	taxes for 1943	\$ 11.83
25/31 x \$ 13.40	water Dec. 4 to Jan. 4	10.81
26/72 x \$ 17.30	insurance premium	6.25
25/72 x \$ 37.12	" "	12.89
	(ex. 15/5/45 & 5/5/45)	
Registration fees on Deed. \$4,020.00		12.50
Egan proportion rent November 25/30 x \$40.00		33.33

Total debits

\$ 87.61

Credit purchaser

Proportion rent for month of December - 14/31 x \$23.75 (Crowley)	\$ 10.73
Rents collected to month of December 25 to January 24	23.75
" " " " January 25 to February 24	23.75

Total credits

\$58.23

Total debits

87.61

Net debit due from purchaser

\$ 29.38

cc to Pemberton Realty Corp. Ltd.

C O P Y

LOEWEN & HARVEY, LIMITED

751 Dunsmuir Street
Vancouver, B. C.

November 28th, 1944.

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

Dear Sir:

Re: Catalogue No. 235, 402 Robson Street, Lot "A" of Lots
37 & 38, Block 65, District Lot 541.

The above lot is on the South West corner of Robson and Homer Streets. It is 50 feet on Homer Street and 30 feet on Robson Street.

An old dwelling occupying the property has been added to a hollowtile and stucco store front having been built to both street frontages and a depth of 43 feet on Homer Street. The store is 21 x 33 feet and behind this is a living-room and kitchen with "v" joint walls - and an old sink. The toilet is on the back porch.

The upper floor contains five (5) small rooms with entrances from Homer Street. The bathroom contains full standard plumbing.

There is a small furnace room excavated under the back portion of the building. Heatroom is poor - the floor is damp and the hot air furnace does not appear in good condition. The foundations of the old house are wood posts on stones and some of the posts are rotting at the base.

In my opinion a fair valuation as at date of inspection, 22nd November 1943, is Thirty-five hundred (\$3,500.00) Dollars.

Yours faithfully,

Loewen and Harvey, Limited.

"A. Rout Harvey"

Director.

AME/T.
enc. 1.

16/10/45
Rec-
62 Hastings Ave.,
Toronto, Ontario,
September 11th, 1945

Mr. George B. Spain,
Protection Department,
Office of the Custodian,
Royal Bank Building,
Vancouver, B. C.

Dear sir:

In your letter of the 17th of February, 1944, you wrote that in reply to my letter of January 19th 1944 (file no. 1728), you sent a representative to 402 Robson street in order to locate the list of articles which were stored in the attic by me prior to evacuation from the coast but that the representative was unable to find them.

My son, Private Sadao Nikaido, the bearer of this letter, is at present stationed in Vancouver. Could it be possible to send a representative with my son to the above address in order to ascertain that the chattels are actually missing?

The articles left in the attic are the following:

- 1. odd dishes
- 2. 1 violin
- 3. records
- 4. a sick bed-pan
- 5. an aluminum kettle
- 6. piano and sheet music
music
- 7. Japanese novels and magazines
- 8. T-square

October 17th, 1945.

Mr. Yoshi NIKAI DO,
Registration No. 12848,
62 Hastings Ave.,
TORONTO, Ont.

Dear Sir:

Your letter of September 11th has been handed to us by your son in whose company the writer proceeded to 402 Robson Street and investigated the attic where we discovered the following articles:

Odd dishes
Bed pan
Books and novels
T-Square
Go game
Wooden wall ornament

These articles were removed by your son. ✓

There would appear to be nothing remaining except books and rubbish of little value.

Your son will be writing to you to explain the situation.

Yours truly,

G. B. Spain
Protection Department

GBS:LBM

68 Hastings Ave.,
Toronto, Ontario,
Sept. 17th, 1947

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

EVACUATION SECTION	
SEP 25 1947	
FILE NO.	1728
RECEIVED	

Dear Sirs:

This is to acknowledge receipt of your registered letter of July 25th, in which you enclosed a cheque amounting to \$537.56, the said amount constituting the net proceeds of sale of my property at 402 Robson Street, Vancouver, B.C.

Please acknowledge receipt of the said cheque which I am returning to you enclosed herewith, as I cannot accept it as the full receipt of the sale my property which was sold without my consent, for \$4020.00, which is below my valuation.

My estimation is \$10,000. This is a rather conservative figure considering the position of the property in the downtown section of a growing, ever-expanding city.

I have never given my consent to the sale of my property. I still retain the title to it. I am a naturalized citizen of Canada and my son Sadao is an honorably discharged serviceman from the Canadian Army. It has always been my wish and intentions that my son take over my property for his own use. After forty years of hardship that property is my only visible asset.

My lawyer will contact you later regarding the sale of my property since I find your handling of the affair very unsatisfactory.

Yours truly,

Yoshi Nikaido

Y. Nikaido

1728

Copy to Mr. [unclear]

62 Hastings Ave
 TORONTO
 SEP 5, 1948
 SEP 7 1948
 File No. 1728
 Referred

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

Dear Sirs:

Your file No. 1728

Enclosed in my letter of September 19, 1948, I returned you your cheque for \$3,871.56, the said amount constituting the net proceeds of sale of my property at 402 Robson Street, Vancouver, B. C., for the reason that I was not satisfied with the price for which you sold my property without my consent.

Now I wish to request return of the said cheque, as I am badly in need of money. Also, since my grievances will be taken up by a special commission appointed by the Federal Government, I see no reason to have that said amount in your custody.

Therefore I would appreciate it very much if you would send me the cheque at your earliest convenience.

Very truly yours

Y. Nikaido

Y. Nikaido
Yoshio Reg 12848

Catalogue No. 235
File No. 1728
402 Robson Street

Control of 402 Robson Street, Vancouver, is hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled.

Receipt is also acknowledged of The British Columbia Plate Glass Insurance Company policy No. 31346 and copy of Legal & General Assurance Society policy No. 11758 together with assignments thereof in quadruplicate.

Dated at Vancouver, B. C., this 31st day of May, 1944.

Chow. Joo Hae

LAND REGISTRY OFFICE

Vancouver, B.C.,

18/21 1944

No. 972694

In the name of

Chow Quon Dai

This registration has been completed. The Certificate of Title remains on file on behalf of all persons interested.

~~See section 162, "Land Registry Act."~~

awale

Yours truly,

W. C. BROWN,

Registrar

Per

JB

EVACUATION SECTION

Rec'd DEC 6 1950

File No 1728

Ans.

Allan

Yoshi Nikaide,
Reg. No. 12848,
62 Hastings Ave.,
Toronto, Ontario,
December 2, 1950.

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

Dear Sir:

I have in my possession passbook no. 1 of the Japan
and Canada Trust Savings Company which shows a credit balance
of Twenty-one Dollars and Eighty Cents (\$21.80) last dated
November 20th, 1940.

Would you be so kind as to take the necessary steps
in order that I may claim the above sum.

Yours very truly,

(Mr.) Yoshi Nikaide.

Y. Nikaide

9th December, 1950.

Mr. Yoshi MIKADO,
Regn. No. 12848,
62 Hastings Ave.,
Toronto, Ontario.

Dear Sir:

We wish to acknowledge receipt of your letter of the 2nd December, re an account of \$21.80 in the Japan & Canada Trust Savings Co., but would advise however, that the only account on the books of this bank in your name, is a current account with a balance of 30¢.

If you will forward your pass book to this office, the balance will be sent to you.

Yours truly,

Office of the Custodian.

HA

File no 1728
Regn. no. 12848
62 Hastings ave.
Toronto Ont.
May 17th 1951

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

Dear Sirs
Inclosing Pass book
of the Japan & Canada Trust Savings Co.

Yours Truly
Yoshi Nakada

EVACUATION SECTION	
File No.	1728
Date	MAY 18 1951
By	[Signature]

6526-43

21st May, 1951.

Mr. Yoshi NIKALDO,
Regn. No. 12848,
62 Hastings Ave.,
Toronto, Ontario.

Dear Sir:

We wish to acknowledge receipt of your Japan
& Canada Trust Savings Company Current Account pass book,
and enclose herewith Custodian cheque in the amount of
30¢ being balance in the account.

Although your pass book shows a balance of \$21.80
in November, 1940, our records of this Company show a final
balance of 30¢ on the 19th December, 1941, indicating a
withdrawal between that period.

Yours truly,

Office of the Custodian.

HA

NOV 26 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.

1728

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

(1) NAME NIKAIDO Yoshi (RCMP) Reg. No. 12848
(Print) Surname Given Name

(2) Pre-Evacuation Address 402 Robson Street, Vancouver, B.C.

(3) Present Address 62 Hastings Ave., Toronto, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 402 Robson Street, Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Subdivision "A" Lots 37 and 38, Block 65 D.L. 541 Vancouver
Certificate #89872K

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Business~~
(ii) Residence
(iii) Business Type of business Dry Cleaning store and dwelling above
(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 - - - - - \$ 5000.00
(ii) Buildings - - - - - \$ 3000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 8000.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 4020.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 3980.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 4020.00 ✓
3980.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
At home at 402 Robson Street Vancouver

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

(c) How stored or packed at time of evacuation Left in attic

(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")

In no one's care

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

1.	One violin and case	Estimated Value \$	35.00
2.	Approx. 50 phonograph records	Estimated Value \$	10.00
3.	One aluminum kettle	Estimated Value \$	3.00
4.	Books of piano music and sheet music	Estimated Value \$	80.00
5.	One large steam iron and connection pipe	Estimated Value \$	40.00
6.	One iron vase large Japanese design	Estimated Value \$	5.00
7.	One pair venetian blinds	Estimated Value \$	10.00
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 183.00

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

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

(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

TO WIT:

I, Yoshi Nikaido

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the

City of Toronto

in the County of York

this 20th day of November

A.D. 1947.

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.

CASE NO: 1031

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Toronto, Ontario,

May 12, 1948.

IN THE MATTER OF THE CLAIM OFYOSHI NIKAIKOPROCEEDINGS AT HEARINGAPPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

F.A. BREWIN, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

A.G. VEITCH, Esq., C.S.R.,

Official Reporter.

MR. BREWIN: In this case, my lord, Mr. Nikaide has instructed me to withdraw the personal property claim, an item of \$133, and it would appear that there were some articles left in the attic which were not disclosed to the Custodian and which may have been taken but it is very doubtful whether it is a proper claim and Mr. Nikaide wishes to have it withdrawn.

THE COMMISSIONER: Very well.

YOSHI NIKAIID, the Claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. I am showing you a form under the heading of Real estate other than farm. Is that your signature on the document? A. Yes.

Q. And you supplied the information which is on here to your solicitors? A. Yes.

Q. And is the information there correct to your knowledge? A. Yes.

MR. BREWIN: May that be marked Exhibit No. 1, my lord?

THE COMMISSIONER: Very well.

(PARTICULARS OF REAL ESTATE, OTHER THAN FARM PROPERTY, MARKED EXHIBIT NO. 1)

MR. BREWIN: Q. I think most of the information is on here but you have not the actual date you purchased the farm. Do you not know that?

A. No. 1931. I do not know exactly.

Q. And you have not the documents of title?

A. No.

1 Q. Perhaps we do not need to put that in.

2 My friend is not disputing the title, I
3 take it?

4 MR. HUNTER: No.

5 MR. BREWIN: The witness has the certificate of title.

6 Q. Mr. Nikaide, according to this form you carried
7 on a store on the premises for a dry cleaning
8 business and had your residence above the store.
9 Is that correct? A. Yes.

10 Q. And where was the property?

11 A. I think it is Homer, and Robson Street.

12 Q. 402 Robson Street; what corner is that?

13 A. The corner of Robson and Homer.

14 THE COMMISSIONER: Yes. I know it. It is about
15 three blocks east of Granville.

16 MR. BREWIN: Mr. Hunter has produced from the files
17 of the Custodian a picture of it.

18 Q. Is that a picture of your property? A. Yes.

19 MR. BREWIN: That is right. That will be marked as
20 Exhibit No. 2, with the permission of the
21 Commissioner.

22 (PHOTOGRAPH OF PREMISES OF CLAIMANT, MARKED
23 EXHIBIT NO. 2)

24 Q. Now, I think you wrote to McCarthy & O'Shea
25 Realty and got some details of the assessments
26 in various years.

27 My lord, they vary a little bit from year
28 to year and I will put the figures on the record.

29 THE COMMISSIONER: When was this property sold, Mr.
30 Hunter?

MR. HUNTER: Sold as of December 10, 1943, my lord.

1 MR. BREWIN: The 1940 assessment shows a value of
2 \$3,450 for the land and \$1,600 for improvements,
3 making a total of \$5,050.

4 The 1942 assessment varies a little bit.
5 It shows \$3,250 for the land and \$1,550 for
6 improvements, which I think is a total of \$4,800.

7 The 1947 assessment shows \$3,500 for the
8 land and \$1,500 for improvements, and then in a
9 letter from McCarthy & O'Shea Realty they say
10 that the 1943 assessment was \$1,500 for the
11 buildings and \$3,250 for the land, a total of
12 \$4,750.

13 This information, my lord, I can only put
14 in for the purpose of being verified later but
15 it explains the claim made by the claimant.

16 Q. Did you write to McCarthy & O'Shea Realty and
17 ask them to make a valuation of your property
18 for you? A. Yes.

19 Q. And I am showing you a letter signed by Mr.
20 McCarthy, dated May 3, 1948. Is that the letter
21 you received in reply? A. Yes.

22 MR. BREWIN: It is a letter re 402 Robson Street,
23 which reads:

24 "In reply to your request for a valuation
25 "on the above property as of December, 1943,
26 "I would place the sale value as follows -
27 "the land, \$3,500, and the buildings \$3,000.

28 "This property is strategically located
29 "on the corner of Homer and Robson Streets,
30 "being on an east-west artery and the

1 "approach of Cambie Street bridge,

2 "The lot is 30 feet frontage and a
3 "depth of 50 feet. Building approximately
4 "30 feet by 40 feet - two stores, on the
5 "main floor occupied as one store but is
6 "arranged as two stores with plate glass
7 "windows, also a five-roomed self-contained
8 "suite above. Frame construction, stucco
9 "and siding exterior and Patent roof.

10 "Trusting you will find this appraisal
11 "to your satisfaction, I remain, Yours
12 "truly."

13 THE COMMISSIONER: He does not say anything about
14 what he considers the market value to have been
15 in December, 1943?

16 MR. BREWIN: Yes. He says as of December, 1943;
17 that is the first sentence.

18 THE COMMISSIONER: Yes.

19 MR. BREWIN: And apparently another letter also
20 dated May 3, 1946, also signed by Mr. McCarthy,
21 apparently, in which he says:

22 "I did considerable checking on your pro-
23 "perty and similar property in the same
24 "area. Two of the properties, Lots C and D
25 "adjoining yours on the west side, are for
26 "sale to-day for \$7,500 each. I realize
27 "they are not as good as yours and not as
28 "well located, however, to-day's prices
29 "are considerably higher than as of
30 "December, 1943, and I cannot justify a

"higher appraisal as of that time as I

"may be called upon to do so by the Govern-

"ment to substantiate the figures submitted."

THE COMMISSIONER: What is his valuation as of 1943?

MR. BREWIN: \$6,500, my lord; \$3,000 for the building
and \$3,500 for the land.

I suppose we had better file these letters.

THE COMMISSIONER: I think you had better file them,
on the same footing as other similar documents
have been received, as information ---

MR. BREWIN: Yes, my lord.

THE COMMISSIONER: --- to be confirmed later.

(TWO LETTERS, MCCARTHY & O'SHEA REALTY TO
CLAIMANT, MAY 3, 1948, MARKED EXHIBIT NO. 3)

MR. BREWIN: Q. When you bought the property as I
see for \$4,200 the building was there at that
time? A. Yes.

Q. But you converted it into a store? A. Yes.

Q. And according to the information given to you
that cost you \$1,800?

A. Yes. That is correct.

MR. BREWIN: That is all, thank you.

MR. HUNTER: It is submitted, my lord, that this
property was sold for its fair market value.

I would come to the appraisal of Louwen &
Harvie, Limited, dated November 28, 1944, in
which they say:

"The above lot was on the southwest corner
"of Robson and Homer Streets. It is 50
"feet on Homer Street and 30 feet on

1 "Robson Street.

2 "An old dwelling occupying the pro-
3 "perty has been added to - a hollow tile
4 "and stucco store front having been built
5 "to both street frontages and a depth of
6 "43 feet on Homer Street. The store is 21
7 "by 33 feet and behind this is a living-
8 "room and kitchen with 'V' joint walls -
9 "and an old sink. The toilet is on the
10 "back porch.

11 "The upper floor contains five small
12 "rooms with entrances from Homer Street.
13 "The bathroom contains full standard
14 "plumbing.

15 "There is a small furnace room
16 "excavated under the back portion of the
17 "building. The headroom is poor, the
18 "floor is damp and the hot air furnace does
19 "not appear to be in good condition. The
20 "foundations of the old house are wood
21 "posts on stones and some of the posts are
22 "rotting at the base.

23 "In my opinion a fair valuation as at
24 "date of inspection, 22nd November, 1943,
25 "is \$3,500."

26 As I say, that is dated November 28, 1944. I
27 would tender that appraisal as Exhibit No. 4,
28 my lord.

29 THE COMMISSIONER: Very well.

30 (APPRAISAL, EDWEN & HARVEY, NOVEMBER 28, 1944,
MARKED EXHIBIT NO. 4)

1 MR. HUNTER: The Pemberton Realty Corporation Limited
2 were appointed to make an inspection and report
3 on this property. In a report dated April 17,
4 1942, they state as follows:

5 "This is a former two-storeyed house that
6 "has had a store front built into it with
7 "brick. The store portion is approximately
8 "20 feet by 30 feet, with a two room suite
9 "in the rear, with toilet.

10 "There is a basement of a kind, but
11 "it is unusable as water comes in and
12 "while the present occupant has been using
13 "the furnace, it is not the intention that
14 "it be used in the future.

15 "There is an outside entrance to an
16 "upstairs five room suite with bath and
17 "toilet. There are two chimneys and the
18 "owner is going to try and get them put
19 "into useable repair before the premises
20 "are vacated by him. He is also figuring
21 "on putting a cover over some wood storage
22 "at the top of the stairs. He is
23 "negotiating a deal at the present time
24 "with a man to buy the business and rent
25 "the store and the two rooms on the ground
26 "floor at \$45 per month. The upstairs
27 "suite will probably bring \$20 per month
28 "though we will ask \$25 and try to get it.

29 "We have asked the owner to put in
30 "separate meters for the light and gas,

"before he leaves, and also see that the
"broken plate glass in the store is
"repaired."

THE COMMISSIONER: Pemberton did not express any view
as to value?

MR. HUNTER: No. They are merely agents to look
after the property.

I really gave that to give some kind of
picture of the situation at that kind, which
was the early spring of 1942.

THE COMMISSIONER: Yes.

MR. HUNTER: I tender that as Exhibit No. 3.

(PEMBERTON REALTY CORPORATION LIMITED,
REPORT ON INSPECTION, APRIL 17, 1942,
MARKED EXHIBIT NO. 5)

MR. HUNTER: This property was advertised for sale
in Catalogue No. 235.

One tender was received on October 2, 1943,
for \$4,020 by Rose Ngan, I presume of Indian
extraction.

This offer, which was the only offer, as
I have mentioned, was approved by the Advisory
Committee on November 24, 1943, and the property
was sold, as I mentioned earlier, as of
December 10, 1943, to Mrs. Chai Quan Bay, wife
of Ngan Leong Park.

The sale price, as mentioned, was \$4,020.
The assessed value your lordship already has.

I do not think there is anything further,
my lord; it appears to be entirely a question
of value.

1 THE COMMISSIONER: Yes. That is all, thank you,
2 Mr. Nikaido.

3 _____
4 [PROCEEDINGS ADJOURNED SINCE LIE]

5
6 I hereby certify the foregoing to be a true and
7 accurate transcript of the proceedings herein.

8 *A.G. Veitch*
9 "A.G. VEITCH"
10 Official Reporter.
11 _____
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Name of Claimant

NIKAIDO, Yoshi

Case

1093

Custodian File

1728

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
4020.00										713.50
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										713.50