

4995

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 INFORMATION

NAME: ICHINO KoshuroHOME ADDRESS: Box 520, #1 Rd., 707, Steveston, B.C.REGISTRATION NUMBER 04389SEX: MaleAGE: 59OCCUPATION: Storekeeper

(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: SelfEXHIBIT NO. 466-9MARRIED? YesDATE 24 Mar 1948

FILED BY

NAME OF WIFE OR HUSBAND: KIMIADDRESS OF WIFE OR HUSBAND: DECEASEDNAMES OF ANY LIVING CHILDREN: MOMOTARO (M) KENZO (M) AIKO (F)KUMU (M) NAHIKO (F)ADDRESS OF CHILDREN: Same addressAGE OF CHILDREN: 28, 27, 23, 21 and 18 yrs.

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

1. LOCATION AND DESCRIPTION: The north half of lot 6, block 2 of sec. 10,block 3, north range 7 west, Map 249, municipality of Richmond, in theDistrict of N.W.; located at #1 Rd. 807, Steveston, B.C.Certificate of title #27614 E

2. BUILDINGS AND OTHER IMPROVEMENTS:

Store combined dwelling house (1 room in store, and 2 rooms dwelling
quarters)3. INSURANCE (Give particulars; state where policies are) ⁽¹⁾ Agent: MR. WILSON, 326 Howe
St., Vancouver Branch, number unknown, Household & fixtures \$1,500.Life insurance policy in own possession4. TAXES (Amount and where payable) \$12.89 per yr. paid for 1941, payable Town Hall,
Richmond, Bridgehouse, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

Has leased store and dwelling to IAN RONALD WALCOLM, Steveston Hotel,upon evacuation\$15⁰⁰ per month, Lessee to
have & other rates for the duration

ICHINO KOSABURO #04389

Box 590, #1 Rd., 707 Staverton, N.C.

Stock in trade and fixtures

- 1 "National" cash register
 - 1 "Universal" cooler
 - 1 "Kelvinator" electric cooler
 - 1 ice-cream mixer
 - 1 electric "Double" hot plate and Pyrex drip (percolator 2)
 - 1 rock gas (tanks 2) and stove
 - 3 counters
 - 1 show case
 - 1 small show case
 - 7 stools
 - 1 ice box (steel)
 - 1 electric toaster
 - 1 round table
 - 1 step ladder "steel"
 - 1 wooden stool
 - 1 Selmer 1/2 machine
 - 1 electric clock
 - 18 glasses, 25 ice-cream dishes, 15 milk shake glasses
 - 18 tea pots, 46 cups, 107 saucers
 - 2 serviette containers
 - 15 glass candy jars
 - 1 3 lb. (limit) tol-ado scale
 - 2 wooden chairs
 - 1 roll paper holder
 - 1 biscuit container (wooden)
 - 1 desk (in back room)
 - 1 table (" " ")
 - 1 kitchen stove
 - 10 chairs
 - 2 office file
 - forks and spoons
 - 1 stove (in store)
 - 1 stove (in back room)
 - 2 cs. "Stubby"
 - 6 cs. "Coors Cola"
 - 2 cs. "Mission Orange"
 - 6 sugar jars
- Turned over
to tenant
(mother report 8/6/42)

Turned over
to tenant
(mother report 8/5/42)

4. INSURANCE CARRIED ON ABOVE PROPERTY: Parsons & Brown, Vancouver Branch,
\$1,000 bldg., \$500 fixtures, number unknown, in own 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: Royal Bank Steveston Branch, Acc. # 122, \$500

9. LIFE INSURANCE:

None

10. INTEREST IN ANY ESTATES OR TRUSTS:

None

11. SAFETY DEPOSIT BOX:

Regina Victoria Hotel, Victoria, B.C.

LIABILITIES:

1. PERSONAL DEBTS:

None

2. TRADE DEBTS:

None

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

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

Dated this 17th day of April 1942.

[Signature]

Witness

(Signature) Kasabara Ichiro

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date

May 31/45

Our File No.

4995

Full Name

ICHINO

Kasaburo

(Surname in Block Letters)

Registration No.

04389

Male - Female
(check)

Age

Mar. 26, 1883

Former Address

Box 520, Steneston, B.C.

Date Evacuated

Apr. 22/42

Naturalized - Canadian-Born - National
(check)

Present Address

c/o Johnson, Harriet & Allan,
Picture Butte, Alta.

Married - Single
(check)

Name of Wife

deceased

Name of Husband

-

Name of Father

deceased

Name of Mother

deceased

Names of Children under 16

Requested by

E.C.P.

Registered with Custodian

(Yes or No)

Additional Information

Storekeeper, Owner of
store & business at above address.

#192395

Kosaburo ICHINOFile No. 4995
Reg. No. 04389

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 August 6	Cleaning pipes	\$ 7.00		
December 5	Rents collected - 5 months @ \$15.00		\$ 75.00	
	Agent's commission	3.00		
1943 January 6	Fire Insurance premium	48.22		
18	Land Registry Office - Cert. of Encumbrance	1.00		
May 11	Fire Insurance premium	33.31		
September 15	Water rates	11.20		
October 25	Taxes	22.09		
December 21	Rates collected - 5 months @ \$15.00, 7 months @ \$17.00		194.00	
1944 January 17	Fire Insurance premium	57.85		
March 20	Water rates	14.00		
May 27	Proceeds Auction Sale		105.43	
June 12	Proceeds Auction Sale		2.28	
September 14	1944 Taxes	28.03		
	Water rates	14.00		
October 17	Inventory & appraisal of goods	10.88		
November 6	Rents collected - 10 months @ \$17.00 and \$2.50		172.50	
November 18	Balance rents to date		10.20	
	Credit re Sale of Property		987.51	
	Credit re Sale of equipment		644.25	
November 29	Proceeds Auction Sale		1.20	
1945 January 18	Fire Insurance premium	39.30		
1946 January 18	Proceeds Auction Sale		6.29	
21	" " "		15.17	
1947 November 18	Cheque to you	<u>1923.95</u>		
		\$2213.83	\$2213.83	<u>NIL</u>

February 26/48.

/30

R.P.✓

Registration Number 04389

ICHINO, Kosaburo

P. O. Box 520, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Description of property in Form "JP" is correct.

OWNERSHIP

The property is registered in the name of Kosaburo Ichino.

LAND AND BUILDINGS

There is on this property, a store which is a 2 storey building, frame, shingle roof with 7 rooms at rear and upstairs. The building is in fair condition.

TAXES

Taxes paid to December 31, 1941.

INSURANCE

Policy #20786, Liverpool Manitoba Insurance Co., for \$500 on fixtures, expiring April 21, 1943.

Policy #20787, Liverpool Manitoba Insurance Co., for \$300 on household furniture, expiring April 21, 1943.

Policy #20785, Liverpool Manitoba Insurance Co., for \$600 on household furniture, \$100 on store fixtures, expiring April 27, 1943.

Policy #32-28324, Bankers & Traders Ins. Co., for \$1000 on building, \$500 on store furniture and fixtures, expiring January 12, 1943.

FINANCIAL POSITION

This man claims to have no liabilities. The inventory in Form "JP" is correct, with the exception that the following items have been turned over to the tenant:

2 cases "Stubby"
5 " "Coco Cola"
2 " "Mission Orange"

REMARKS

This property with fixtures and equipment has been leased to Mr. Ian Ronald Malcolm for the duration of the war, for \$15 per month, with taxes, water rates, etc. This lease was drawn by Mr. T. C. King of Steveston.

RECOMMENDATION

I consider that the Lessee is paying a very fair price for this property and I would recommend that the lease be permitted to stand.

May 8, 1942.

L. Markes

ARCTIC ICE CREAM
Manufactured by Port O'Van Ice Cream, Ltd.

1166 Hornby Street
Vancouver, B.C.

CONDITIONAL BILL OF SALE

"Conditional Sales Act"

466 - 5

EXHIBIT No.

DATE 24 Mar 1948

FILED

A. G. Virtue

THESE PRESENTS WITNESS:

That ARCTIC ICE CREAM & DAIRY COMPANY LIMITED of 1166 Hornby Street, Vancouver, British Columbia, hereinafter called the Seller, has delivered to Kesaburo Ichino of 707 No.1 Road, Steveston, Province of British Columbia, hereinafter called the Buyer, the goods hereinafter described, under a Contract of Conditional Sale, the terms and conditions of which Contract of Conditional Sale are as follows, to wit:

1. Said goods are now and shall remain the absolute property of the Seller until after the full and complete payment of the purchase price therefor, which purchase price is \$300.00, payable in the manner following, that is to say:

The sum of \$100.00 on the Fifteenth day of January A.D.1941, and the balance of \$200.00 to be paid as follows:- the sum of \$10.00 on the 1st day of February A.D.1941, and the sum of \$10.00 on the 1st days of each and every month thereafter until the balance of the \$200.00 has been fully paid and satisfied.

2. On full payment of the said amount of \$300.00, the title of the said goods shall vest in the Buyer, subject to the conditions herein contained.

3. All the said goods shall be at the risk of the Buyer, and any loss or damage shall be borne by the Buyer, but without affecting the liability of the Buyer to pay the aforesaid sum in the manner aforesaid.

4. The said goods are described as follows:

One (1) Only Trey Universal Four Hole Single Row Portable Electric Ice Cream Cabinet, Model No.L-475; Compressor No. 34359; Motor No.C-58222.

5. In case default shall be made in payment as provided, or should the Buyer fail to observe and perform all the terms, covenants and conditions hereinafter contained, or should the Buyer default in his rent, or fail to keep the said goods insured in favor of the Seller, or do or fail to do anything which is prejudicial to the Seller, then the Seller may upon giving notice to the Buyer in that behalf demand payment of the balance of the purchase price forthwith, and the Seller shall be empowered in default of immediate payment to take possession of the said goods with or without process of law, and to sell the same by public or private auction, the Buyer covenanting and agreeing to pay any deficiency including all costs and expenses of seizure and sale forthwith thereafter.

6. Payment in full of the hereinbefore mentioned purchase price is a condition precedent to the sale and transfer to the Buyer of the above described goods.

IN WITNESS WHEREOF the Corporate Seal of Arctic Ice Cream & Dairy Company Limited has been hereunto affixed in the presence of its proper officers duly authorized, and the Buyer has hereunto affixed his hand and seal this 14th day of January A.D. 1941.

THE CORPORATE SEAL OF ARCTIC ICE CREAM
& DAIRY COMPANY LIMITED was hereunto
affixed in the presence of:

"R. F. Bassett"

SIGNED SEALED & DELIVERED in the
presence of:

"Earl A. Young

ARCTIC ICE CREAM & DAIRY CO.LTD.
"SEAL"

"A.A. Young"

"Kenso Ichino"

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

April 26, 1948

M. J. Denstall

13th November, 1947.

REAL PROPERTY SUMMARY

CATALOGUE NO.	808	FILE NO: 4995 REGN NO: 04389
JAPANESE NAME	Kosaburo ICHINO	
CIVIC ADDRESS	707 No. 1 Road, Steveston, B.C.	
LEGAL DESCRIPTION	N $\frac{1}{2}$ of Lot 6, Blk 2 of Sec 10, B3N, R7W, Map 249, Mun. of Richmond, Dist. of New West'r., B.C.	
CLASSIFICATION	Store with living quarters.	
CERT. OF TITLE	#27615-E d/14 July, 1919, reg'd. in name of Kosaburo ICHINO. (LRO Search 21/10/42)	
STATE OF TITLE	No registered Encumbrances nor Judgments. (LRO Search 21/10/42)	
WHEREABOUTS OF TITLE	Declared by Ichino on Form JP to be in his possession and confirmed by LRO Search 21/10/42.	
VESTED	Cert. of Vesting d/10 Dec 1942, reg'd as #25211 on 19 Dec 1942. C of E #50851 d/22 Dec 1942.	
APPRAISED VALUE	\$943.00 by Coulthard, Sutherland & Co. Ltd. on April 27th, 1944.	
ASSESSED VALUE	(1944).....Land.....\$ 270. Imp..... 1350. Total Assessed Value. 1620. Taxable Value. 1215. 1944 Rates Bylaw.. 26.73 1944 Dyking charge <u>1.30</u> 1944 Total taxes.... <u>28.03</u>	
FIRE INSURANCE	Involved. Please refer to Fire Insurance Summary.	
CHATTELS	Not involved in sale of Real Property although sold to new owner.	
SOLD TO	Joseph Anthony PFITZENMAIER of 3350 W. 6th Ave. Vanc.BC (Restaurateur)	
APPROVED BY	Sale approved by Advisory Committee 27th Sept., 1944.	
SOLD AS AT	Nov. 18th, 1944.	
PURCHASE PRICE & TERMS OF SALE	\$950.00 - Cash.	

...../2

13th November, 1947.

(2)

DATE OF RECEIPT OF PURCH PRICE Nov. 17th, 1944.

DATE OF RECEIPT OF FINAL ADJMTS. Feb. 20th, 1945.

ACK. OF NEW CERT. OF TITLE C of T #181008-E acknowledged by new owner Feb. 20th 1945.

#####

FUNDS REL. TO OPEN CR. OF JAP. Feb. 14th, 1945.

JAP. ADVISED RE SALE AND FUNDS A Statement of Adjustments and a Statement of Account were forwarded to Ichino under covering letter dated Feb. 26th, 1945.

JAP. COMMENTS RE SALE OF PROPERTY None recorded on file.

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HISTORY OF ADMINISTRATION

Appraiser's description of property

"...is a one storey frame building 22' X 42' with a store front...The exterior is grey siding and the roof is poor. There is a lean-to at the back (18' X 22'). The interior is "V" joint, floors are good but uneven due to poor foundation. The rear portion is a two storey seven roomed living quarters with city light and water and sink and toilet. Heated by stoves. There is an old garage at the back. This is a very old building in a fair business location. The construction is cheap. The lot is 22' X 114'."

The above-described property located at 707 No. 1 Rd., Steveston, B.C., was declared by Ichino when completing Form JP on 17th April, 1942, as being his total Real Property.

1st Tenant (Malcolm)

On April 6th, 1942, Ichino leased the above premises to Ian Ronald MALCOLM together with chattels which were part of the store equipment. The terms of the lease provided for a monthly rental of \$15.00, plus payment by the tenant of water rates and taxes, and the contract being for the duration of the war with Japan or 30 days notice upon return of the Japanese to the protected area.

The first monthly payment by Malcolm was deposited to Ichino's credit at a Steveston bank as per terms of the lease, but upon direction from this office, all future payments were forwarded to this office.

2nd Tenant (WEISNER nee Hamilton)

Malcolm tenanted the property until May 30th, 1943 without arrears, and then vacated in favour of Mrs. F.M. HAMILTON (who eventually remarried and became Mrs. WEISNER).

14th November, 1947.

(3)

Repairs

Mrs. Weisner tenanted the property until date of sale at a monthly rental of \$15.00 plus \$2.00 water rates. At date of sale all charges due by the tenant had been paid.

Disbursements

Only one item of repair was necessary for the maintenance of the property during the Custodian's administration. The sum of \$7.00 was paid to W.J. McDiarmid on July 4th, 1942, for cleaning of pipes and plumbing.

Offers to purchase

Whilst the original letter is not on file, correspondence denotes that Joseph Anthony PFITZENMAIER offered to purchase this property on 25th Sept., 1944, at a price of \$950. This offer is the only one contained on file.

As the appraised valuation of this property was \$943.00, the Advisory Committee recommended acceptance of the bid, and the sale was completed on 20th Feb., 1945.

Old C of T.

Ichino was advised on 18th Nov., 1944, that the property was in course of sale and was requested to forward to this office the Certificate of Title. No reply from him is on file.

NO INFORMATION RE REAL PROPERTY, OTHER THAN THAT WHICH IS CONTAINED IN THIS SUMMARY, IS DIVULGED BY REVIEW OF THE FILE OF KOSABURO ICHINO AND FILES OF MEMBERS OF HIS IMMEDIATE FAMILY viz 1071, 4877, 4477, 1079, 6079.

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

15 Nov 1947

J. Cumings
J. Cumings, Admin. Dept.

JC/..

File No. 4995.

REAL PROPERTY SUMMARY FOR CLAIM

February 26th, 1945.

CLAIMANT:

(Mr.) Kosaburo ICHINO

Reg. No. 04389.

REAL PROP. SUBJECT
OF CLAIM:

707 #1 Road, Steveston, B.C.

(Catalogue No. 808)

being
North $\frac{1}{2}$ of Lot 6, Blk. 2 of Sec. 10, Blk. 3N.,
Range 7 W., Map 249, Mun. of Richmond, D.N.W.

CLAIM:

Estimated Fair Market Value as per Claim:

Land	\$ 600.00
Buildings	2700.00
CLAIM	<u>\$3300.00</u>

Amount Custodian received - Gross \$950.00

REFERENCESHISTORY

JP

Declared 17th April, 1942.

RP.1

C of E #50851, dated December 22nd, 1942, notes vesting in the Custodian.

RP.2

J.D.Mather's report dated May 8th, 1942, stating on this property is a store which is a 2 storey building, frame, shingle roof with 7 rooms at rear and upstairs. The building is in fair condition.

RP.3

Assessed Value (1942)

Land	\$ 270.00
Improvements	1350.00

Taxable Value ~~XXXX~~ \$945.00

Total Taxes 22.09

RP.4

Valuation, April 27th, 1944 - Coulthard, Sutherland & Co. Ltd., \$943.00.

RP.5

Offer rec'd., from J. Pfitzenmaier, \$950.00, 21/9/44. ACCEPTED.

RP.6

Approved Sept.27/44, J. Pfitzenmaier, \$950.00.

RP.7

Kosaburo ICHINO advised Feb.26/45, provided with Statement of Sale and Statement of Account.

RP.8

Statement of account to date.

COULTHARD, SUTHERLAND & Co., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

TELEPHONE 106

R.P.4

608 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

April 27, 1944.

Catalogue #308,
File #4995.

EXHIBIT NO. 466-7
DATE 24 Mar 1948
FILED BY

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

APPRAISAL

RE: N^o of Lot 6, Block 2, Section 10, BSM/7W, Map 242,
Steveston Townsite.

Dear Sir:

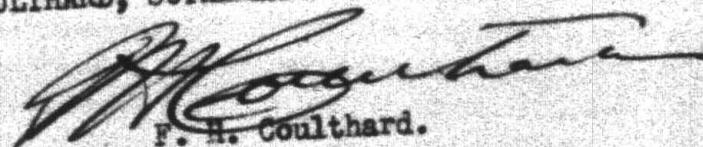
This is a one storey frame building 22' X 42' with a store front located at 707 No. 1 Road and is rented to Mr. Hamilton for \$15.00 per month and water. The exterior is grey siding and the roof is poor. There is a lean-to at the back (18' X 22'). The interior is "v" joint, floors are good but uneven due to poor foundation. The rear portion is a two storey seven roomed living quarters with city light and water and sink and toilet. Heated by stoves. There is an old garage at the back. This is a very old building in a fair business location. The construction is cheap. The lot is 22' X 114'.

VALUATION:

Buildings.....	\$818.00
Lot.....	125.00
	\$943.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,


F. H. Coulthard.

File No. 4995.
Catalogue No. 806.

November 20th, 1944.

MEMORANDUM

To: Mr. E.S. Wright

FROM: Mr. D.A. Cramer

Memorandum 100220 - Reg. No. 04309
Municipality of Richmond
North half of Lot 5, Blk. 2 of Sec.
10, R.R., R.R., Map 249, D.M.R.
Certificate of Title No. 25011.

Re: enclose herewith the following documents in
connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate.....JOSEPH ANTHONY FITZGERALD.
4. Copy of letter showing to whom sold and price
paid for the property.
5. Memorandum from the Administration Department
confirming valuation, and approval of Advisory
Committee.
6. Real Property Memorandum from Administration Dept.

Certificate of Indefeasible Title Number 25011-2 is in
the owner's possession.

D. A. Cramer

Enclose: 2 copies please send to Ottawa by airmail and return by mail.
D.A.C.

File No. 4995.
Catalogue No. 808.

January 19th, 1945.

7
MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Kosaburo ICHINO
Mun. of Richmond
N. $\frac{1}{2}$ of Lot 6, Blk. 2 of Sec.
10, Blk. 3 N., R. 7 W., Map
249, N. W. D.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated December 5th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 181007-E, dated December 4th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 181008-E, dated December 4th, 1944, registering the property in the name of Joseph Anthony Pfitzenmaier (Deed).
3. Duplicate of Transmission dated November 22nd, 1944.
4. Duplicate of Deed dated November 22nd, 1944 - Secretary of State to Joseph Anthony Pfitzenmaier.
5. Duplicate copies (2) of Bill of Sale number 54803, dated November 27th, 1944 - Secretary of State to Joseph Anthony Pfitzenmaier.
6. Certificate of Indefeasible Title number 181008-E, dated January 11th, 1945, covering the above property in the name of Joseph Anthony Pfitzenmaier.

D. A. Cramer

DAC:JS
Atch.

Catalogue No. 808
File No. 4995
707 No. 1 Rd. Steveston
N6/2/10/B3N/R7W/249

Receipt of Certificate of Title No. 181008-E and Bill of Sale ~~is duplicate~~
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 title have
been settled.

Receipt is also acknowledged of North Empire Insurance Company policy
No. 72471 which has been assigned to me.

Dated at Vancouver, B. C., this 20th day of February, 1945.

J. A. Spitzman

STATEMENT RE SALE OF:

Catalogue No:

808

Street Address:

707 No. 1. Rd.

Legal Description: Richmond

Name:

ICHINO, Kocaburo

File No:

4995

Reg. 04309

W 6/2/10/BN/RTM/249

Date of Sale and Adjustments Nov. 18/44

Sale Price

950.00

Real Estate Agent's Commission

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

Vendor

Mortgages

Arrears of Taxes

Other charges

Adjustments:

Fire Insurance

(39.30

Taxes

(5.64

Water

3.30

3.27

14.00

1001.52

Net Proceeds credited to your account

987.51

Date: February 24th, 1945.

Compiled by: Mr. George Peters.

THOMPSON & COMPANY

AUCTIONEERS AND APPRAISERS

ESTABLISHED 20 YEARS

ROYAL TRUST BUILDING,
226 PENDER STREET WEST,
VANCOUVER, B. C.

October 5th. 1944.

Department of the Secretary of State.
Office of the Custodian.
Royal Bank Bldg.
City.

Dear Sirs:

INVENTORY & APPRAISAL RE KASABURO ICHINO, 707 # 1 ROAD. STEVESTON. B.C. File #4995.

1 - Only "National" Cash Register	\$60.00 x
1 - Only "Kelvinator" Electric Cooler	75.00 x
1 - Only "Universal" Cooler	200.00 x
1 - Only Ice Cream Mixer <i>with shell machine</i>	40.00 x
1 - Only Electric Double Plate & Stove <i>+ Pans (2)</i>	10.00 x
1 - Only Rock Gas (tanks) & Stove with hot plate	15.00 x
2 - Only Counters	4.00 x
1 - Only Small Showcase (Broken)	50 x
7 - Only Shells - All Broken (no value)	
1 - Only Ice Box (Steel)	40.00 x
1 - Only Step Ladder	75 x
1 - Only Wooden Stool	50 x
1 - Only Electric Clock	15.00 x
1 - Only (5lb. limit) Toledo Scale	12.00 x
2 - Only Chairs (Wooden)	1.00 x
1 - Only Biscuit Container and 1 Rack	4.00 x
1 - Only Stove in store	8.00 x
Glassware	10.00 x
Tea Pots & Crockery	15.00 x
5 - Only Candy Jars	4.00 x
2 - Only Serviette Containers	2.00 x
1 - Only Roll Paper Holder	1.50 x
2 - Only Plate Glass (in show window)	1.00 x
1 - Only Office Desk (in Back Room)	7.00 x
2 - Only Office files	1.00 x
1 - Only Stove	7.00 x
5 - Only Chairs	2.50 x
1 - Only Table	1.00 x
1 - Only Electric Toaster	5.00 x
1 - Only Round Table	1.50 x

\$544.25

We hereby certify that the sum of \$544.25 is a just and fair valuation of all the above goods & chattels

THOMPSON & COMPANY.

W. S. Thompson

PERSONAL PROPERTY CLAIM

CLAIMANT

Kosaburo ICHINO

Regn No: 04389

REFERENCESHISTORY

JP

Completed Form JP 17 Apr 42. Evacuated 22 Apr 42. Inventory of chattels submitted.

PP.2 5

Leased premises AND CHATTELS to I.R. Malcolm 6 Apr 42 and inventory of chattels incorporated into lease.

STOVE
MISSING

Malcolm vacated 30 May 43 and Mrs. Weisner tenanted immediately. Only item missing on chattel check - Kitchen Stove & Tank. File does not disclose reason for removal or action to recover.

HOUSEHOLD
EFFECTS

No household effects declared by Ichino. Subsequent investigation disclosed some were stored in shed at rear of store and had been burgled. Household effects not noted in lease to Malcolm.

BUDDHIST
SHRINES

6 claimed. Usually only one to each home. 1 declared and 1 shipped 8 Oct 43 (Ref. PP.4)

CONTENTS OF
BOXES etc

Custodian representative (undated) inventory discloses disposition. Mostly old clothing -- given to UNRRA, and dolls -- auctioned. Some photos noted as going to Storage -- these not recorded on Storage inventories.

SOFT DRINK
BOTTLES

9 cases declared Form JP. Now claiming for 20 cases. Mather report 8 May 42 notes 9 cases "have been turned over to tenant". (Mather report RP.2)

SHIPMENTS

1 Trunk, 1 Shrine, 1 box Effects shipped by Robinson 8 Oct 43. See Ref 4.

SALE OF
FIXTURES

On 16 Nov 44 offer to purchase received \$644.25 (Ref.3) Articles appraised Thompson & Co. 5 Oct 44 (Ref.2) in amount of \$544.25. Sold to bidder \$644.25.

ROCK GAS
EQUIPMENT

Rock Gas Equipment removed by Rock Gas Co. as they only loan the equipment. See Ref.1.

JC/..

RE: Kosaburo ICHINO
Regn No: 04389
File No: 4995

15th November, 1947.

PERSONAL PROPERTY
SUMMARY

CHATELS	Please refer to Summary and Schedule.
BONDS	Declared 'nil' on Form JP and the file does not disclose the existence of any.
BANK ACCOUNT	Ichino declared a credit balance of \$500. in Acc. No. 123 at Royal Bank of Canada, Steveston, B.C. These funds were not administered by the Custodian.
LIFE ASSURANCE	Declared nil on Form JP and not contradicted by file.
ACCOUNTS RECEIVABLE	None declared by Ichino when completing Form JP on 17th April, 1942, and no correspondence in this regard on file.

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

15 Nov 1947


J. Cuming, Admin. Dept.

JC/..

RE: Kosaburo ICHINO
Regn. No. 04389
File No. 4995

14th November, 1947.

CHATTEL SUMMARY

Declaration
of chattels
by Ichino
family.

Kenzo ICHINO (4877) operated the store part of the premises but on his Form JP declaration only noted the actual stock-in-trade, and as none of the other members of the family declared ownership of the actual articles used in the store, plus the fact that they were listed by the father Kosaburo in a lease granted to I.R. Malcolm, they have been considered to be wholly belonging to the father and so treated throughout the file.

The stock-in-trade is summarised in Kenzo's file No. 4877.

Form JP
Inventory

A copy of the lease granted Malcolm appears on file, and the inventory which is contained therein has been reconciled with the inventory submitted by Kosaburo ICHINO when he completed Form JP on April 17th, 1942.

Chattel
check on
new tenant
renting
property.

Ichino leased the property and chattels to Malcolm, and upon Malcolm vacating the premises on 30th May, 1943, in favour of a Mrs. Weisner (nee Hamilton), the chattels were evidently checked by a representative of this office. On a typewritten list taken ~~on the day~~, only one item is noted as being missing. The Kitchen Stove and Tank is noted as having been "taken by Mr. Malcolm".

Loss of
Kitchen
Stove &
Tank.

Perusal of the file does not indicate under what circumstances Malcolm took the stove, nor that any effort was ever made to retrieve same or account for it in any way, neither is there a ledger entry to show that any payment was made in respect of the stove or that it might presumably have been given to him to compensate for any financial outlay on his part which might have been connected with the property.

Household
effects

No Household effects were declared by Ichino, and the only information on the file to indicate the possible existence of any chattels of that nature is contained in letters of April 29th and May 3rd, 1943, in which the Steveston representative is requested by this office to inventory articles which were reported to be in a garage at the rear of the house.

No answer to this request appears on file, nor are further letters in this regard apparent.

Authority
to sell
piano

Although a piano was not declared by Ichino, an authority was received from him to dispose of one by sale for an amount not less than \$200. Correspondence on file denotes that this piano was at the home of a Mr. Brue at Brighthouse. How it got there or where it came from is not disclosed. The piano was sold at auction on April 28th, 1944 for the sum of \$130.

Request for
shipment of
personal
articles

A requisition dated July 29th (1943 ?) from Ichino is on file in which he enumerates articles as follows, which he requested be shipped to him:

- 1 Elec. Sewing Machine
- 1 'Comfortable' wrapped in blue bed cover
- 1 Trunk

14th November, 1947.

(2)

Chinaware and Kitchenware in wooden box.

1 Buddhist shrine approx size: Ht 4' Wdth 2½'

1 Green tool box car wrenches

1 Hydraulic jack

1 sack 50# Red Beans

1 sack 50# Rice

These goods are in the rear garage storehouse.

On the bottom of the requisition a typewritten note states that a \$15. deposit was mailed on 13th Aug., 1943.

Perusal of the ledger does not indicate that the money was received by this office, and correspondence on Robinson's section of the file indicates that the B.C. Sec. Comm. handled all financial details while Robinson collected and despatched the following articles:

1 Trunk

1 Shrine

1 Box effects.

*See letter B.C.C. Sept 13 1943
Robinson's section of file
1 trunk
1 shrine
1 box effects
2/4 hrs.*

Two points are obvious in the file in regard to the above requisition:

- a) The articles requested were not declared by Ichino or any of his immediate family.
- b) While this office made one effort to ascertain what household effects (if any) were on the premises, no action by the Steveston representative is recorded insofar as inquiring into or reporting upon the existence of any effects of this nature, until such time as the property was rented to Mrs. Weisner, who requested their removal.

Removal to
Storage

Various articles as per Schedule were removed to No.2 Warehouse on 22nd Oct., 1943, and their disposition is noted. A list of the contents of boxes and trunks is also on file.

Requisition
for chattels
from Jap.

A letter dated 12th January, 1945, was received from Ichino in which he enumerated various articles which he wished shipped. In the reply to him of 29th January, many of the articles are noted as not having been found. The articles requested had not been previously declared by Ichino or his family.

Slot machine

J.L. Shaner of Crescent Machine & Pattern Works, Eburne, BC, claimed on 7 Aug 44 that he had place a 5¢ Slot Machine in Ichino's store approximately 5 years previously. Various attempts are recorded on file to procure from Shaner the circumstances under which this machine was installed, but to date he has not supplied the required information. Reference on file indicate that a slot machine in a dismantled condition was found on the premises, but the file does not indicate the final disposition of same. As Shaner has had ample time to file a legal claim for either recovery of the machine or compensation for the loss of, and has not answered the queries put to him, plus the fact that the file does not give any information as to the machines disposal, this matter will be allowed to stand 'as is'.

15th November, 1947.

(9)

Sale of
store equipt.

Chattels used in the operation of the store were appraised by Thompson & Co. on Oct 5th, 1944, (as per Schedule), and a further letter from Thompson & Co. of 8th Nov 1944 advised this office to sell these chattels at their present location as they were of more value due to them having been purchased to suit the building.

Offer to
purchase
store equipt.

On 16th Nov. 1944 J.A. Pfitzenmaier offered to purchase the store equipment at a price of \$644.25, this being \$100.00 above the price set on the articles by Thompson & Co. On receipt of Pfitzenmaier's offer, the facts were placed before the Advisory Committee, and on their recommendation the sale was completed.

NO FURTHER INFORMATION IN REGARD TO CHATTELS IS CONTAINED IN THIS FILE NOR DOES PERUSAL OF CHILDREN'S FILES ADD INFORMATION WHICH MIGHT CLARIFY THE CHATTEL SITUATION.

Certified that the information
contained in this Summary is
in accordance with the inform-
ation on file.

JC/..

15 Nov. 1947
J. H. Hume
J. H. Hume, Admin. Dept.

14th November, 1947.

CHattel ScheduleSTONE CHATTELS

		(1) Thompson Inv & Appraisal 5/10/44	Other Disposition
<u>As per Ichino Lease</u>			
1 National Cash Register	1	\$ 60.	
1 Universal Cooler	1	200.	
1 Kelvinator elec. cooler	1	75.	
1 Ice-cream mixer	1	40.	
1 Elec 'dble' hot plate	1	10.	
& Pyrex drip (perc.2)			
1 Rock Gas (tanks 2) & stove	1	15.	Tanks removed by Rock Gas Co. (2/3/45) Stove Missing.
3 Counters	2	4.	1 Missing during tenancy.
1 Show case	1 (broken)	.50	
7 Stools (5 broken)	7 (all broken)---		Appraiser: "No value"
1 Ice box (steel)	1	40.	
1 Elec. toaster	1	5.	
1 rd Table	1	1.50	
1 Step ladder (steel)	1	.75	
1 wdn Stool	1	.50	
1 Selmor 1 1/2 machine			Missing during tenancy.
1 Elec Clock	1	15.	
18 Glasses	<u>GLASSWARE</u>	10.	
25 Ice-cream dishes			
15 Milk Shake glasses			
18 Tea pots	<u>TEAPOTS</u>		
46 Cups (listed as 41)	<u>& CROCKERY</u>	15.	
107 Saucers			
2 Serviette containers	2	2.	
15 Glass Candy Jars	5	4.	10 Missing during tenancy
1 Toledo Scale (3 1/2 limit)	1	12.	
2 Wdn Chairs	2	1.	
1 Roll Paper Holder	1	1.50	
1 Biscuit Container wdn	1	4.	
1 Desk (back room)	1	7.	
1 Table (back room)	1	1.	
1 Kitch. stove			Taken by Malcolm (14/3/43)
10 Chairs	5	2.50	5 Missing during tenancy
2 Office files	2	1.	
Forks & spoons	Glassware/crockery		
1 Stove (back room)	1	7.	
1 Stove (store)	1	8.	
6 Sugar jars	Glassware/Crockery		
2 Plate glass (show window)	2	1.	

\$544.25

19th November, 1947

CHATTEL SCHEDULE (2)

CHATTLES NOT PREVIOUSLY DECLARED BY ICHINO, NOT PREVIOUSLY INVENTORIED BY ANY REPRESENTATIVE OF THIS OFFICE, BUT REMOVED TO STORAGE 22 Oct., 1943

REMOVED TO STORAGE

AUCTIONED

OTHER DISPOSITION

2 Bed springs
1 Mattress
4 bxs Clothing
1 bx Books
1 Slot machine
(in parts)

Destroyed 24/9/45

Missing (See Schedule)

1 bx Doll
2 wooden boxes
2 framed Pictures
1 Suitcase
1 Table Lamp/Shade

Seven dolls (var. ds - 19.95
tes)
9/11/45 odd Lot/Glass. 2.85
9/11/45 Grip & odd Lot 2.00
13/10/44 1.50

1 Shrine
1 bx Picture and
trays
2 ctns Books
1 ctn Knick Knacks
1 ctn Counter books

Lacquer set 14/11/45 2.25

1 small Medicine Cab.
1 ctn Clothing
1 wicker basket Corks
1 bx misc. Corks
1 ctn Fencing Masks

2 bxs Branding Irons
1 set Stove Grates &
parts

Piano & stool
Childs Bureau

28/4/44 130.00
12/5/44 3.00

ARTICLES REQUESTED BY ICHINO 12/1/45 AND NOT PREVIOUSLY DECLARED OR INVENTORIED

Item

Infm given Jap. 29/1/45

Present disposition

Bed
Bed Comforter
Elec. Sew. Machine
Buddhist Shrine

Being sold
No trace
No trace
Shipped 8/10/43

Missing
Not found
Not found
1 shipped 8/10/43 1 to
Stge 22/10/43, therefore
1 Missing.

Piano
Packed goods ev'thing
1 Hvy Jap. boiler
cast iron

Sold at Auction
Dealt with later

See note above.

Small heater
Phonograph, records
& pick up & radio
Mother's picture in
frame

No trace
Sold with store equipt.

Not found

No trace

Not found

Rmvd. to Stge, ship later

No trace

THE CONTENTS OF
ALL BOXES, CARTONS
ETC ARE LISTED ON
THE WHITE SHEET TO
BEAR OF THIS SCHED-
ULE WITH THE DISPO-
SITION OF EACH ART-
ICLE NOTED.

MEMORANDUM

File No.: 499⁵

May 22nd, 1943

To: FILE

From: Mr. Mackenzie

Rat Kosaburo ICHINO

The chattels declared by the above are all accounted for. The new tenant, Mrs. Hamilton, is to occupy the premises on June 1st and Mr. C. C. Robinson has now a signed statement from her covering chattels taken over.

The stock-in-trade which was sold by the above for \$300.00 to the former tenant, Mr. Malcolm, has been fully paid for and receipts held by Malcolm.

RBW:IF

RB Mackenzie

*Chattels now stored in No 2 Warehouse
as Mrs. Hamilton required the space*

12/10/43

RBW

MEMORANDUM

File No. 4995

August 9th, 1944

TO: FILE

FROM: Mr. Mackenzie

Re: ICHINO, Kazaburo

For position of chattels see memo of May 22nd, 1943.

Inventory of chattels taken over by Mrs. Hamilton from Mr. Malcolm was signed by both parties on March 14th, 1943.

A shipment was made to the above on October 8th, 1943, of goods asked for on Custodian release dated July 29th, 1943.

Chattels as per list 448 were moved on 22nd of October, 1943, from 707 No. 1 Road to our No. 2 storage warehouse at the request of Mrs. Hamilton who needed the space.

The above, in a Custodian release dated September 13th, 1943, asked us to sell a piano, stored with Mr. Blue at 313 Patterson Road, for not less than \$200.00. As no private sale was affected, the piano was sold at auction in Steveston on April 26th, 1944.

RBM

REM/MHG

MEMORANDUM

November 23rd, 1944.

TO: Mr. Green, Protection Department

FROM: Administration Department

Re: Memorandum TCHING - #04389
707 No. 1 Road, Stevenson, B. C.
Catalogue No. 806 - File A221

- CHATELS -

For the reasons given later in this memorandum, the chattels that we are concerned with at these premises are those set out below:

Chattels declared in "JP" Form
dated April 17/43.

- 1 - "National" cash register
- 1 - "Universal" cooler
- 1 - "Kulvintar" electric cooler
- 1 - ice-cream mixer
- 1 - electric "double" hot plate and
Pyrex drip (percolator 2)
- 1 - rock gas (tanks 2) and stove
- 3 - counters
- 1 - show case
- 1 - small show case
- 7 - stools
- 1 - ice box (steel)
- 1 - electric toaster
- 1 - round table
- 1 - step ladder "Steel"
- 1 - wooden stool
- 1 - Bellini 1/2 machine
- 1 - electric clock
- 15- glasses, 25 ice-cream dishes,
- 15- milk shake glasses, 15 tea pots,
- 45- cups, 107 saucers
- 2 - serviette containers
- 15- glass candy jars
- 1 - 1-lb.(limit) tinplate scale
- 2 - wooden chairs
- 1 - roll paper holder
- 1 - biscuit container (wooden)
- 1 - desk (in back room)
- 1 - table " " "
- 1 - kitchen stove
- 10- chairs
- 2 - office files
- Forks and Spoons
- 1 - stove (in store)
- 1 - stove (in back room)
- 6 - sugar jars

(Over)

NOTE:

With the exception of the kitchen stove the above chattels were signed for by Mrs. F. H. Hamilton (now Mrs. Weisner), the present tenant, on March 14, 1943 as per list on file. Mrs. Weisner took over from the previous tenant, R. Malcolm, who according to the file did not sign any inventory.

It should be first pointed out with regard to the chattels mentioned above that an Inventory and Appraisal has been made by Thompson & Company (see their letter of 5/10/44 on file).

The chattels are in course of sale to the new purchaser of the property, J. A. Pittman, so there is no question of the removal of these chattels.

There were other chattels on the premises but apparently these were undeclared and no inventory made, therefore, it is impossible to check these in detail. A shipment was made to Ichino on October 8th, 1943 and certain chattels as per list 448, dated October 22, 1943, were moved to storage at No. 2 Warehouse, at the request of Mrs. Hamilton who needed the space. Some of these chattels have been sold.

A piano owned by this evictee and stored with a friend at 313 Patterson Road, was sold at auction at Steveston on April 20th, 1944 and realized \$130.00.

P. Doust.

PD/ER

MEMORANDUM

File No. 4995

Sept. 24/45

TO: The File

FROM: Mr. R. B. Mackenzie

RE: KOSABURO ICHINO

The following article was either destroyed or abandoned
as being of no value:

1 Old mattress

REM:LEM

R.B.M.

466 - 4
EXHIBIT No.
DATE 24 Mar 1948
FILED BY
A.G. Virtue

LIST OF CHATTELS SOLD TO MR. PFITENMAIER
under BILL OF SALE, dated Nov. 27/44

1 only "National" Cash Register
1 " " "Kalvinator" Electric Cooler
1 " " "Universal" Cooler
1 " " Ice Cream Mixer
1 " " Electric Double Plate Stove
1 " " Mack Gas (tanks) & Stove with hot plate
2 " " Counters
1 " " Small Showcase
7 " " Stools
1 " " Ice Box (Steel)
1 " " Step Ladder
1 " " Wooden Stool
1 " " Electric Clock
1 " " (3 lb. limit) Toledo Scale
2 " " only Wooden Chairs
1 " " Biscuit Container and 1 Mack
1 " " Stove (in store)
Glassware
Tea Pots and "rockery
5 " " Candy Jars
2 " " Serviette Containers
1 " " Wall Paper Holder
2 " " Plate Glass (in show window)
1 " " Office Desk (in Back Room)
2 " " Office Files
1 " " Stove
5 " " Chairs
1 " " Table
1 " " Electric Toaster
1 " " Round Table

"8644.257"

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

April 26, 1948

nd M. A. Virtue

NAME JOHN W. KENNEDY

REGISTRATION NO. 04389

FILE NO. 4389

The following chattels were sold by public
 auction at Steveston, B. C. on November 3, 1945.

Orp and odd lot
 Japanese doll
 Box odd lot
 Box Glassware

\$2.00M
 3.25
 1.30M
 1.75K

*Originals of Auct. Photo
 mailed 26/2/48*
[Signature]

Total		\$ 8.10
Less Expenses:	(Auctioneer's Fee \$.81 Advertising .52 Moving .48	\$ 1.81
Net Proceeds Credited:		\$ 6.29

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Steveston 41

Remarks.

8.10
 18.35
 3.-
 150.50
 160.95

NAME ICHINO, Yasaburo

REGISTRATION NO. 04389

FILE NO. 4995

The following chattels were sold by public
auction at Steveston, B. C. on November 14, 1945.

Doll & Case	\$.50
Shirley Temple doll	6.50
2 Kewpies	1.00
Large doll	5.50
Laquer set	2.25
Charlie McCarthy? doll	2.60

Total	(Auctioneer's Fee \$ 1.84	\$ 22.39
Less Expenses:	(Advertising .63	\$ 3.18
	(Moving .72	
Net Proceeds Credited:		\$ 18.49

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Steveston 42

Remarks.

original and
2/6/48

NAME ICHINO, Koguro

REGISTRATION NO. 04389

FILE NO. 4995

The following chattels were sold by public
auction at Stevenson, B. Co. on May 12, 1944.

Child's bureau

\$ 3.00 -

Total

Less Expenses: (Auctioneer's Fee: \$0.30
(Advertising: 0.14
(Moving: 0.28

Net Proceeds Credited:

\$ 3.00

\$ 0.72

\$ 2.28

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering list No. Stevenson 13

Remarks.

NAME ICHTHO, Kossak

REGISTRATION NO. 94389

FILE NO. 1995

The following chattels were sold by public
auction at Stevenson, D. C. on April 22, 1941

Piano & bench

\$130.00

Total:

\$130.00

Less Expenses: (Auctioneer's Fee: \$13.00
(Advertising: 6.57)

\$ 19.57

Net Proceeds Credited:

\$110.43

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering list No. Stevenson 12

Remarks.

*why not
27/1/41*

original and
copy 1/18

NAME JOHN, Kambura

REGISTRATION NO. 04389

FILE NO. 4992

The following chattels were sold by public
auction at Stevenson, N. C. on October 12, 1944.

Table Lamp

\$ 1.50 P

Total

Less Expenses: (Auctioneer's Fees \$0.15
Advertising 0.05
Carriage 0.10)

Net Proceeds Credited:

\$	1.50
\$	0.30
\$	1.20

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Stevenson 22

Remarks.

14th November, 1947.

RE: Kosaburo ICHINO
Regn No: 04389
File No: 4995

SPECIFIED ARTICLES SUMMARY

CAMERAS

AUTOS

FIREARMS

RADIOS

VESSELS

None declared on Form JP and review of
the file does not indicate the existence
of any articles of this nature.

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

15 Nov 1947

J. Cumming
J. Cumming, Admin. Dept.

JC/..

14th November, 1947.

RE: Kosaburo ICHINO
Regn No: 04389
File No: 4995

FIRE INSURANCE SUMMARY

Ichino declared fire insurance in the amount of \$1500, on the building and \$500, on the furniture and fixtures when completing Form JP on April 17th, 1942.

Investigation disclosed the following coverage:

Company	Amount	Covering	Expiry Date
Bankers & Traders Ins. Co.	\$1000.	Building	12 Jan 1943
do	500.	Fixtures	do
Liverpool-Manitoba Ins.Co.	500.	do	21 Apr 1943
do	300.	HH Furn.	do
do	600.	do	27 Apr 1943
do	100.	Fixtures	do
	<u>\$3000.</u>		

On expiration of the above policies, the coverage was increased to \$3400. with expiry date of Jan/Apr 1944, and on expiration of those renewals the coverage was cut down to \$2500. due to removals to storage of various chattels. The 1945 renewal lessened the coverage to \$1500, and upon sale of the property was transferred to the new owner.

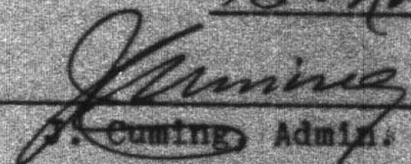
Return of the balance of premium paid in the amount of \$44.94 was credited to Ichino upon computation of the Adjustments of Sale.

No claims were entered during the Custodian's administration of the property.

NO INFORMATION RE FIRE INSURANCE, OTHER THAN THAT WHICH IS CONTAINED IN THE ABOVE SUMMARY AND ATTACHED SCHEDULE, IS DIVULGED BY REVIEW OF THE FILE.

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

15 Nov. 1947.


J. Cumming Admin. Dept.

JC/..

04389

ICHINO, Kocaburo

PAGE 1

4975

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Liverpool-Manitoba Insurance Co.	<i>Renewed Pol # 29926</i> 20785	\$700.00	April	21	1943	707 No. 1 Road Steveston, B. C.
Liverpool-Manitoba Insurance Co.	<i>Renewed Pol # 29926</i> 20786	\$500.00	April	21	1943	707 No. 1 Road Steveston, B. C.
Liverpool-Manitoba Insurance Co.	<i>Renewed Pol # 29926</i> 20787	\$300.00	April	21	1943	707 No. 1 Road Steveston, B. C.
Bankers & Traders Insurance Co. Ltd.	<i>Renewed by # 69710 - March Empire</i> 32-28324	\$1500.	Jan.	12	1943	LT. 6, Blk. 2, Sec. 1, B3E, B7E 707 No. 1 Rd. Steveston, B. C.
North Empire Fire Insurance Co.	<i>Renewed Pol # 70159 - March Empire</i> 67910	\$2000. xxxxxx	Jan.	12	1944	707 No. 1 Rd. Steveston, B. C.
Liverpool-Manitoba Assoc. Company	<i>Renewed by Pol # 70159 - March Empire</i> 29726	\$400.00 xxxxxx	April	21	1944	707 E. side of No. 1 Rd., Steveston, B. C.
North West Fire Insurance Co.	<i>Renewed - Pol # 73159 - March Empire</i> 73159	\$2,500.00 \$2,000.	Jan.	12	1945	707 No. 1 Road, Steveston, B. C.

SEE PAGE 2

参考文献

FILE NO. 100-361188 PAGE 2

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ICLAND, Leobard

[illegible]

LIABILITY SUMMARY

That on or about April 1, 1942, the above named party, [Name], was [Description of Event]

and the above named party, [Name], was [Description of Event]

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

[Signature]
[Name]
[Title]

File 4995

MEMORANDUM

TO: Mr. G.H. Harris
FROM: Mr. S.M. Gibson

April 8th, 1944.

Re: Fire Insurance - 707 on the West side of
No. 1 Road, Steveston, - Kasaburo ICHINO

The following fire insurance protection is in force covering
on the above property, equipment and personal effects:-

North Empire Policy No. 70159 - Expiry date: January 12, 1945,
\$1500 on 1½-story frame building with shingle roof,
occupied as lunch counter, store and living apartments;
\$ 500 on store and lunch counter, trade and office furniture,
fixtures, etc.

Liverpool-Manitoba Policy No. 29926 - Expiry date: April 21, 1944,
\$ 500 on store and lunch counter, furniture, trade and office
furniture and fixtures, etc. and

\$ 500 on Household Furniture, supplies and personal effects,
etc. stored in the building at No. 707 No. 1 Road.

\$200.00 of the above coverage on Household Furniture, etc. applies to cover
on a piano stored at No. 313 on the North side of Patterson Road, Richmond.

As you will notice by the expiry date, the Liverpool-Manitoba
policy comes up for renewal on the 21st of this month and I wish to be ad-
vised, please, if the total coverage as set out above is at present in line with
the insurable values of the risks; also is the piano referred to above still
stored at No. 313 Patterson Road or has it been disposed of.

I would appreciate your comments on this as early as convenient.

*Returned
to file
14/4/44
Advised Mr. Harris
by phone
S.M.G.*

MEMORANDUM

March 2nd, 1945.

TO: File 4995

FROM: Administration Department

Re: Store fixtures and equipment at
707 No. 1 Rd., Staverston, B. C.
Kosaburo ICHINO - Reg. 04389.

In the appraisal made by Thompson & Co. October 5th,
1944 for the above the following item appears:

1 - only Rock Gas (tanks) and Stove with
hot plate \$15.00

The Rock Gas equipment was removed by the Rock Gas
Company as it was their property, leaving only the stove and hot
plate. In view of the removal of the Rock Gas equipment the
purchaser does not require the stove and hot plate and same will
be removed and sold by us.

The total valuation of the equipment was \$544.25 and we
accepted Mr. Pfitsenmaier's offer of \$644.25. The proportionate
value of the item in question is \$18.50 and this amount will have
to be refunded to the above when the stove and hot plate have been
returned.


P. Deust.

PD/ ER

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address 90 A.G. JOHNSON

Date

JULY 29th 1943PICTURE BUTTE ALTA.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, KOSABURO ICHINO, Police Registration No. 04389hereby request you to release to me the under-noted property stored at 707 #1 ROAD STEVESTON B.C.in possession of MR. HOBLES

and I release you from any claim whatsoever with respect to such property.

Description of Property: 1 Electric Sewing Machine, 1 Comfortable wrapped in blue bed cover, 1 TRUNK, CHINAWARE & KITCHEN WARE
1 BUDDHIST SHRINE APPROX. SIZE: Height 4 ft Width 2 1/2 ft.
1 Green Tool Box Car wrenches, 1 Hydraulic These goods are in
Jeck, 1 50lbs Red Beans, 1 50lbs Rice (the year garage storage)Original Address 707 #1 ROAD STEVESTON B.C.Date Evacuated to Vancouver APRIL 22/42Date Evacuated to Present Address APRIL 24/42Number in Family - 12 years and over SIXNumber in Family - 5 to 11 years old —Number in Family - under 5 —TOTAL NUMBER IN FAMILY SIX

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

Claimant Signs Here

K. Ichino

Deposit \$15.00 mailed Aug. 12/43.

Post 43
24/43

EVACUATION SECTION
Rec'd SEP 25 1943
File No.
Ans.
Referred G-165-A

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address P.O. Box 396,

Date September 13/43

Picture Butte, Alberta.

To: The Secretary of State, acting in his
capacity as Custodian, Vancouver, B.C.

I, Kosaburo ICHINO, Police Registration No. 04389

hereby request you to release to me the under-noted property

stored at 313 Patterson Rd. Municipality, of Richmond

in possession of Mr. Blue

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

? Sold @ Auction
One only CRAIG "HEINZMAN" PIANO Complete with one
piano stool (This release to cover authority to sell this piano
at a price not less than \$200.00) *Blue will pay 100% only.*

Original Address 407 1 Road, Steveston, B.C.

Date Evacuated to Vancouver April 22/42

Date Evacuated to Present Address April 24/42

Number in Family - 12 years and over 6

Number in Family - 5 to 11 years old -

Number in Family - under 5 -

TOTAL NUMBER IN FAMILY 6

I agree to pay all charges as required by the British Columbia
Security Commission.

APPROVED:
BRITISH COLUMBIA SECURITY COMMISSION

Per: _____

K. Ichino
Claimant Signs Here

Thomas C. King
REAL ESTATE AND INSURANCE
COMMISSIONER
FOR TAKING AFFIDAVITS

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
AUG 27 1942

78 GEORGIA STREET

Steveston, B. C.

August, 26th, 1942.

Mr. F. G. Shears,
Assistant Manager,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

During the collecting of rents for the month of August, I had reason to call on Mr. Ian R. Malcolm for his payment, and he informed me that he had deposited it in the bank here, I saw his deposit slip which showed that it was deposited on August 18th. He failed to give me a reason for this as he had paid me before personally, but have reason to believe that he was requested by the owner Kosaburo ICHINO, file #4995 to have his rents deposited to his account here in Steveston. Would it be too much to ask that a letter be sent him direct instructing him to pay his rent to me.

Yours truly,

Thomas C. King

WESTERN CANADA DIRECTOR
A. E. ADAMSON
H. W. SMITH

NORTH EMPIRE FIRE INSURANCE COMPANY

POLICIES GUARANTEED BY ASSETS OF OVER TWO HUNDRED MILLION DOLLARS

WESTERN CANADA REPRESENTATIVE
H. W. SMITH LTD.
GENERAL AGENTS
WINNIPEG

WILSON INSURANCE AGENCIES LTD.
AGENTS
325 HOWE STREET - VANCOUVER, B.C.
PHONE MARINE 8488

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED

December 11th, 1942.

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

Attention Mr. F.G. Shears

Dear Mr. Shears:-

re Your File #4995 - KOSABURO ICHINO -
property at 707 No. 1 Road, Steves-
ton, B.C.

I have received a communication from Mr. Ichino and he has asked about the rent money for the store located as shown above. The rent was \$15.00 a month and it was supposed to be deposited in the Bank. No doubt the money has been paid into the Bank to your account. Mr. Ichino asks that you pay the insurance as he was depending on this money to pay the insurance and any other matters in connection with the property. Mr. Ichino states that he has not written you, but I will advise him to write you authorizing you to pay the premium on a Bankers & Traders Policy which expires on the 12th of January, covering \$1,000. on the Building and \$500. on Store & Office Furniture & Fixtures.

We are enclosing herewith North Empire Cover Note covering as mentioned above from today's date for a period of thirty days, and we enclose herewith North Empire Policy #67910 covering for \$1,000. on Building and \$500. on Furniture & Fixtures at 707 No. 1 Road, Steveston, B.C. which will be effective from January 12th, 1943.

Yours very truly,

WILSON INSURANCE AGENCIES LIMITED.

MANAGER.

JW/KM
Enc.

FILED	DEC 15 1943
RECEIVED	DEC 15 1943
DEC 15th	

Mr. Shears
Custodian Office
Vancouver B.C.

Wm. H. Peers
6/10/43

Dear Sir:

As my insurance on the building at Skunk Creek B.C. has to be expired on January 12th/43. I have wrote to Wilson Insurance Agencies Ltd. of Vancouver to renew my policy.

I believe my file number at the Custodian Office is 14995.

So will you please check & see how my financial standing from the rent money. Asking you please look after the premium.

Enclosed please find statement. Also please let me know exactly how I stand at the Custodian's Office.

Yours truly
H. J. Smith

% A. C. JOHNSON. PICTURE BUTTE

4995.

January 8, 1943.

Mr. Kosaburo ICHINO,
Registration No. 04389,
c/o A. O. Johnson,
Picture Butte, Alta.

Dear Sir:

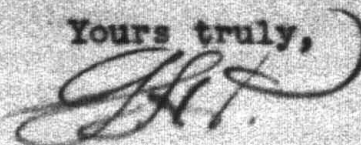
In reply to your letter of December 18th, we beg to advise you that as requested, we have renewed the \$1500.00 policy which expires on the 12th instant through Wilson Insurance Agencies Ltd.

With regard to your property at 707 No. 1 Road, Steveston, we beg to advise you that we have collected the rentals at the rate of \$15.00 per month for the five months ending December making a total of \$75.00. \$7.00 has been spent on repairs, \$3.00 for agent's fees and \$36.90 for the above mentioned insurance policy leaving a balance to your credit at this office amounting to \$28.10.

We also have on our file a receipt from the Township of Richmond showing that 1942 taxes amounting to \$22.09 have been paid by the tenant.

Hoping that the above meets with your approval, we remain,

Yours truly,



G. H. Peers,
Administration Department.

GHP/P.

THE OLDEST INSURANCE OFFICE
IN THE WORLD



WILSON INSURANCE AGENCIES LIMITED

AGENTS

325 HOWE STREET

VANCOUVER, B.C.

TELEPHONE
SEYMOUR 5626

January 12th, 1944.

Mr. S.M. Gibson,
Dept. of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JAN 14 1944
File No.	4995
Ans.	Gibson
Referred	Gibson

Dear Mr. Gibson:-

re File #4995 - KOSABURO ICHINO

In accordance with your instructions, we enclose herewith North Empire Policy #70159 covering for \$1,500. on Building and \$500. on Fixtures at 707 No. 1 Road, Steveston, and being a renewal of Policy #67910.

We also enclose herewith endorsement for Liverpool-Manitoba Policy #29926 cancelling Item 7 covering for \$100. on Fixtures in accordance with your instructions of today that they had been removed. Kindly attach the endorsement to the policy, and oblige.

We enclose account showing the renewal policy premium and the small return in connection with the above mentioned cancellation.

Trusting you will find these papers in order, and thanking you for having entrusted us with this renewal, we remain

Yours very truly,

THE YORKSHIRE & PACIFIC SECURITIES LTD.
with which is amalgamated
WILSON INSURANCE AGENCIES LIMITED.

John M. Wilson
AGENTS.

RM
Enc.

EVERYONE NEEDS THE SUN

4995

November 4th, 1944.

Mrs. F. M. Weisner,
707 No. 1 Road,
Stevenson, B. C.

Dear Madam:

Re: Kosaburo ICHINO - 707 No. 1 Rd.,
Stevenson, B. C.

We are in receipt of your letter of the 2nd instant enclosing your cheque for \$17.00 covering rent for the month of November and attach our formal receipt.

As requested we attach a copy of the Inventory of the equipment owned by Mr. Ichino on which are the items you signed for when taking over from Mr. Malcolm on March 14th, 1943.

Regarding your request as to whether any allowance can be made for the items set out by you, we would point out that you were fully aware of the condition of the premises when you took them over, and in view of the very nominal rent of \$15.00 per month plus \$2.00 for water, making only a total of \$17.00 per month, we can make no allowance in connection with the rewiring and the shower.

Respecting the repairs to the cooler, such repairs as these occur in the ordinary way of business, and here again we cannot entertain making any allowance. As regards the floor covering and the awning, we presume these are removable items and if this is the case we have no objection to their removal when you vacate the premises.

We would again refer you to our letter of October 30th wherein we informed you that under no circumstances may any of the plumbing fixtures, or other fixtures such as the booths which are attached to the premises, be removed.

4995

November 13th, 1944.

Mr. J. A. Pfitzenmaier,
3350 West 6th Avenue,
Vancouver, B.C.

Re: Catalogue No. 808
At 6/2/10/11/12/13

Dear Sir:

Your letter of September 25th, enclosing cheque for \$95.00, and submitting an offer to purchase the above property for the sum of \$950.00, has been received and considered.

This is to advise you that we are prepared to recommend acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$855.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner 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.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to existing tenancy, and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.



4995

November 18th, 1944

Farris, McAlpine, Stultz, Bull & Farris,
Suite 1508,
Standard Bank Building,
Vancouver, B.C.

Re: 707 No. 1 Rd., Steveston

Dear Sirs:

We are in receipt of your letter of November 13th and note your remarks with reference to the booths and stools situated at the above address.

It will be quite in order for the above articles to be removed provided your client repairs the damage caused by such removal.

Yours truly,

George Peters,
Administration Department.

GP/MKG

FARRIS, McALPINE, STULTZ, BULL & FARRIS

BARRISTERS & SOLICITORS

HON. J. W. DE S. FARRIS, K.C.
C. L. McALPINE, K.C.
R. S. STULTZ
ERNEST B. BULL
JOHN L. FARRIS

SUITE 1508 STANDARD BANK BUILDING

VANCOUVER, B.C.

TELEPHONE MARINE 6341
CABLE ADDRESS "FARRIS"
CODE: WESTERN UNION
FIVE LETTER EDITION

ADDRESS ALL COMMUNICATIONS TO FARRIS & CO.

November 13th, 1944.

EVACUATION SECTION	
Rec'd	NOV 14 1944
File No.	4995
Ans.	
Referred	Dauet

The Custodian Alien Enemy Property,
506 Royal Bank Building,
Vancouver, B.C.

Your file 4995 - re 707 No. 1

Road-Steveston, B.C.

Attention Mr. Douet

Dear Sirs:

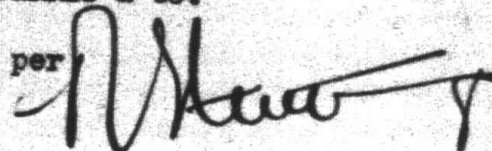
Your letter of November 4th, addressed to Mrs. F. Weisner, has been referred to us by the present owner of the restaurant business carried on at the above address.

We write to point out to you that the booths installed in these premises and the stools used in the restaurant business were installed by the tenant solely for the purpose of the tenant's business; they are not therefore fixtures in the sense that the landlord can have any claim on them whatsoever. We have therefore given the advice that the tenant is entitled to remove the booths and stools when vacating the premises; such removal of course to be effected without causing any damage to the freehold.

The writer is, of course, prepared to discuss this matter with you at any time.

Yours truly,
FARRIS & CO.

per



RS/EA.

January 29th, 1943.

Mr. Kosaburo ICHINO,
 Reg. No. 04389,
 C/o Allen Johnson,
 Picture Butte, Alberta.

Dear Sir:

We duly received your letter of the 12th instant and note the items that you wish to be forwarded to you. However, you are no doubt aware that due to general conditions it has been the policy to cut shipments of chattels to a minimum and to dispose of goods by auction. This applies to furniture, but personal items are being put aside and at a later date these will be dealt with and where possible shipped.

Although an inventory was given us by you of all store fixtures which have been sold to the purchaser of your property for \$644.25, which was the appraisal price by an independent valuation, we have no record of any inventory of chattels but in October last our Protection Department moved to our warehouse a quantity of chattels, some of which have been already sold and the others are in course of sale. The items mentioned in your letter are as follows:

Bed	-Being sold
Bed Comforter	-No trace
Electric sewing machine,) -No trace
dry biscuit pattern or	
type iron & wood type	
Buddhist Shrine	-See note below
Piano	- " " "
Packed goods everything	- " " "
1 Heavy Japanese Boiler) -No trace
cast iron all size	
Small heater	-Sold with store equipment
Phonograph records & pick) -No trace
up and radio	
Mother's picture in frame	-Removed to storage; will be shipped to you later.

Buddhist Shrine: According to our records this was shipped to you on October 8, 1943, together with one trunk, china-ware, kitchen ware in wooden boxes.

Plano: At your request we endeavored to sell this privately but were unable to do so, and we sold same by auction for \$110.43 net, (copy of statement attached).

Packed Goods: See remarks above; other packed goods have been removed to warehouse and will be dealt with later.

As already stated, owing to the absence of any detailed list of yours relating to chattels, it is extremely difficult to check same but we are arranging for our representative to make the final call at the house to see if anything is still there and if other items do turn up we will advise you.

Yours truly,

P. Douet,
Administration Department

PD/ER
Enc.

4995

February 26th, 1945.

Mr. Kozaburo ICHINO,
Reg. No. 04369,
C/o Allen Johnson,
Picture Butte, Alberta.

Dear Sir:

Re: Catalogue No. 808
707 No. 1 Rd.,
Richmond.

Please be informed that the above property has been sold as of November 16th, 1944 for the sum of \$950.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

It will be seen that the credit balance in this account is \$1702.49.

Yours truly,

P. Doust,
Administration Department.

PD/ER
Encs.
cc to B. C. Security Commission.

February 26th, 1945.

Mr. Kosaburo ICHINO,
Reg. No. 04389,
C/o Allen Johnson,
Picture Butte, Alta.

Dear Sir:

With reference to the enclosed letter and statements respecting the sale of your real property at Steveston, we would draw your attention to the item in your statement, under date of November 18th, 1944, namely -

"Credit re sale of equipment - \$644.25"

This figure included the Rock Gas equipment and stove as a valuation was made of these items when the appraiser went along to independently value all the equipment. As the Rock Gas equipment itself was owned by the Rock Gas Company this was removed by them, and as the purchaser of the equipment is not interested in the stove he is not purchasing same. We shall, therefore, have to refund to the purchaser something in the neighborhood of \$18.00 or \$20.00, and this in due course will be paid from your account.

Yours truly,

P. Douet,
Administration Department

PD/ER

4995

R.P.7

February 26th, 1945.

Mr. Kosaburo ICHINO,
Reg. No. 04369,
c/o Allan Johnson,
Picture Butte, Alberta.

Dear Sirs

Re: Catalogue No. 808
707 No. 1 Rd.,
Richmond.

Please be informed that the above property has been sold as of November 18th, 1944 for the sum of \$950.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

The net result of this sale appears on an attached statement, and the proceeds have been credited to your account. We are also enclosing a general statement of your account up to date which includes the net figure to which reference has already been made.

It will be seen that the credit balance in this account is \$1902.49.

Yours truly,

P. Drust,
Administration Department.

PD/ER
Encs.
cc to B. C. Security Commission.

January 23, 1948.

Messrs. Virtue & Russell,
Barristers, Solicitors & Notaries,
McFarland Building,
Lethbridge, Alberta.

Dear Sirs:

Re: Kosaburo ICHINO, Registration No. 04389.
Your File No. 3212.

Replying to your letter of January 21, 1948, we have endeavoured to trace the picture of Mr. Ichino's mother and are unable to find any specific mention of it in our records. It was not specifically declared by Ichino nor noted in the list of goods removed from his house to the Custodian warehouse in October, 1943, unless contained in "box, one picture and trays" or "two framed pictures" (subject not stated).

Also, no record can be found of the article described as "Dry Biscuit Pattern or Type - Iron and Wood Type" and we are at a disadvantage in not being informed of the size or appearance of either of these items.

No mention was made of this photograph or the Dry Biscuit Pattern until they were requested by Mr. Ichino on January 12, 1945, when this office replied that the pattern could not be traced and that the picture had been placed in storage. This reference to the picture was made on the assumption that it would be among Ichino's goods as described above, although this particular photograph had not been located. In packing these goods for storage our records show that three pictures were included in odd lots sold by auction and that personal photographs and papers were set aside for storage.

For your information, despite every effort to protect goods in the warehouse, this building was broken into on more than one occasion and the contents of boxes disturbed in such a manner that identification, particularly of such things as pictures, has been difficult, if not impossible. After sale of household goods by auction, the personal goods were removed to the Buddhist Temple at Steveston which was completely boarded up but, notwithstanding this precaution, further depredations took place and finally, with the assistance of officers of the Buddhist Church, forty-four boxes of personal goods were salvaged and brought to Vancouver for storage.

Messrs. Virtue & Russell

January 23, 1948.

Various methods of providing accessibility to these goods at location centers, for the Japanese to select their own pictures and personal belongings, has been considered but no satisfactory scheme devised. In the meantime, these goods remain in storage for such disposition as can be eventually arranged. From this it will be obvious to you that even if the photograph of Mr. Ichino's mother is among the goods salvaged, it would be an extremely tedious matter to find it and unless it has been clearly named, identification by our office would be impossible. For your information, Mr. Ichino evacuated to Picture Butte, Alberta, where he was free to take all of his own belongings.

Yours truly,

ACM/AC

J. Cuming,
Office of the Custodian.

IN THE MATTER OF THE "INQUIRIES ACT"
PART I, 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)

Vancouver, B.C.

September 27, 1949.

CASE NO. 466

IN THE MATTER OF THE CLAIM OF
KOSABURO ICHINO

PROCEEDINGS AT HEARING

20 APPEARANCES:

D.T.B. BRAIDWOOD, Esq.,

appearing for the Dominion
Government.

A. G. VIRTUE, Esq.,

appearing for the Claimant.

A. WATSON, Esq.,

Secretary.

D.F. CHRISTIAN, Esq.,

Official Reporter.

THE COMMISSIONER: Here the appraisal was \$945., the
selling price \$950., and the assessment was \$1600.
I presume he will have received on the overall

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Lethbridge, Alberta,
March 24th, 1948.

IN THE MATTER OF THE CLAIM OF
ROSAURO ICHINO.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.C. HUNTER, Esq., appearing for the
Dominion Government.

A.G. VIRTUE, Esq., K.C., appearing for the
claimant.

A. WATSON, Esq., Secretary.
D.J. HANDFORD, Esq., Official Interpreter.
T.P. HORROBIN, Esq., Official Reporter.

30

2
E. Ichino,
In Chief,
Discussion,

MR. VIRTUE: With regard to Ichino, the first case for this morning, I want to amend our claim with respect to the electric cooler.

THE COMMISSIONER: May I have the claim form, please?

MR. VIRTUE: The second item on the list of store fixtures attached to the proof of claim is a Universal electric cooler (ice-cream). It is valued in the claim at \$450.00; that should be \$300.00.

THE COMMISSIONER: Is that the only amendment?

10 MR. VIRTUE: Yes, thank you.

THE COMMISSIONER: So that will reduce the chattel claim to \$2202.00.

MR. VIRTUE: Yes, sir. That is the store fixtures claim. There are two claims.

THE COMMISSIONER: It is the second item on the list of store fixtures.

MR. VIRTUE: The second item on the list of store fixtures. The electric cooler is amended from \$450.00 to \$300.00.

20

RODARDO ICHINO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. VIRTUE:

Q Mr. Ichino, is this a statement prepared by you with the help of the Interpreter of the value of your real estate including the buildings and improvements on it? At Yes.

Q Is that a true statement? At Yes.

Q Now, your real estate consisted of a store with your residence at the back of the store.

30

K. Ichino,
In Chief.

A Yes. (STATEMENT MARKED EXHIBIT NO. 2).

Q And you paid for the land, without the buildings, \$600.00? prepared by you with A: Yes.

Q Now, I understand the buildings were completely burned down in 1929? A: Yes.

Q Did you rebuild the buildings then yourself?

A Yes. (STATEMENT MARKED EXHIBIT NO. 3).

Q In 1929. And according to your statement they cost you to build \$2700.00? A: Yes.

100 Q How did you actually pay that money out?

A Yes.

Q Now you say here that you kept the buildings in good repair and painted them every year?

A Yes. Well I don't think he understands it.

Q What was the last year you painted the store?

A 1941. That question again. Will you read the previous

MR. VIRTUE: I will put that in as the first exhibit, please. (Question read by Reporter).

THE COURT (STATEMENT MARKED EXHIBIT NO. 1). EXHIBIT NO.

200 Q Now, this next statement is a statement of your personal chattels, consisting of your store fixtures, and furniture, and household goods. Is that a statement you prepared with the help of your interpreter?

A Yes. I didn't know that the last part was Q: Is

Q That is a true statement except that we put the value of the ice-cream freezer down from \$450.00 to

\$300.00? that should be clear. A: Yes, there was

some mistake about the price in the original statement, so it was reduced to \$300.00.

300 MR. VIRTUE: Yes. I offer that as the next exhibit.

E. Iohino,
In Chief.

MR. VIRTUE: Q: Well, when did you first know that your store fixtures had been sold to Mr. Pfitzenmaier?

THE COMMISSIONER: Q: What is his answer?

A: On thinking it over I remember that I did not agree to the sale in 1944.

Q: Well, what is his explanation?

MR. VIRTUE: Q: When did he first know the sale had been made?

10 THE COMMISSIONER: The difficulty we are faced with here, Mr. Virtue, is that you put your question in the first instance and you got a direct non-equivocal answer. In order to make sure that the witness understood the question, I have had it put again and once again we got a direct answer.

MR. VIRTUE: I think if I can lead up to it, we will get the real facts, because both my learned friend and I know he didn't agree to the sale, or didn't know about it.

20 THE COMMISSIONER: I am not greatly impressed in the circumstances by that sort of cross-examination by yourself. However, proceed.

MR. HUNTER: That is not my impression. I don't know whether he agreed. I don't say he did or he didn't, I don't know.

THE COMMISSIONER: He says he did. If he has any explanation to make, let us hear it.

MR. VIRTUE: Q: When did you first hear the store fixtures had been sold to Pfitzenmaier? Before the sale or after?

30 sold.

A: After they were

MR. VIRTUE: I understand that the sale price, and my learned friend will correct me because I wasn't able to be very clear on this from the record, but I understand that the sale price for all the store fixtures to Pfitzenmaier were \$644.25.

MR. HUNTER: Just a moment, my lord. I don't like that phrase, "all of the store fixtures". There are a certain large number that were appraised and sold, yes, but there were others not included that were certainly store fixtures.

THE COMMISSIONER: What is the price again?

MR. VIRTUE: \$644.25. I will ask the question this way.

Q I hand you a list of store fixtures which were sold to Mr. Pfitzenmaier on November 27th, 1944. Will you look that list over carefully?

THE COMMISSIONER: It has been read over to him now.

MR. VIRTUE: Q: Yes, sir. Now we are told that all of these things were sold to Pfitzenmaier for \$644.25. Did you ever agree to that price?

20 A No.

Q Were you ever told beforehand what the price was going to be? Before the sale was made.

A No.

THE COMMISSIONER: Mr. Virtue, I have allowed you to cross-examine your own witness and you have the answer now that you apparently sought. I would like some explanation of it from this witness as to why he should first answer you that he agreed to the sale and now under cross-examination by yourself he said he did not. I am frank to say he doesn't impress

30

7
E. Ichino,
In Chief,
Discussion.

as favourably under the circumstances.

MR. VIRTUE: I could produce evidence from the Custodian's own files as to the truth of what he says.

THE COMMISSIONER: You might see what explanation you can get from the witness as to the discrepancy between the first answer and the second one.

MR. VIRTUE: Q: What do you say about the price of \$24.25?

THE COMMISSIONER: That is not what I seek.

10 Q You first told us you agreed to this sale at \$24.25. You now say that you did not. What is your explanation of these two diametrically opposed answers?
A: I didn't quite understand it at first. There was some slight misunderstanding. Afterwards I understood quite clearly.

THE COMMISSIONER: Very well.

MR. VIRTUE: Q: What have you to say about the price of \$24.25 for all these store fixtures?

15 A The price would be too low. I couldn't agree to it. The price would be too little. I couldn't agree to it.

MR. VIRTUE: I think perhaps I had better put that list in now.

MR. BRYTER: What is the total, because I am proposing to file the bill of sale, my lord?

MR. VIRTUE: I am just putting it in in explanation of his present answers, Mr. Bryter.

(LIST MARKED EXHIBIT NO. 4).

MR. VIRTUE: Q: Now take the ice-cream freezer alone which you value at \$300.00. Is that the agreement

K. Ichino,
In Chief.

(producing) under which you bought the ice-cream freezer?

A: Yes.

Q Did you pay \$300.00 for it?

A Yes.

Q That was on the 14th of January, 1941? I would like to put that in.

A Yes.

MR. VIRTUE: This is for the ice-cream freezer, Mr. Hunter.

MR. HUNTER: Yes, but what is it?

10 MR. VIRTUE: A bill of sale.

(BILL OF SALE MARKED EXHIBIT NO. 5).

Q Was that freezer we have just spoken about in as good condition when you were evacuated as when you bought it?

A: Yes.

Q What was the condition of all your store fixtures when you evacuated?

A: They were all in good condition.

20 Q Now, among your personal chattels you list -- oh, pardon me, -- before I leave the store fixtures I want to ask you about this -- in your store fixtures you list 7 stools and booths and tables at a price of \$175.00. Were these left there in the store when you were evacuated?

A: Yes.

Q What condition were they in?

A They were in good condition. There was no change.

Q You value them at \$175.00. Was that a fair valuation?

A: Yes.

MR. VIRTUE: Now, I don't want to go over these one by one, sir. They are all valued in the list.

30 Q Among your personal chattels there was an electric

9
K. Ichino,
In Chief.

sewing machine. I will show you a receipt from the Singer Sewing Machine Company. Is that the statement covering the sewing machine that you list in your list of household chattels?

A Yes.

Q And you paid for the sewing machine on the 22nd of January, 1941, or at least you bought it then for \$158.10?

A: Yes.

10 Q Was that the machine that you left when you were evacuated?

A: Yes, it was left upstairs.

Q What condition was it in? How did you leave it?

A It was in brand new condition. We hadn't used it.

Q He was doing something with his hands, what is it?

A It was wrapped up. It was all wrapped up.

Q It was all wrapped up in its original wrapping?

A Yes, wrapped up in its original wrapping. He hadn't used it.

20 THE COMMISSIONER: Q: What was the date he said he bought the sewing machine?

A January 22nd, 1941.

MR. VIRTUE: This is dated 1-22nd, 1941, which I suppose is the 22nd of January, 1941.

Q Now, what was the condition of your other household furniture that you left there?

A It was just the same as before. There was no difference.

Q Perhaps I can ask him this; was it in good useable condition?

30 A: Yes, it was in good useable condition.

K. Ichino,
In Chief.

Q Now, I want to ask him about one other item.
He lists a Craig plane which he valued at \$300.00.
Was that left there? A: Yes.

Q When did you buy that and what did you pay for it?
A In 1935 for \$300.00.

Q Was the plane well taken care of?

A Yes.

Q What was its condition when you went away and left it
compared to its condition when you bought it?

10 A While I didn't use the instrument myself, it was
used by my daughter, but as far as I could judge it
was in the same condition when we left as when I
bought it.

MR. VIRTUE: All right, thank you.

THE COMMISSIONER: Just before you leave him, Mr. Virtue,
I notice that Exhibit 2 shows as included in the
claim an amount of \$595.00 due for rent of the
above premises, it reads "to Ian Ronald Malcolm at
\$15.00 per month". I presume that "to" means
20 "by"?

MR. VIRTUE: Yes, Malcolm was the tenant.

THE COMMISSIONER: How can such a claim as that be
introduced before me?

MR. VIRTUE: I doubt that it can. I don't think we
can establish that.

THE COMMISSIONER: I think we must strike out the claim
for rent at \$595.00.

MR. HUNTER: In any case, my lord, those rents were
collected and credited to the man.

30 THE COMMISSIONER: It might be well, Mr. Interpreter, to

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H. Ichino,
in Chief.
Discussion.

explain to the claimant that his claim for \$595.00 for rent payable by Malcolm is not an item which I am authorized to consider on this investigation, but, in any case, the rent was collected, so Government counsel tells me, and was credited to his account in the Custodian's office. All right, Mr. Hunter.

10 MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property which was sold was sold for its fair market value. It is submitted that the majority of those items which were declared and not found were not declared until 1945, and it was accordingly due to the negligence of the claimant that they were not found. It is submitted that a number of the items claimed for were not declared and not found. It is submitted that for those items which were lost, destroyed or stolen or are missing, the prices claimed are exorbitant.

20 THE COMMISSIONER: What is the situation as to the declaration? Did he declare some property at the time of evacuation?

MR. HUNTER: Yes, my lord. I will introduce the J.P. form.

THE COMMISSIONER: And he declared other property later, in 1945, is that it?

30 MR. HUNTER: Yes, my lord. I would file the appraisal of Coulthard, Sutherland & Company Limited dated the 27th of April, 1944, appraising the property

12
E. Ichino,
Witness.
Cross-Exam.

at \$943.00. For your Lordship's information it was sold on November 18th, 1944, for \$950.00.

(APPRAISAL MARKED EXHIBIT NO. 7).

MR. HUNTER: I will file the analysis of personal property claim.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 8).

CROSS-EXAMINATION BY MR. HUNTER:

Q Is this your signature, Mr. Ichino, (producing)?

10 A Yes.

Q Is that form completed in pursuant to your instructions?

At Yes.

Q And is that list of chattels in the inventory in there the list referred to over here on page 2?

A Is this the list?

Q Yes. Perhaps I had better reframe it. Under "Statement of Personal Property" it says, "Goods at 707 No. 1 Road, Stevenson. See list attached". Now, is that the list which was attached at that time?

20 At Yes.

MR. HUNTER: Under the statement of "Statement of Personal Property Owned", my 1 ord, it reads, "The new tenant, Mr. L.R. Malcolm will be using the stock-in-trade and fixtures", and there is an inventory attached to the J.P. form. I would ask to file that as Exhibit 9.

(J.P. FORM MARKED EXHIBIT NO. 9).

THE COMMISSIONER: By whom was the tenancy created-- by the claimant himself?

30 MR. HUNTER: Yes. I was just about to file the lease.

K. Ichino,
Cross-Exam.

Q Witness, I show you a lease purporting to be between yourself and Mr. Ian Ronald Malcolm, dated the 6th of April, 1942. Is that your signature?

A Yes.

Q And the inventory that is shown in that lease bears your signature there, does it?

A Yes.

Q And this lease -- the inventory was attached to the lease at the time it was made?

10 A Yes.

MR. HUNTER: This is one of those leases, my lord, that was made for the duration of the war at \$17.00 a month and there was an agreement for re-entry on giving 30 days' notice if they were allowed to go back or the war ended, and so on. Attached to it is an inventory of goods which was included in the lease. I will file that as Exhibit 10.

(LEASE MARKED EXHIBIT NO. 10).

20 MR. HUNTER: I presume that my learned friend has no objection to the bill of sale from the Secretary of State to the purchaser being filed.

MR. VIRTUE: No.

MR. HUNTER: I will file it more for the purpose of the inventory in it, my lord, showing what was sold.

THE COMMISSIONER: This is a bill of sale of the store fixtures, is it?

30 MR. HUNTER: Yes, my lord. It is dated the 22nd of November, 1944, and sells the items there enumerated for \$64.25.

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E. Ichino,
Cross-Exam.

(BILL OF SALE MARKED EXHIBIT NO. 11).

Q Is that letter written by you, Mr. Ichino (producing)?

A Yes.

MR. HUNTER: I don't know whether you have seen this,
Mr. Virtue.

MR. VIRTUE: Yes.

MR. HUNTER: This is a letter which was received by the
Custodian's office, my lord, dated January 12th,
1945, from Picture Butte, Alberta, and it says
(reading). Some of these items were found by the
Custodian, my lord, but this is the first actual
notification we received of these goods.

(LETTER MARKED EXHIBIT NO. 12).

MR. HUNTER: The real property, my lord, I consider to
be purely a question of valuation. If your Lordship
will refer to the analysis of personal property claim,
Exhibit 8, I placed certain additional information
there last night and unfortunately I didn't have my
friend's copy available, and if he will just follow
what I say, he will have it for his copy.

Your Lordship will notice, in order to give some
basis of comparison, opposite the various items for
which claim is made and which have been appraised,
I have shown the appraised price, and those items
which were appraised for \$544.25 were sold for
\$644.25 under the bill of sale which has been
filed as Exhibit 11.

THE COMMISSIONER: What was the appraisal price?

MR. HUNTER: The total appraisal price was \$544.25, and
your Lordship will notice that there are certain

K. Ichino,
Gross-Exam.

items there that are shown as declared and not found, and they are all grouped. They are in a group of four, down towards the bottom of the page.

THE COMMISSIONER: Yes, there is a radio -- two radios.

MR. HUNTER: Those are items which are contained in Exhibit 12, the last letter filed, and which up until that time had not been declared, and which, after receiving the letter, we were unable to find.

THE COMMISSIONER: Was Pfitzenmaier still in possession?

10 MR. HUNTER: No, not at that time, my lord.

THE COMMISSIONER: Pfitzenmaier had gone, had he?

MR. HUNTER: There was a new tenant.

THE COMMISSIONER: Malcolm was the first tenant.

Pfitzenmaier was the man who bought the goods.

Possibly he was never in possession.

MR. HUNTER: I will check that. I know the first tenant had left. Pfitzenmaier was the purchaser of the property, my lord.

THE COMMISSIONER: Yes.

20 MR. HUNTER: Apparently there was quite a romance here, my lord. Mr. Malcolm vacated in favour of Mrs. M. Malcolm who later re-married and I think became Mrs. Pfitzenmaier. There are a number of items here for which there is no record at any time. Of the 2 serviette containers, only one was declared. There are two claimed. The large mirror was not declared and was not found. The 20 cases of soft drinks and bottles, of those nine were declared, my lord, and those nine were turned over to the tenant Malcolm. I don't know

K. Ichino,
Discussed on.

why, I presume they were empty bottles and thought to belong in the business. The other eleven of the twenty claimed were not declared and not found. The candy making machine and utensils were not declared at any time and were not found.

THE COMMISSIONER: Well, I take it the only articles that had not been declared in the J.P. form and that were later declared were those four which are referred to in Exhibit 12, is that the case?

10 MR. HUNTER: Can I have that again, my lord?

THE COMMISSIONER: Well I see in the letter, Exhibit 12, there were four articles which you conceded were then declared for the first time.

MR. HUNTER: Yes.

THE COMMISSIONER: The other articles do not appear to be on record at any time.

MR. HUNTER: They were never declared at any time, my lord.

THE COMMISSIONER: They were never declared at any time.

20 MR. HUNTER: Yes, my lord. Then under "No account, theft," there were two articles declared, that is the pyrex percolators, my lord, and three are now claimed for. We have shown one, there being no record at any time of the other two as lost, destroyed or stolen. Actually it is considered they were probably sold with the burners that went with them, but we have no evidence of that. They may have been broken because the tenant had the use of them, but there is no evidence to indicate what happened to them and I suppose the claimant

K. Ichino,
Discussion.

is entitled to the benefit of our lack of knowledge. This Rock-Gas stove and hot-plate, they had some gas tanks in connection with them that were owned by the company supplying the gas and they went back to them and they left the bare stove and hot-plate which was appraised at \$25.00 as shown there and eventually lost. There is a memo in the file saying that the tanks have been removed and as the tenant doesn't want them, they should be removed and sold. They should have been, of course, but they were not and they just disappeared. Of the five beds, four were declared and not found. They were declared in a subsequent letter and if there were five, the other one must have been stolen. There are a certain number of items there under where it says "no record at any time" that is 5 of these Buddhist shrines.

MR. VIRTUE: Which one is that, Mr. Hunter?

MR. HUNTER: The bottom item, "6 Buddhist shrines". One of these was included in a bill of lading to the claimant, the other 5 there is no record of them at any time. They were never declared and never found. Similarly with the kitchenware. The total receipts as your Lordship will observe were somewhere around \$800.00 or a little over. If there is anything else on that form that is puzzling you, my lord, I would be glad to explain it. I think I have done it now.

THE COMMISSIONER: Well perhaps we will leave that until the time when the Government defence is put in.

K. Ichino,
Discussion.
Cross-Exam.

unless you think the matter can be elucidated by this claimant.

MR. HUNTER: No. There is a special column there, I didn't mention it, or two special columns, rather, "Appraised, no value", that is the stools, etc., were appraised and no value, and there is a column headed, "Missing During Malcolm Tenancy".

THE COMMISSIONER: Have you any cross-examination of the claimant?

10 MR. HUNTER: No questions, my lord. Wait a minute, there is one question I want to ask him.

Q Mr. Ichino, the piano when you bought it in 1935, I think you said, was it new at that time?

A Yes.

Q Where did you buy it at?

A The Kelly Piano Company.

Q In Vancouver?

A: In Vancouver.

THE COMMISSIONER: Any re-examination, Mr. Virtue?

20 MR. VIRTUE: I don't want to ask the witness anything more, but with regard to the case I want to put in a letter written by the Custodian on January 23rd, 1948, to this man's solicitors. I think I had better read the whole thing, it isn't very long.

THE COMMISSIONER: If it is going to be put in as an exhibit, you need not record it, Mr. Reporter.

30 MR. VIRTUE (Reading letter). I file that for the purpose of showing where these goods were missing I think that at least there is a possibility, to say nothing more, that they have been the victims

K. Ichino,
Discussion.

or may have been the victims of these depredations and thefts.

THE COMMISSIONERS That is a possibility, of course.

MR. VIRTUE: Now, I want to refer for a moment or two to the J.P. form. My learned friend has repeatedly stated that certain goods were not declared. Now, I am not going to go into any argument at this stage showing the circumstances under which the J.P. forms were signed, but looking at this J.P. form I think it is a reasonable inference that can be drawn as to what happened, because it was originally typewritten and it says, "see list attached. The new tenant, Mr. R.I. Malcolm will be using the stock-in-trade and fixtures." That is quite obviously this typewritten list is the stock-in-trade and fixtures. There is not an article of personal goods mentioned here at all.

THE COMMISSIONER: No household goods included?

MR. VIRTUE: No household goods included, but they added in ink under the "Statement of Personal Property Owned" and bracketed, "Goods at 707 No. 1 Road, Steveston". I think it is quite obvious from that that it wasn't called to this man's attention but someone called attention to the fact there were goods at 707 No. 1 Road, Steveston, which was the residence. So that accounts for the fact there is no detailed list of the household goods, and I think it is quite fair to say that apparently a great many household goods were found, and my suggestion is that the goods were there all right,

K. Ichino,
Discussion.

but unfortunately the place was broken into a number of times. Then as far as the store fixtures are concerned, while there are one or two trifling articles missing, on the whole the inventory contained in the attached list corresponds pretty much with the claim filed. I would just like to say one or two other things. There is a letter in the Custodian's file which I would like him to admit from Gouthard & Company, a letter of April 27th, 1944, in which they say that the building is in a fair business location, and they go on to describe it.

THE COMMISSIONER: That is shown in their appraisal.

MR. VIRTUE: Yes, it is shown in their appraisal.

Now, notwithstanding it is in a fair business location, and I think I may be pardoned for saying in this case --

THE COMMISSIONER: Now, are you not covering a matter that might better be covered either on cross-examination of the appraiser or in argument later? Because, after all, your comments now are of no great help to me because they will have to be repeated later.

MR. VIRTUE: I thought I might ask your Lordship, and I will be very brief, to note this in this particular case that this man is asking for the actual cost price which comes to \$3300.00 and the assessment is \$1620.00. I don't think my learned friend put in the assessment, but the assessment seems to be \$1620.00 and yet it was sold for \$950.00. That is all I wanted to say, sir, in that regard.

(Witness aside)
(PROCEEDINGS ADJOURNED SINE DIE)
Certified a true and accurate transcript.
J. P. Horrabin
"J. P. HORRABIN"
Official Reporter.

DEFENCE BRIEF

Konaburo ICHINO

File No. 4995

Case No. 466

Rural Real Prop. Not V.L.A.
Chattels
Lethbridge, Alberta.
24 March 1948.

REAL PROPERTY CLAIM

1. Real Property Claim

\$3300.00

Appraised at

\$943.00

Sold for

\$950.00

(a) Witness - Appraiser - Coulthard Sutherland
and Co. Appraisal Exhibit No. 7.

Question of fair value only.

Assessment (1942)

Land \$270.00
Improvements \$1350.00

1620

(b) Property wholly owned by claimant.

Legal Description - North half of Lot 6
Block 2 of Section 10 Block 3 North
Range 7 West Map 249 Municipality of
Richmond in the District of New
Westminster.

2.

PERSONAL PROPERTY CLAIM

CHATTEL CLAIM

(1) Store Chattels (Claim amended to \$2202.00 - see P.2 Transcript)

Claim

\$2202.00

Sold for

\$644.25

(a) Chattels valued at \$1605.17 sold for
\$644.25 by Bill of Sale to purchaser of
realty. Purchaser was J.A. Pfitzenmaier,
3350 West 6th Avenue, Vancouver, B.C.
Bill of Sale dated 27th November 1944 -
(Exhibit 11) - These chattels appraised
by W.G. Thompson of Thompson and Co. for
\$544.25.

(b) Chattels valued at \$596.83 are unaccounted for.

There is no record whatever of chattels to value
of \$379.08. Chattels valued at \$217.75 were
recorded but are now missing.

These "Unaccounted For" articles may be summarized:-

1 milkshake machine	- \$40.00	no record at any time.
3 percolators	- \$10.00	2 declared in J.P. 3 claimed.
Counters (3 claimed)	- \$250.00	2 declared in J.P. 2 included in Bill of Sale. (Appraisal - \$4.00 for two)
Showcase 2 for	\$175.00	2 declared in J.P. Small one included in Bill of Sale. Appraised at 50¢.
Stools - claimant asks	175.00	for stools, booths and tables - 7 stools appraised "no value".
Selmore 1¢ candy machine	15.00	Declared J.P. Form.
Large mirror	12.00	No record at any time.
Soft drink cases		
22 valued at	25.00	Only 9 declared in J.P. These were turned over to tenant. (See Mather report 8/5/42) No record of remainder.
Candy making machine	300.00	No record at any time.
Candy jars		15 claimed, 15 declared J.P. 5 sold Bill of Sale.
Chairs		7 claimed now, 10 claimed in J.P. 5 sold by Bill of Sale.

So that - goods now missing - but previously declared may be listed thus (using claimant's values):

2 percolators @ 3 for \$10.00	6.66
1 counter @ 3 for \$250.00	83.34
1 showcase @ 2 for 175.00	87.50
1 Selmore candy machine	15.00
10 Candy jars	10.00
9 Soft drink cases @ 1.25 each	11.25
2 Chairs	4.00

TOTAL	217.75
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Defence Submission (p.11) that the personal property which was sold was sold for its fair market value. That the majority of those items which were declared and not found were not declared until 1945, and it was accordingly due to the negligence of the claimant that they were not found. That a number of the items claimed for were not declared and not found. That for those items which were lost, destroyed or stolen or are missing, the prices claimed are exorbitant.

There is a lengthy questioning and discussion as to whether claimant agreed to the sale of his property (pp 4-7 Transcript). It may be that he misunderstood the questions.

NOTE: Premises were leased by Japanese at evacuation but on termination of tenancy, a chattel check showed stove only to be missing. See Personal Property Memorandum 3/3/48.

(ii) Household Chattels

Claim

\$1250.00

Sold for

Of this amount, chattels valued at \$385.00
(claimant's valuation) were sold for \$152.35 by Auction.

Witnesses - Mr. Harris; Mr. Wills -
These men attended auction.

Chattels valued at \$55.00 were sold by tender for \$11.50.

Chattels valued at \$25.00 were shipped to claimant.

Chattels valued at \$385.00 recorded - now missing. ✓

Chattels valued at \$400.00 - No record at any time.

Distribution of these chattels is shown on claim analysis.

General Comments -

The sewing machine claimed is referred
to at p. 9 transcript.

Piano is referred to at p. 10.

Claim for rent due - \$595.00 disallowed.

Submission by Counsel for Japanese that goods were stolen.

Summary of Defence
Witnesses

Coulthard & Co.

W. G. Thompson

Mr. Harris)

Mr. Wills)

Where Required

1 (a)

2 (1) (a)

2 (11)

JLG/mw

Name of Claimant **ICHINO, Etsuro**Case **482**Custodian File **4995**

REAL PROPERTY										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	Sale Price	Total Award 125% of all Sale Prices		
						% of Amount Total		% of Amount Total		
		290.00		.00					290.00	
			95.00	12.50					107.50	
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 CHATELS										
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			
205.00	132.50	45.75	79.57%	602.75	230.50	628.75	75.45	302.00		
TOTAL RECOMMENDATION									780.50	