3642

FORM "JP"

BUREAU HASTINGS PARK

FILE No. 364-V

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

Copied

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

PERSONAL INFORMATION

NAME: KENNO, Kato

HOME ADDRESS: 756 E. Cordova St., Vancouver, B. C.

REGISTRATION NUMBER 10177 SEX: Male AGE: 32

OCCUPATION: Labourer, (Unemployed)

(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: none

MARRIED? no

NAME OF WIFE OR HUSBAND: none

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN: none

AGE OF CHILDREN: none

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: 756 E Cordova St Van. Lot 12, Block 60, D. L. 181, Group 1, New Westminster District, Plan 196. Certificate of Title, 47452-L.

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 room frame house, 1 wood shed, 1 greenhouse situated on the above property, 756 E. Cordova St., Vancouver, B. C.

3. INSURANCE (Give particulars; state where policies are) Anglo-Scottish Ins. Co. $700.00. Policy No. 73173. Expires Jan. 19, 1943. Policy in owner's possession.

TAXES (Amount and where payable) $41.00 per year. 1940 paid to the City of Vancouver, B. C.

ENCUMBRANCES (Including any unregistered claims or deposit of title deed) none

VACANCY AND LEASES (If vacant so state) Owner is occupant.

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: 7 room frame house at 756 E. Cordova St., Vancouver, B. C.

2. LANDLORD'S NAME AND ADDRESS: Declarant.

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

none

4. STATE WHEREABOUTS OF LEASE: none

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

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Living equipment and personal effects at 756 E. Cordova St., Vancouver, B. C. in owner's possession. Declarant wishes ~~this~~ the household effects to be left in the custody of his mother and married sister who now reside in the house.

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

FORM "JP" FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: Anglo-Scottish Ins. Co. $500.00. Policy No. 73173. Expires Jan. 19, 1943. Policy in owner's possession.

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: none

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

REMARKS: none

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 11th day of April 1942.

(Signature) K Kyono

E. Melbourn
Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE July 17/43

Our File No. 3642

Full Name KENNO, Kato
(Surname in Block Letters)

Registration No. 10177 Male - Female (Check) Age Aug. 1, 1909

Former Address 756 E. Cordova St., City.

Date Evacuated 21/4/42 Naturalized - Canadian-Born - National (Check)

Present Address Great Lakes Lumber & Shipping Ltd., Lumber Division, Ft. William, Ont.

Married - Single (Check)

Name of Wife - - - -

Name of Husband - - - -

Name of Mother TSHARA, Yaye #06829 Name of Father KENNO, Korjiro #06830

Names of Children under 16 - - -

Requested by E.C.T. Registered with Custodian Yes (Yes or No)

Additional Information Labourer. Owner of house and lot at above address.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 27 1942

File No. 3642

Date: April 23, 1942

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

EXHIBIT No. 278 - 3
DATE Sept 16/49
FILED BY W. J. C. Macdonald

Attention Mr. C. L. Drewry

NAME: Kenno, Kato

ADDRESS: 756 E. Cordova St. Vancouver, B. C.

Reg. No. 10177

Real Estate and Personal Property

1. Location: 756 E. Cordova St. - 'Jap town' private dwelling.
2. Real Property: 2 storey, 7 room frame house, in poor condition, woodshed, greenhouse, total value, say $800.00
3. Personal: Japanese still in possession, will try to sell before evacuated.
4. Insurance: $700.00 - Jan. 19, 1943
5. Liabilities: none stated.
6. Recommendations: we advised occupants to make list of contents, and turn in keys when evacuated, if property not sold. Investigate when evacuated.

E. T. Summers/H.

The Canada Permanent Trust Company

Per: E. T. Summers

Shears

REAL ESTATE · RENTALS · LOANS · INSURANCE

Ker & Ker

MEMBERS
VANCOUVER REAL ESTATE EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER
LIMITED

476 HOWE STREET
VANCOUVER, B. C.

AGENTS
LONDON GUARANTEE & ACCIDENT CO., LTD.

ROYAL INSURANCE COMPANY, LIMITED

THE NORTHERN ASSURANCE COMPANY, LIMITED

SCOTTISH METROPOLITAN ASSURANCE CO., LTD.

THE CASUALTY COMPANY OF CANADA

EXHIBIT No. 978-4
DATE Sept 16/49
FILED BY
R.J.C. Macdonald

July 28th, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUL 29 1942

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

Dear Sirs:

Re: Your File No. 3642 - Kato KENNO
756 East Cordova Street

We herewith submit the following report on the plumbing at the above property which, as you know, is now occupied by Mr. Clyne.

"The Bathtub is disconnected and lying on the floor with the legs off and the supply pipe capped off at the wall. The toilet bowl is cracked around the base and one hot water faucet on the basin has the spout broken off. There has been considerable water coming through the ceiling into a bedroom on the ground floor which indicates that there has been a leak of some kind from the bathroom above. This could be from the cracked toilet bowl or from the bath waste. In order to be positive on this point it would be necessary to take up a part of the floor so that the waste pipe from the bath could be inspected. I can see no reason why the bath should have been disconnected and left in the condition it was unless there has been trouble under the floor.

I would suggest that it would cost approximately Fifty Dollars ($50.00) to put the plumbing in good sanitary working order.

Errington Plumbing & Heating
per.(signed) F.Errington"

As agents, we would recommend that this work be done as we have a very good tenant in the property and this seems to be the reasonable thing to do.

We will await your reply to this letter before saying anything further to the tenant.

Yours very truly,

KER & KER LTD.

J M Anderson

Rental Manager

JMA:HD

REAL ESTATE · RENTALS

Ker & Ker

LOANS · INSURANCE

MEMBERS
VANCOUVER REAL ESTATE EXCHANGE LTD.

VANCOUVER INSURANCE AGENTS ASSOCIATION

AGENTS
MARINE INSURANCE

AGENTS
STOCK EXCHANGE BUILDING

TELEPHONES:
PACIFIC 3241-3242-3243

KER & KER LIMITED

475 HOWE STREET
VANCOUVER, B. C.

AGENTS
LONDON GUARANTEE & ACCIDENT CO., LTD.

ROYAL INSURANCE COMPANY, LIMITED

THE NORTHERN ASSURANCE COMPANY, LIMITED

SCOTTISH METROPOLITAN ASSURANCE CO., LTD.

THE CASUALTY COMPANY OF CANADA

JAN 11 19
3642
Jones
Tulsom

January 9th, 1943.

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

Dear Sirs: Re: File No. 3642 - Kato KENNO
756 East Cordova St.

The writer investigated a complaint made by the tenant regarding the bathroom plumbing at the above house in company with the Plumber.

It is quite evident that the toilet bowl and lead pipe connections leading from the bath and the toilet both to the sewer outlet have gone far beyond the repair stage. //

We quite realize that considerable money has been spent on this property up to date but such repairs are quite beyond our vision. We would appreciate your authority to have this matter looked after and to pay same from the revenue from the property.

It is impossible to set a correct figure on this repair as it depends greatly as to what the investigations reveal after taking up the floor boards. The Plumber, however, states that it will be between $35.00 and $45.00. The present condition is quite unsatisfactory.

We would, therefore, appreciate hearing from you as soon as possible.

Yours very truly,

KER & KER LTD.

J M Lindsay

Rental Manager

JMA:HD

File No. 3642

— SUMMARY —

— REAL ESTATE —

April 16th, 1946

Reg. No. 10177

Catalogue No: 85

Japanese Name: Kato KENNO,

Civic Address: 756 East Cordova Street,

Legal Description: Lot 12, Block 60, District Lot 181, Plan 196, Vancouver, B.C.

Classification: Dwelling - 7 rooms

- - - - - - - - - - - -

Registered in name of: Kato KENNO,

Title: Clear

Sold to: Angelo Fedele Palazzo for $1050.00 Cash as Aug.21/1944.

Title delivered to: Angelo F. Palazzo as December 18, 1944. Title No. 110346-L. Adjustments completed.

Funds released to: credit of Kato KENNO as November 28, 1944.

Chattels: Not involved

Fire Insurance: Transferred to Palazzo but not accepted and cancelled. Return premium $1.45 as Receipt December 16, 1944.

Remarks: This property was under rental management of Ker & Ker, Ltd., Agents, by appointment of KENNO, which arrangement was approved by this office. The premises were occupied by KENNO prior to evacuation and as of July 11th, 1942 was rented to a Mr. Clyne at $25.00 per month. It was continuously occupied by him to date of sale. The House was in poor condition, but outside of some plumbing repairs no unusual expense for maintenance was incurred. The tenant became in arrears but subsequently paid up the balance owing.

NOTE:
Assessed Value -1944
Land -$500.00
Imprats-700.00

Appraised Value-$1050.00
(JR. Reid & Co.)
Sale Price- $1050.00

The above Summary is certified to be in accordance with the information on file, April 16th, 1946.

B.R. Dusenbury

B.R. Dusenbury,
Administration Department.

Catalogue No. 85 File No. 3642

Japanese Name: KENNO, Kato Reg. No. 10177

Civic Address: 756 East Cordova Street, Vancouver.

Legal Description: Lot 12, Blk. 60, D.L. 181, Gp. 1, N.W.D., Plan 196.

Classification: Dwelling - 7 room.

---SOLD---

Registered in the name of: Kato KENNO

Clear Title.

SOLD to Angelo Fedele Palazzo for $1050.00 Cash as at Aug. 21/44.

Title delivered to A. F. Palazzo on Dec. 18, 1944.

1942	
July 20th	Mr. Smith's memo re chattels
Aug. 25th	List of chattels sent to 992 Powell Street.
1944	
Apr. 20th	Memo re Claims (Nil)
September 13	Chattel auction sheet
Oct. 11th	" " "
Oct. 25th	" " "

Catalogue No. 85
File No. 3642
756 East Cordova Street, Vancouver
12/60/181

November 27, 1944.

ANGELO FIDELE PALAZZO
(purchaser)

In account with The Custodian of Enemy Property

Received Dec 5/44 B

STATEMENT OF ADJUSTMENTS

(as at August 21, 1944)

	DEBIT	CREDIT
Purchase price	$1,050.00	
Cheques received		$1,050.00
Registration fees on deed - $1,050.00	6.35	
Insurance premium - 47.2% x $6.60	3.12	
Water to December 31, 1944 - 132/184 x $7.00	5.02	
Purchaser's proportion of 1944 taxes - 132/365 x $42.84	15.49	
Rent from August 9th to August 20th - 11/31 x $23.75	8.43	
Balance owing by purchaser		38.41
	$1,088.41	$1,088.41

BALANCE OWING BY PURCHASER $38.41

Catalogue No. 85
File No. 3642
756 East Cordova Street
Vancouver, 12/60/181

Receipt of Certificate of Title No. 110346-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of property covered by the said certificate have been settled.

Dated at Vancouver, B. C., this 18th day of Dec 18th 1944.

Angelo F. Palazzo

File No. 3642.
Catalogue No. 65.

November 18th, 1944.

MEMORANDUM

To: Mr. George Peters

FROM: Mr. D. A. Cramer

Kato KENNO
Lot 12, Blk. 60, D.L. 181,
Pl. 1, N. W. Dy. Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated September 22nd, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 110345-L, dated September 22nd, 1944, registering the property in the name of the Custodian (Transmission).

2. Copy of application number 110346-L, dated September 22nd, 1944, registering the property in the name of Angelo Fedele Palazzo (Deed).

3. Duplicate of Transmission dated September 11th, 1944.

4. Duplicate of Deed dated September 11th, 1944 - Secretary of State to Angelo Fedele Palazzo.

5. Certificate of Indefeasible Title number 110346-L, dated November 9th, 1944, covering the above property in the name of Angelo Fedele Palazzo.

DAC:JE
Attch.

REG. NO.	NAME	FILE NO.
10177	KENNO, Kato	3642

COMPANY	POLICY NO.	AMOUNT	EXPIRATION MONTH	EXPIRATION DAY	EXPIRATION YEAR	PROPERTY
London Guarantee & Accident Co. Ltd.	Transferred to Anglo-Scottish Ins. Co. Ltd. 566783	$1200.	Jan.	19	1946	756 E. Cordova St. Vancouver, B. C.
Anglo-Scottish Ins. Co. Ltd.	Renewed by # 566783 - London Guarantee & Accident 73173	$1200.	Jan.	19	43	756 E. Cordova St. Vancouver, B. C.

— SUMMARY — April 16th, 1946

— FIRE INSURANCE—

Fire Insurance on Building and Furniture was maintained while required. That on the Furniture was not renewed at expiry owing to the Furniture having been removed to warehouse. That on the Dwelling was transferred to new owner but was returned for cancellation as he placed the Insurance on his own behalf. The Return premium allowed KENNO was $1.45.

The above Summary is certified to be in accordance with the information on file, April 16th, 1946.

B.R. Dusenbury

B.R. Dusenbury,
Administration Department.

File No. 3642 — SUMMARY — April 16th, 1946

-- PERSONAL PROPERTY--

Kato KENNO
Reg. No. 10177

CHATTELS: The Personal Effects of KENNO which had been left with his Mother at 756 East Cordova St.,his premises, were removed to our warehouse at 992 Powell Street July 20/42 as Lot 182 on the file. Later as August 25, 1942 we forwarded a list to KENNO which he returned duly signed as September 26,1942 acknowledging same as correct. These chattels were sent to auction and were sold according to Auction sheet 33 and 34. Warehouse advise all chattels of KENNO disposed of.

SPECIFIED ARTICLES: No Radio was declared by KENNO but was included in list of Chattels signed by KENNO Sept.26, 1942. It is described as Stewart Warner Model R176, Serial No. 71639. It was sold at auction Sept. 13th, 1944, No. 31 for a net amount of $33.69. The R.C.M.P. receipt was received from KENNO in his letter of the 6th April 1946 and is on file.

There are no Cameras, [redacted], Fire Arms or Vessels revealed in the registration or the file.

No other Personal Property is revealed on the file.

The above Summary is certified to be in accordance with the information on file,April 16th, 1946.

B.R. Dusenbury,
Administration Department.

File #3642

August 25, 1942

Name: KENNO, Kato

Reg. No: 10177

LIST OF CHATTELS STORE AT 992 POWELL STREET, VANCOUVER, B. C.

1. 2 bed ends
2. 2 bed ends
3. 2 bed ends
4. wardrobe
5. 2 trunks
6. can paints
7. step ladder
8. bureau
9. bundle glass
10. bureau
11. book rack
12. folding table
13. 4 cans paint
14. coal scuttle
15. box wood bowls
16. bath tub
17. tray
18. box nails
20. stool
21. game board
22. cupboard
23. tray
24. mirror
25. garden tools
26. radio
27. clock
28. wall clocks
29. floor amp
30. camp stove
31 gas plate
32. bookcase
33. mattress
34. mops
35. kiddies car
36. lacrosse stick
37. picture frame
38. flower pots
39. clothes drier
40. heater
41. step ladder
42. cupboard
43. 6 bed springs
44. crib
45. ironing boar
46. 2 boards
47. chairs
48. table
49. 15 boxes
50. roll line
51. mantle
52. 10 cartons

51

This represents all my chattels remaining in any protected area of British Columbia.

Confirmed:

DATE: September 16/42 SIGNED: Kato Kenno

Please sign and return one copy to the Custodian.

MEMORANDUM June 28th, 1943.

To: File 3642

From: Specified Articles Department

Re: KENNO, George Kato - Reg. 10177

ARTICLE	DESCRIPTION	APPRAISED VALUE
RADIO	✓ Stewart Warner model R176, Serial No. 71639.	$ 15.00

✓- Sold By Auction 13/9/44 - Vancouver 31

Remp receipt received Apr 11/46 B

✓

EB

No. .....

F. 112

Royal Canadian Mounted Police

$ .....

Vancouver B.C. 12-3-1942

Received from Mitsuko YAMASHITA on behalf of George Kab KENNO - 736 E. Cordova St Van. One radio - Stewart Warner Model R176 Serial 71639

..... Dollars,

Signature Cst. D. A. Sinclair

Reg. No. 13575.

Form 246A

ROYAL CANADIAN MOUNTED POLICE

No. 290

EXHIBIT REPORT

HEADQUARTERS File No.

DIVISION and File No.

J.H. No. 10177

SUB-DIV'N and File No. Vancouver

DETACHMENT and File No. C.I.B.

DATE May 29th. 1944.

Re: George Kato KENNO - 756 E. Cordova St. Vancouver, B. C.
(Name of File)

On Mar. 12th. 1942 (Date) I D.H. McLaren (Member's Name)

Came into possession of the following described goods by

Handed over by Mitsuko YAMASHITA
(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	1		Radio- Stewart Warner Model R176 Serial No. 71639.

3642

Sold 13-9-44

Rlemp receipt received apl 11/46

D

REMARKS: Handed over to the Custodian of Alien Property

(State briefly disposition)

DATE May 27th. 1944.

Geo. J. [illegible]dian
(Signature of Recipient or Witness)

CERTIFIED CORRECT

P. R. Jefferson Reg. # 10559 Cst.
(Signature of Member)

NAME KENNO, Kate

REGISTRATION NO. 10177 FILE NO. 3642

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on September 13, 1944.

Stewart Warner Consol $40.00

Remp receipt received Apl 11 '46 D

✓

Total			$ 40.00
Less Expenses:	Auctioneer's Fee:	$4.00	
	Advertising:	0.86	$ 6.31
	Moving:	0.45	
	Storage:	1.00	
Net Proceeds Credited:			$ 33.69

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 31

Remarks.

Original sent Feb 20/45

NAME KENNO, Kato

REGISTRATION NO. 10177 FILE NO. 3642

The following chattels were sold by public auction at 992 Powell Street, Vancouver on October 25, 1946.

- Box dishes	$	2.85
- Box dishes		1.00
- Box dishes		3.25
Japanese tea set		1.70
3 Platters		0.90
Tub glassware		1.00
Platter and dishes		1.10
Pirex dish and clock		1.50
Tray of dishes		0.75
Lacquerware		1.90
- Dishes		1.30
- Mirror		1.00
2 Trays and brackets		0.25
Wallpaper		1.30
Tennis racket and 2 presses		2.00
Electric iron		1.10
Electric iron		1.90
- Box dishes		0.70
Bowl and contents		0.25
Iron pot and coffee pot		2.00
Stool and washboard		0.25
Iron pot and box dishes		1.80
- Box and contents		1.50
- Japanese tea set and box miscellaneous		0.75
Toy gun		2.00
- Carton ceremonials		3.00
Dish pan, kettle etc.		2.00
5 Boxes ceremonials		1.20
Total	$	40.25
Carried forward	$	
[redacted]	$	

[redacted]

[redacted]

[redacted]

Original sent
Feb 20/46

NAME KENNO, Kato

REGISTRATION NO. 10177 FILE NO. 3642

The following chattels were sold by public auction at 992 Powell Street, Vancouver on October 25, 1944.

	Brought forward	$ 40.25
4 Boxes ceremonials		1.00
4 Boxes ceremonials		1.00
Electric fittings		2.75
Box odd watches and parts		4.25
Clock		0.50
Clock		0.75
Mantel clock		2.00
Mantel clock		2.50
Mantel clock		1.00
8 Pictures		2.00
9 Pictures		1.00
Gas plate		4.25
Bed and spring		12.00
Bed and spring		14.00
Crib		3.50
Garden tools		0.25
Crutches etc.		0.50
Crow bars etc.		0.75
Shovel, spade and mattock		1.50
Shovels, pick etc.		1.40
Shovels and hoe		2.00
Mops etc.		0.60
Chest drawers		0.40
Chest drawers		1.70
2 Crocks		1.25
Heater		2.00
3 Boxes and coal hod		1.50
Total		
	Carried forward	$ 106.60
[redacted]		$
[redacted]		$

[redacted]

[redacted]

[redacted]

NAME KENNO, Kato

REGISTRATION NO. 10177 FILE NO. 3642

The following chattels were sold by public auction at 992 Powell Street, Vancouver on October 25, 1944.

	Brought forward	$ 106.60
Screen, poles etc.		0.70
- Box glass		0.75
- 4 Chairs		3.75
- 3 Rolls linoleum		5.50
- Step ladder		1.50
- Table and etc.		1.75
- Standard lamp		0.50

Total			$
Less Expenses:	(Auctioneer's Fee:	$ 12.10	$ 121.05
	(Advertising:	2.80	34.48
	(Moving:	19.58	
Net Proceeds Credited:			$ 86.57

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 34.

Remarks.

NAME KENNO, Kato

REGISTRATION NO. 10177 FILE NO. 3642

The following chattels were sold by public auction at 992 Powell Street, Vancouver on October 11, 1944.

- Ironing board	$ 1.75
- Radio cabinet and parts	15.00
- Wardrobe	14.00
- Wooden stand	0.50

Total			$ 31.25
Less Expenses:	(Auctioneer's Fee:	$ 3.13	
	(Advertising:	0.77	
	(Moving:	5.13	$ 9.03
Net Proceeds Credited:			$ 22.22

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 33.

Remarks.

Argosie sent Feb 20/45

File No.
3642

-- SUMMARY -- April 16th, 1946

-- LIABILITIES --

Kato KENNO
Reg. No. 10177

No Claims against or indebtedness of KENNO

revealed on the file.

The above Summary is certified to
be in accordance with the information on
file, April 16th, 1946.

B.R. Dusenbury,
Administration Department.

Catalogue 85

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.

3604-1

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

(1) NAME KENNO (Print) Surname Kato Given Name (RCMP) Reg. No. 10177

(2) Pre-Evacuation Address 756 - East Cordova St., Vancouver, B.C.

(3) Present Address 220 Heron Street, Fort William, Ontario

(4) REAL ESTATE

(a) Street Address (if any) 756 East Cordova St., Vancouver, B.C. City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 12, Block 60, D.L. 181

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

(i) [illegible]
(ii) Residence [illegible]
(iii) [illegible]
(iv) [illegible]

(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 - - $ 1050.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1450.00

(5) PERSONAL PROPERTY No claim

(a) Place or places at which property was left by the claimant at date of evacuation

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

(c) How stored or packed at time of evacuation

(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") Reported to Custodian

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

1. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 1,450.00

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

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

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

DOMINION OF CANADA,
Province of Ontario
TO WIT:

I, Kato Kenno of the city of Fort William in the Province of Ontario

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the city of Fort William in the Province of Ontario this 22nd day of November A.D. 1947.

K. Kenno

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 of Claimant KENNO, Kato Case 978

Custodian File 3642

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
1050	52.50 12.50								Special		100 65

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	

TOTAL RECOMMENDATION	165.00

1540

3642

October 20th, 1950.

Mr. Kato KENNO,
109 Pruden St.,
Fort William, Ont.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 978

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 ... $165.00.

Cheque in your favour is enclosed for $155.46

and we have paid the Co-Operative Committee .. $ 9.54

for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

CASE NO: 974

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Fort William, Ontario.
April 23rd, 1948.

IN THE MATTER OF THE CLAIM OF

KATO KENNO

PROCEEDINGS AT HEARING

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government
S.M.Cherniack, Esq.	Appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J.HANDFORD, Esq.	Official Interpreter.
MARK H. PEARCE, Esq.,	Official Reporter

K.Kenno
Discussion
In Chief.

10 KATO KENNO, the Claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Kenno, I show you a typewritten statement, was that prepared in accordance with your instructions? A Yes.

Q Is that your signature?

A Yes.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

10

A Yes.

MR. CHERNIACK: I will file that as Exhibit 1 my lord.

(REAL ESTATE STATEMENT EXHIBIT 1)

MR. CHERNIACK: On behalf of my learned friend I will file his appraisal as Exhibit 2.

(Appraisal, EXHIBIT 2.)

MR. CHERNIACK: The claimant sets out my lord that this property was purchased in February, 1940 for $850.00 and he itemizes a list of improvements showing estimated cost of the improvements at $1,200.00. The appraisal filed by my learned friend as Exhibit 2 my lord is very b rief, it sets out that this property comprises a lot with 25 ft. frontage by 120 ft. in depth to lane on which is erected a 6 room residence wit h w ood exterior and shingle roof. There are 3 rooms on the main floor including kitchen with sink.
Upstairs there are 3 small bedrooms and 3 piece bathroom.

20

30 Upstairs there are 3 small bedrooms and 3 piece

bathroom.

The property is in very poor condition. Wood-shed at rear. Valuation - $10.50.00.

The claimant sets out that the property was in quite fair condition at the time he left in April 1942 and if it was in very poor condition in June, 1944 as the appraiser states it must have been allowed to deteriorate greatly. He points out that there were seven rooms and not six as the appraiser states and he considers the appraisal at $1,050.00 to be much below the fair market value for this property. He tells us further that he was advised by the Custodian that he had rented the property for $25.00 per month, that the Custodian charged him with about $35.00 for bathroom and other repairs for the house. Considering the rental value of the property and the improvements, I believe that it would be worth at least $2,500.00 when sold by the custodian in August 1944. A perusal of the custodian's file my lord reveals that the property was sold for $1,050.00. There were two offers received dated July 19th, 1944, both at $1,050.00, one from the subsequent purchaser and the other from a real estate agent. If my learned friend would like to file them there is no objection. As a result of the two offers the custodian replied suggesting that possibly some arrangement could be made between the two persons who offered to buy at that price whereby in some way they could decide between themselves as to who it should be done. I can file the reply

from the Custodian's file, it is dated July 28th, 1944. My lord this is a copy of a letter from the Custodian to Mr. Angelo Palazzo, dated July 28th, 1944, and I think my learned friend will admit an identical letter was sent to the other person who offered to buy. Thisletter sets out and acknowledges receipt of the offer and points out that another offer was received for the same amount and I quote from the letter my lord "We have two suggestions to make. One is that if you both agree I would arrange for you both to meet at our office and come to a decision by some means between yourselves as to which of you should secure this property. Alternatively, I will need to ask you both to submit a revised offer by a specific time and would then be prepared to accept the higher offer." From reading the custodians file my lord I came to the conclusion that the custodian after some verbal representations made by the subsequent purchaser had made an offer for a lessor amount prior to that time and had shown interest in the property and the c ustodian had decided to sell to him. If I am wrong I am sure the custodian will correct my impressi on. There was a reply to the letter which I have just filed as an Exhibit suggesting that either the time at which the letters were posted be the decisive factor or saying otherwise he would be gald to comply with any suggestions of the custodian.

THE COMMISSIONER: We better have all the correspondence we can on the subject of the bids.

MR. HUNTER: There is a lot my lord.

THE COMMISSIONER: How much of it is material?

MR. CHERNIACK: I don't think there is very much I think we could possibly. - - -

MR. HUNTER: Perhaps if we just abstract it in the evidence?

THE COMMISSIONER: That may be better.

Q Where is 756 Eqst Cordova Street, near which cross-street? A It is a block down from Hastings and Valentine Pier at the waterfront.

Q Two blocks east of the Valentine Pier. In relation to the Valentine Pier is it East or West of Cordova, nearer or further away from Vancouver centre?

A I am not just sure Your Honour.

Q As you come out from the corner of Main and Cordova Street going East until you come to your house before you reach Valentine Pier? A Yes.

Q So it lies West of the Valentine Pier?

A Yes.

MR. HUNTER: The first my lord is a letter from Angelo Palazzo dated July 3rd, 1944, in which he bids $800.00 for the property. The next is a letter dated July 7th from the Custodian to Angelo Palazzo stating that they cannot accept the tender and that the property had been appraised. The third is a letter from Palazzo again, dated July 19th, 1944 saying he is prepared to pay $1,050.00 and that he will pay spot cash. The next is a letter from J.F.Jacobs, dated July 19th, 1944, in which he states that he has some people by the name of Jacobs who are

K.Kenno.
Discussion.

willing to purchase for $1,050.00. These people of course enclose the usual ten percent. The next is a letter dated July 28th, 1944 similar to the letter which my learned friend has already put in but written to Jacobs and Company. That is the letter stating that they might get together. I see this other letter that my learned friend was referring to has been returned, I guess it didn't get marked as an exhibit. However, the letters are to each prospective party. The next is on July 29th, 1944 from Jacobs and Company in which he suggests that the time on the envelope be considered and then he says 'any arrangement you may wish to make will be satisfactory to me.' August 3rd, 1944, from the custodian to Jacobs stating that the other party tendering was interested in this property prior to him and his actual offer was recorded before Jacobs, and advising Jacobs that we have accepted his offer. August 15th, 1944 from the Custodian to Mazza advising him that they are prepared to recommend the acceptance of his offer and asking him for the name and so on for the deed. August 17th, 1944 from Palazza to the Custodian giving the name in which the party is to be registered, his occupation and British subject. August 21st, 1944, a letter from the Custodian to Palazza acknowledging his previous letter and stating that the conveyance will be prepared and forwarded to Ottawa for acceptance.

THE COMMISSIONER: Is that sufficient for Counsels purpose?

K.Kenno.
Discussion.

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THE COMMISSIONER: Is that sufficient for Counsels purpose?

MR. CHERNIACK: Yes, my lord.

THE COMMISSIONER: The letter to which you referred Mr. Cherniack, has not been put in

MR. CHERNIACK: Apparently I put it down and it didn't reach Mr. Watson.

MR. HUNTER: I don't think there is anything here my lord except a question of value. I might get the age of the house, I don't think it is shown.

CROSS EXAMINED BY MR. HUNTER:

Q Do you know what the age of this house was?

A I can't say.

Q You can give me a rough estimation?

A Fifteen years old I guess.

Q That is a pretty old section down there, isn't it?

A Yes.

Q Isn't it likely to be perhaps twenty-five or thirty years old?

THE COMMISSIONER: I suppose the claimant would only be guessing in any case so whatever he says wouldn't be of very much value. I take it it is purely a question of value.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: That is all, thank you Mr. Kenno. That is your list for today?

MR. CHERNIACK: Yes, My lord.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"MARK H. PEARCE"
OFFICIAL REPORTER