

5412

BUREAU HASTINGS PARK

FILE NO.

5412

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

EXHIBIT NO. 1110-8

DATE OCT 12 1946

FILLED BY

NAME: UYENO Ritsuichi

HOME ADDRESS: 636 Powell St. Vancouver B.C.

REGISTRATION NUMBER 05805 SEX: Male AGE: 52

OCCUPATION: Carpenter

(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: self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Kuye

ADDRESS OF WIFE OR HUSBAND: 636 Powell St. Vancouver B.C.

NAMES OF ANY LIVING CHILDREN: none

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

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

1. LOCATION AND DESCRIPTION: B. 1268, lot 8, blk. 52, D.L. 196, 636 Powell
Vancouver B.C. Lot 11, blk. 52, D.L. 196, 654 Powell St. Vancouver B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 636 Powell St. Dwelling house,
and garage. 654 Powell St. dwelling house.

3. INSURANCE (Give particulars; state where policies are) 636 Powell St. Ohio Farmers
Ins. \$1500. paid to 1945. 654 Powell St. A.S. Matthew & Co. (agent)
\$1000. paid to 1944. Policies in possession of H.M. Fraser & Co. 132 W.
Hastings St. Vancouver.

4. TAXES (Amount and where payable) About \$49.00 on each lot, paid to 1941 to
the city of Vancouver. B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) self at 636 Powell St. Vancouver
654 Powell St. rented to S. Matsui. at monthly rental of \$15.00
paid to the end of April 1942.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS Court house Vancouver B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 636 Powell St. Vancouver B.C.

dwelling house

2. LANDLORD'S NAME AND ADDRESS: self

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) none

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

none 1000 ft. of lumber, in basement at 636 Powell St. Vancouver

and several fruit trees on the lot. House locked and key in
possession of Hugh M. Fraser and Co. Vancouver B.C. who is looking
after the place with regard to renting same.

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

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY none

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. 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)

30410
 T. Fukushima 477 Powell St. Vancouver B.C. about \$660.95 which
 was loaned to him in 1941. *File 3371*

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

1 \$50.00 victory bond, due 1951. in owners possession.

8. BANK ACCOUNTS: Bank of Montreal, Main & Hastings, Vancouver B.C.
\$5.00, account no. 2583.

9. LIFE INSURANCE: New York Life Ins. Vancouver B.C. no. unknown \$1000

20 yr. endowment, beneficiary Kuye Uyeno, policy in owners possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. none11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none2. TRADE DEBTS: noneREMARKS: none

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

Dated this 22nd day of April, 1942.

(Signature)

Ruyeno

Witness

FOR DEPARTMENTAL USE

P.D.

INFORMATION FROM R.C.M.P.

Date July 26/43

Our File No. 5412

Full Name UYENO, Ritsuichi
(Surname in Block Letters)

Registration No. 05805

☒ Male - ☐ Female
(check)

Age 5/7/1889

Former Address 636 Powell St., Vancouver.

Date Evacuated _____ Naturalized - Canadian-Born - National
(check)

Present Address

Sandon, B. C. ~~4457E LAKE, 120~~

c/o Mrs. G. Connolly, Vernon, B.C. (Rampart St.)
24 Ridgely St., Toronto, Ont. 9157

☒ Married - ☐ Single
(check)

Name of Wife UYENO, Kuye #05804

Name of Husband _____

Name of Father _____

Name of Mother _____

Names of Children under 16 _____

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information Carpenter. owns house & lot at 636 Powell St.,
City. Also owns 1938 Ford car; also owns R.C.A. Victor
Mantel radio & 5 cameras.

Date... May 25th, 1944.

REAL PROPERTY MEMORANDUM

File No. 5412

Name..... UYENO, Ritsuichi..... Registration No. 05805

Re: Catalogue No. 212

Address: 636 Powell Street, Vancouver. (Dwelling)

✓ Legal Description: Lot 8, Blk. 52, D.L. 196,
Gp. 1, N.W.D., Plan 196.

TITLE AND ENCUMBRANCES.

✓ A. Certificate of Title No. 67616 K. Indef. Whereabouts: Registrar

✓ Registered owner: Ritsuichi UYENO Reg. No. 05805

✓ Property: Lot 8, Block 52, District Lot 196,
Group 1, New Westminster District,
Plan 196.

✓ B. Charges.

Registered: None

✓ Vesting: 35592 January 21st, 1943

Unregistered: No evidence.

✓ Taxes: \$51.16 net (1943 paid)

✓ Water: \$7.85 net - paid Jan. 1 to June 30/44

✓ Insurance: \$1500.00 Bankers & Traders Ins. Co.-Ex. Apr. 21/45

Assessed Value: Land: \$750.00 Improvements: \$400.00

✓ Valuation by Appraiser: \$900.00

✓ Amount of Bid: \$900.00

Approved by Advisory Committee: May 24th, 1944

Paid as shown in attached letter: \$900.00 - June 2nd, 1944.

Name of transferee as attached letter: Jack Nemeck

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Rented unfurnished at \$22.00 per month.
There is no lease.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

Nil (Sent to storage)

Named Agent: Hugh M. Fraser & Co.

Date. March 20, 1945

REAL PROPERTY MEMORANDUM

File No. 5412

Name.....UYENO, Ritsuichi.....Registration No. 05805

Re: Catalogue No. 214

Address: 654 Powell Street, Vancouver. (Dwelling)

Legal Description: Lot 11, Blk. 52, D. L. 196.

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 62472 L. Indef. Whereabouts: Land Registry Office. "JP" form states at

Registered owner: Ritsuichi UYENO Reg. No. 05805

✓ Property: Lot 11, Block 52, District Lot 196,
Group 1, New Westminster District,
Plan 196.

✓ B. Charges.
Registered: None

✓ Vesting: 35592 -

✓ Unregistered: No evidence.

Taxes: \$48.74 net (1944 PAID)

Water: \$5.40 net (Jul. 1-Dec. 31/44 PAID)

Insurance: \$1000.00 - London & Lancashire Ins. Co. Ltd.-
Ex. May 14/47.

Assessed Value: Land: \$735.00 Improvements: \$400.00

✓ Valuation by Appraiser: 900.00

✓ Amount of Bid: \$900.00

Approved by Advisory Committee: March 19, 1945

Paid as shown in attached letter: 26/3/45 Paid in full

Name of transferee as attached letter: Elmer Cheng,
653 E. Pender St. Vancouver

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

Rented unfurnished to J. McHugh at \$15.00 per month. No lease.

Leasehold: (State period, consideration & unusual clauses and whether including or excluding furniture or equipment)

Chattels: Particulars of those stored on the premises.

Nil

Named Agent: - - - -

Compiled by.....
G. D. Milsom

File No. 5412

-- SUMMARY --

April 24th, 1946

-- REAL ESTATE --

Reg. No. 05805

EXHIBIT No. 1111 - 13

DATE OCT 12 1946

FILLED BY

Catalogue No:

212

Japanese Name:

Ritsuichi UYENO, Reg. No. 05805

Civic Address:

636 Powell Street,

Legal Description:

Lot 8, Block 52, District Lot 196, Plan 196, City of Vancouver, B.C.

Classification:

Dwelling and Garage

Registered in the name of:

Ritsuichi UYENO

Title:

Clear

Sold to:

Jack Nemeck for \$900.00 Cash as June 2, 1944.

Title delivered to:

J. Nemeck, purchaser, as Aug 11/44, Certificate of Title #105240L. Adjustments completed.

Funds released to:

Credit of Ritsuichi UYENO as August 10th, 1944.

Chattels:

Not involved.

Fire Insurance:

on Dwelling transferred to Jack Nemeck, purchaser, as date of sale.

Remarks:

636 Powell Street, Vancouver, B.C.

Ownership in this property was declared in the registration dated April 22nd, 1942 by UYENO. He had arranged with Hugh M. Fraser & Co. Ltd. Agents, to look after the property. This office had named Macaulay, Nicolls, Maitland & Co. Ltd. as Agents, but later allowed Fraser & Co. Ltd. to continue to act for the Japanese owner and this office. These premises were in fair condition- no bath and no basement - a 5-room dwelling - garage and woodshed in rear. At date of inspection May 1942 was occupied by Owner. As Oct. 1, 1942 the place was rented at \$22.00 per month to a J. DeBruyn. This tenant remained until date of sale June 1944 and rents were paid promptly through Fraser & Co. Ltd. Agents. A Hot Water Tank etc., was installed April 1943; as per invoice of McGeachy-at cost of \$40.00.

No unusual attention was required from this office.

The above Summary is certified to
in accordance with the information on file
April 24th, 1946.

R. E. Dusenbury
R. E. Dusenbury
Administration Department.

April 24, 1946

File No.
5412

-- SUMMARY --

-- REAL ESTATE --

Catalogue #212

Ritsunichi UYENO
Reg. No. 05805

636 Powell Street,
known as
Lot 8, Block 52,
D.L. 196, Plan 196,
Vancouver, B.C.

Appraisal -

Pembertons

900.00

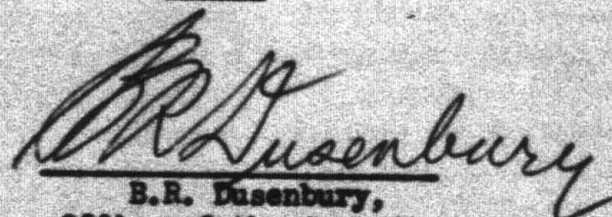
Assessed Value 1944

Land -
Improvements-

750.00
400.00

Sales price

900.00


B.R. Dusenbury,
Office of the Custodian.

File No. 5412

SUMMARY

April 24th, 1946

REAL ESTATE

Reg. No. 05805

Catalogue No: 214
Japanese Name: Ritsuichi UYENO, Reg. No. 05805
Civic Address: 654 Powell Street,
Legal Description: Lot 11, Block 52, District Lot 196, Plan 196, City of Vancouver,
B.C.
Classification: Dwelling

Registered in the name of: Ritsuichi UYENO

Title: Clear

Sold to: Elmer Cheng for \$900.00 Cash as March 26, 1945

Title delivered to: Elmer Cheng as May 22, 1945
Certificate of Title No. 122335L, per registered mail.
Adjustments made.

Funds released to: Credit of Ritsuichi UYENO as April 25th, 1945.

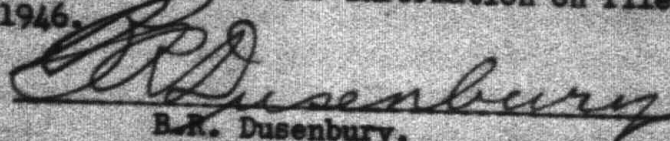
Chattels: Not involved.

Fire Insurance: Transferred to Elmer Cheng as date of sale, and policy forward-
ed May 22nd, 1945 per Registered Mail.

Remarks:

654 Powell Street, Vancouver, B.C.
Ownership of this property was declared in the registration dated
April 22, 1942 by UYENO. He had arranged with Hugh M. Fraser &
Co. Ltd., Agents, to look after the property. This office had
named Macaulay, Nicolls, Maitland & Co. Ltd., as Agents, but
later allowed Fraser & Co. Ltd. to continue to act for the Japan-
ese owner and this office. These premises were in poor condition-
no basement-wood-shed in rear. At time of inspection-May 1942-
this property was occupied by a Japanese tenant. As of October
5, 1942, J. McHugh became tenant at \$15.00 per month and remained
such until date of sale March 26, 1945. Rents were paid promptly
through Fraser & Co. Ltd. Agents. In August 1943 decorating was
done at these premises at a cost of \$35.00.
No unusual attention was required from this office.

The above Summary is certified to be in
accordance with the information on file, April 24,
1946.


B.R. Dusenbury,
Administration Department.

April 24, 1946

File No.
5412

--- SUMMARY ---

-- REAL ESTATE --

Catalogue #214

Ritsueichi UYENO,
Reg. No. 05805

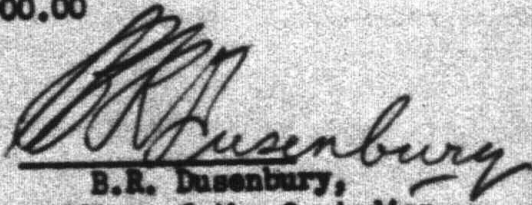
654 Powell Street,
known as
Lot 11, Block 52,
D.L. 196, Plan 196,
Vancouver, B.C.

Appraisal - \$900.00
J.R. Reid & Co.

Assessed Value 1945

Land	735.00
Improvements-	<u>400.00</u>
	\$ 1135.00

Sales price - \$ 900.00


B.R. Dusenbury,
Office of the Custodian.

C
O
P
Y

435 Howe St.,
Vancouver, B.C.
May 22, 1942.

Attention Mr. C.L. Drewry

636 Powell St

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

Dear Sirs:

Re: UYENO, Ritsuichi

1. Two properties - Legal Descriptions: Lot 8, Block 52, District Lot 196, and Lot 11, Block 52, District Lot 196, being 636 and 654 Powell Street.

These houses are in a semi-industrial district surrounded by old houses, factories and warehouses.

2. ✓ 636 Powell St. is a 5-room frame dwelling in fair condition, toilet and sink, but no bath, no basement - garage and woodshed at rear of property.

654 Powell St. is a 5-room frame dwelling in poor condition, toilet and sink, no basement - woodshed at rear.

3. ✓ 636 Powell St. at time of our inspection was still occupied by the owner and 654 Powell St. was occupied by Japanese tenant. There was no furniture of any value in either house. ✓

4. Insurance - 636 Powell St. - \$1000.00 on dwelling \$500.00 on furniture - Policy #32-28741 in Bankers & Traders Insurance Co. (Hobson Christie & Co., agents) expiring April 21, 1945.
654 Powell St. - \$1000.00 on dwelling - Policy #6017806, Michigan Fire & Marine Insurance Co. (A.S. Matthew & Co., agents) expiring May 14, 1944.

5. Both properties reported to be clear title and Certificates of Title to be lodged in Land Registry Office at the Court House.

6. Mr. Uyeno, the owner, has stated in his 'JP' Form that he would like Hugh M. Fraser & Co., 132 West Hastings St., to act as his agents. He confirmed this when we inspected the properties, and we would suggest that his wishes be carried out and Hugh M. Fraser be appointed in place of ourselves.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO.

TELEPHONE PACIFIC 8453

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



EXHIBIT NO. 1115 - 2
DATE OCT 1 2 1948
FILLED BY R A [signature]

GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

No. 214 654 Powell St.

Lot 25 x 120 ft. to lane. 5 room bungalow
with drop siding exterior. Fireplace in livingroom.
No basement or bath. Sink in kitchen and
toilet off.

Valuation \$900.00 ^

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
May 6th, 1944.

EXHIBIT No. 111A-6
DATE OCT 12 1944
FILLED BY F. A. Christie.

Catalogue #212.

636 Powell Street, 2/52/196.

Lot 25 by 122.

This is an old 4-roomed cottage with 2 low ceiling rooms in attic, with a ladder to get up. There is sink and toilet, also bathtub not connected to sewer.

Value for sale \$900 ^

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

Catalogue No. 212
File No. 5412
636 Powell Street,
6/52/196/1/196

August 10, 1944.

MR. JACK REMICK

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 2, 1944)

	DEBIT	CREDIT
Purchase price	\$900.00	
Charges received		1900.00
157/365 x \$49.48 seller's proportion of 1944 taxes		20.74
157/184 x \$ 7.85 water to June 30, 1944		6.53
(Amount of rental - \$22.00 less \$1.10 agent's fee)		
June 1st to June 30th - 28/30 x \$29.90		19.51
July 1st to July 31st		20.90
Registration fees on deed - \$900.00	5.80	
Insurance premium - 29.5% x \$5.00 (expiry 11/1/45)	1.98	
Water to June 30, 1944	7.85	
Balance owing purchaser	52.05	
	<u>\$957.68</u>	<u>\$957.68</u>

Balance owing to purchaser - \$52.05

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE
Le soussigné déclare que l'envoi mentionné d'autre part

OTHER SIDE WAS DULY DELIVERED ON THE

May 25

1945

Date stamp of office of destination
Timbre du bureau destinataire



SIGNATURE OF THE ADDRESSEE
Signature du destinataire

(1)

ADDRESSEE'S REPRESENTATIVE
du représentant du destinataire

G. B. Clarke

POSTMASTER OF THE OFFICE OF REGISTRATION
du bureau destinataire

52 del

- (1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, sous l'adresse figure sur l'autre côté de cette carte.
- (2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

STATEMENT RE SALE OF:

Name: **UYENO, Ritsuichi**Catalogue No: **212**File No: **5412**Street Address: **636 Powell St.**Reg. No. **05805**Legal Description: **Lot 8/52/196**Date of Sale and Adjustments **..June 2nd, 1944.....**Sale Price **\$ 900.00**Real Estate Agent's Commission **\$ 45.00**Charge for Valuation **5.00**Charge for Advertising **4.00**Land Registry Office Transmission Fee **2.50**~~Insurance~~~~Unpaid~~~~Interest~~~~Interest~~~~Other~~

Adjustments:

Fire Insurance **1.98**Taxes to June 2/44 **20.74**Water **1.32****77.24** **\$ 903.30****\$ 826.06**

Net Proceeds credited to your account

Date: **.....September 20th, 1944.....**Compiled by: **.....George Peters.....**

File No. 5412.
Catalogue No. 214.

May 19th, 1945.

MEMORANDUM

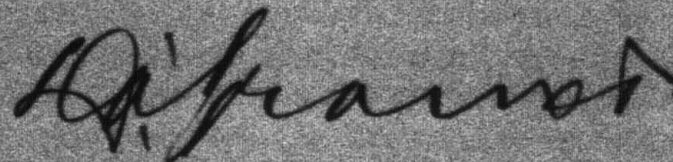
TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Ritsuchi UYENO
City of Vancouver
Lot 11, Blk. 52, D.L. 196, Sp. 1,
N. W. D., Plan 196.

With reference to the above described property which was recorded in the Vancouver Land Registry Office, April 18th, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 122334-L, dated April 18th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 122335-L, dated April 18th, 1945, registering the property in the name of Elmer Cheng (Deed).
3. Duplicate of Transmission dated April 10th, 1945.
4. Duplicate of Deed dated April 10th, 1945 - Secretary of State to Elmer Cheng.
5. Certificate of Indefeasible Title number 122335-L, dated May 12th, 1945, covering the above property in the name of Elmer Cheng.



DAC:JS
Atch.

File No. 5412.
Catalogue No. 214.

April 4th, 1945.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. D. A. Cramer

Ritsuchi UENO - Reg.No.05805
City of Vancouver
Lot 11, Blk. 52, D.L. 196, Gp. 1,
N.W.D., Plan 196. Certificate
of Vesting number 35592.

We attach 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..... ELMER CHENG.
4. Copy of letter showing to whom sold and price paid
for the property.
5. Memorandum from the Administration Department con-
firming valuation, and approval of Advisory Committee.
6. Real Property Memorandum from Administration Department.

Certificate of Indefeasible Title number 62472-L, is in the
Land Registry Office.

D. A. Cramer

DAC:JS
Atch.

File No. 5412.
Catalogue No. 212.

June 3rd, 1944.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Gruner

Ritsuchi UYENO - Reg. #05805
City of Vancouver
Lot 6, Blk. 52, D.L. 196, Sp. 1,
N.W.D., Plan 196, Certificate
of Valuing No. 35592.

We 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..... JACK HENCK.
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.

Certificate of Indefeasible Title Number 67616-K is in the Registry Office.

D. A. Gruner

DAC:JS
Encls.

File No. 5412.
Catalogue No. 212.

July 20th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Ritsuchi UENO
Lot 8, Blk. 32, D.L. 196,
Sq. 1, S.W.P., Plan 196.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated June 23rd, 1944,
we enclose herewith the following documents in connection
therewith.

1. Copy of application number 105239-L, dated June 23rd,
1944, registering the property in the name of the
Custodian (Transmission).
2. Copy of application number 105240-L, dated June 23rd,
1944, registering the property in the name of Jack
Heneck (Deed).
3. Duplicate of Transmission dated June 14th, 1944.
4. Duplicate of Deed dated June 14th, 1944 - Secretary of
State of Canada to Jack Heneck.
5. Certificate of Indefeasible Title number 105240-L,
dated July 17th, 1944, covering the above property in
the name of Jack Heneck.

D. A. Cramer

DAC:JB
Encls.

Catalogue No. 212
File No. 5412
636 Powell Street
8/52/196/1/196

Receipt of Certificate of Title No. 105240-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of copy of Bankers & Traders Insurance Company Ltd. policy No. 32-28741 which has been assigned to me.

Receipt is also acknowledged of cheque for \$52.05 representing the closing of adjustments on sale to me of 636 Powell Street.

Dated at Vancouver, B. C., this 11th day of August 1944.

J. M. Muck

Catalogue No. 214
File No. 5412
654 Powell Street,
Vancouver/11/52/196
Certificate of Title No. 122335-L

EVACUATION SECTION	
Rec'd	MAY 9 1945
File No.	5412
Ans.	
Referred	<i>Peter</i> <i>your file</i>

Control of property covered by Certificate of Title No. 122335-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Dated at Vancouver B. C., this 5 day of May 1945.

Signed

Ernest George

Return to the Custodian

654 Powell St.

5412

435 Howe St.,
Vancouver, B.C.,
May 22, 1942.

Attention Mr. C.L. Drewry

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

Dear Sir:-

re UYENO, Ritsuchi.

1. Two properties - Legal Descriptions: Lot 8, Block 52, District Lot 196, and Lot 11, Block 52, District Lot 196, being 636 and 654 Powell Street.

These houses are in a semi-industrial district surrounded by old houses, factories, and warehouses.

2. 636 Powell St. is a 5-room frame dwelling in fair condition, toilet and sink, but no bath, no basement - garage and woodshed at rear of property.

✓ 654 Powell St. is a 5-room frame dwelling in poor condition, toilet and sink, no basement - woodshed at rear.

3. 636 Powell St. at time of our inspection was still occupied by the owner, and 654 Powell St. was occupied by Japanese tenant. There was no furniture of any value in either house. ✓

4. Insurance - 636 Powell St. - \$1000.00 on dwelling, \$500.00 on furniture - Policy #32-28741 in Bankers & Traders Insurance Co. (Hobson Christie & Co., agents) expiring April 21, 1945.
654 Powell St. - \$1000.00 on dwelling - Policy #6017806, Michigan Fire & Marine Insurance Co. (A.S. Matthew & Co., agents) expiring May 14, 1944.

5. Both properties reported to be clear title, and Certificates of Title to be lodged in Land Registry Office at the Court House.

6. Mr. Uyeno, the owner, has stated in his "JP" Form that he would like Hugh M. Fraser & Co., 132 West Hastings St., to act as his agents. He confirmed this when we inspected the properties, and we would suggest that his wishes be carried out and Hugh M. Fraser & Co. be appointed agents in place of ourselves.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per

J. Nicolls

July 7, 1948

File No.
5412

ANALYSIS OF
CLAIM

REAL PROPERTY
SECTION

Ritsuichi UYENO,
Reg. No. 05805

REAL PROPERTY,

636 Powell Street,
known as
Lot 8, Block 52,
D.L. 196, Plan 196,
Vancouver, B.C.

Catalogue #212

Ritsuichi UYENO makes claim for
(Gross)

2000.00

Sales price (Gross)

900.00 /

Appraisal -

Pemberton Realty Co. Ltd 900.00

Tenders -

(a) Jack Nemeck- 800.00 rejected
(b) Hugh M. Fraser
& Co. Ltd. 850.00 "
(c) Jack Nemeck 900.00 Accepted
(d) Hugh M. Fraser
& Co. Ltd. 900.00 rejected

Acceptance of tender (c) 900.00

Assessed Value, 1944 -

Land 750.00
Improvements 400.00
1150.00

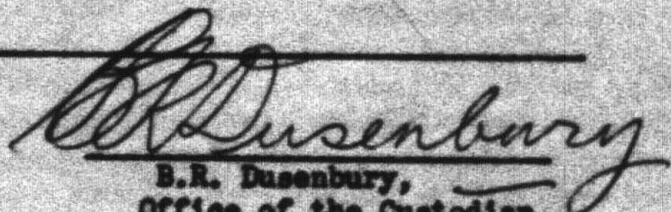
RECAP:

Gross amount of claim

2000.00

" " " sale

900.00


B.R. Dusenbury,
Office of the Custodian.

File No.
5412

ANALYSIS OF
CLAIM

July 6, 1948

REAL PROPERTY
SECTION

Ritsueichi UYENO
Reg. No. 05805

REAL PROPERTY, -

654 Powell Street, ✓
known as
Lot 11, Block 52,
D.L. 196, Plan 196,
Vancouver, B.C.

Catalogue #214

Ritsueichi UYENO makes claim for
(Gross)

1500.00

Sales Price (Gross)

900.00 ✓

APPRAISAL -

J.R. Reid & Co. \$ 900.00

TENDERS, -

- (a) - Pembertons \$550.00 rejected
- (b) " 900.00 withdrawn
- (c) Mrs. G. Yampolsky 750.00 rejected
- (d) G. Conkie 750.00 "
- (e) W. Green 900.00 Accepted

Acceptance of tender (e) 900.00

Assessed Value 1945

Land - 735.00
Improvements 400.00

\$1135.00

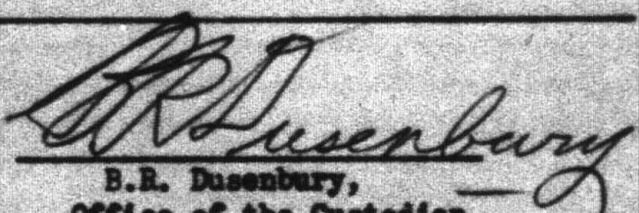
RECAP:

Gross amount of Claim -

\$1500.00

" " " sale

900.00


B.R. Dusenbury,
Office of the Custodian.

File No.
5412

ANALYSIS OF
CLAIM

July 7, 1948

PERSONAL PROPERTY
SECTION

Ritsuchi UYENO,
Reg. No. 04803

Personal Property Claim by Ritsuchi UYENO as follows:-

Item #1- 1 set of Encyclopedia
under name of Kasuo
TAZAWA - - \$50.00

and
Item #2- 1 complete set of
Carpenter's tools - 100.00

Total Claim Personal Property,
(Page 2 - 5(e) of Claim) \$ 150.00

Item #1- - 1 set Encyclopedia
under name of
Kasuo TAZAWA - - 50.00

In registration of Ritsuchi UYENO, April 22, 1942 he did not declare 1 set Encyclopedia or any other books. Our Agent, Macaulay, Nicolls, Maitland & Co. Ltd. reported May 22, 1942 that there was "no furniture of any value at 636 Powell St. or at 634 Powell Street, the property of UYENO. A memo of March 31st, 1943, seems to be the first indication that the Custodian had of any chattels at 636 Powell St. A removal of chattels from this address to 604 East Cordova St. Custodian Warehouse, took place on April 16, 1943- Warehouse #353, of which there is a list. No reference to a set of encyclopedias was made in this removal. However on Feb. 10, 1944- UYENO requested the shipment of "5 encyclopedias" in possession of Mrs. Bruyn (tenant) and these were delivered to the B.C. Security Commission March 13, 1944 for shipment to UYENO. Some books were destroyed by leaking roof and a few were sold. The above named encyclopedias UYENO acknowledges August 21, 1944.

An additional set of Encyclopedia seems to have been shipped to UYENO about Sept. 22, 1944. This appears to be the encyclopedia marked "Kasuo TAZAWA" and the one that is the subject of this claim. hence it is marked - - - shipped.

Item #2 - 1 complete set of Carpenter's tools - \$100.00

In registration of Ritsuchi UYENO, April 22, 1942, he did not declare 1 complete set of Carpenter's tools or any other tools.

Whatever chattels were left at 636 Powell Street, Vancouver, B.C. by UYENO seem to have been left in a locked room "under the eaves of the roof and boarded in". On April 16, 1943

\$

File No.
3412

- 2 -

July 7, 1948

the chattels found there in the attic were removed to Custodian warehouse at 604 Cordova Street as per warehouse receipt #353. Nothing resembling Carpenter's tools is indicated in the list.

The few remaining chattels at 636 Powell Street as July 21, 1944, were sold by UIENO to the tenant, Mrs. J. DeBryn for \$30.00 for which payment was received by the Custodian.

A memo July 21, 1944 states "There remains only a small box of so-called tools, but in actual fact just a collection of worthless junk, which UIENO has asked Mrs. DeBryn to keep for him. This she has agreed to do, and we therefore have no further interest in personal property at this address". Copy of memo attached to Analysis. ✓

Hence by Custodian -

Abandoned

RECAP:

Gross amount of claim

Item #1 -
Disposal of same -

\$50.00
shipped

Gross amount of claim

Item #2 -
Disposal of same

\$100.00
Abandoned

Total claim of Personal Property -

\$ 150.00

B.E. Dusenbury
B.E. Dusenbury,
Office of the Custodian.

File No.
5412

INDEX TO
CLAIM


July 6, 1948
REAL PROPERTY
SECTION

Ritsuichi UYENO,
Reg. No. 05805

Catalogue #214

- 1- Claim by Ritsuichi UYENO per Cameron, Waldon & Brewin,
Solicitors,
(see under Real Property Cat. #212)
- 2- Appraisal -
J.R. Reid & Co.
- 3- Tenders -

(a) Pembartons -	\$550.00
(b) " "	900.00
(c) Mrs. G. Yampolsky	750.00
(d) G. Conkis	750.00
(e) W. Green	900.00
- Acceptance of tender (e)
- 4- Assessment roll 1945
- 5- General Statement of account
(see under Real Estate Cat. #212) and
Sales Statement re Cat. #214.
- 6- Advice letter of sale June 12, 1945.
- 7- Analysis of claim re Cat. #214
- 8- J.P. Form at bottom of claim file.



File No. 5412

--SUMMARY--

--PERSONAL PROPERTY--

Ritsuichi UYENO
Reg. No. 05805

EXHIBIT No. 1111-15

DATE OCT 12 1948

FILLED BY

April 24th, 1946

R. H. Brinsley

636 Powell Street, Vancouver, B.C.

CHATELS:

No List of Chattels was given by UYENO at the time of registration April 22nd, 1942. A memo by this office dated March 31st, 1943 states that the tenant at 636 Powell had called and informed that there were goods stored "under the eaves of the roof and boarded in". On April 16th, 1943 the chattels found there in the attic were removed to our warehouse at 604 Cordova Street as per warehouse receipt No. 353 on file. Certain other chattels were sold to Mrs. J. DeBruyn, the tenant, for \$30.00 as per memo 21-7-44, and funds received here. According to this memo "we therefore have no further interest in personal property at this address". "Some junk" left with Mrs. DeBruyn by UYENO as same memo.

Some of the chattels at warehouse were sold as auction sheets 41, realizing net \$9.27 for credit of UYENO. According to Protection Dept. memo April 24th, 1946 there still remains the following personal item for account of UYENO. "1 album" at 604 Cordova St. East,

654 Powell Street, Vancouver, B.C.

According to the records and the memo dated November 15, 1943 no chattels are revealed as at the above address for account of UYENO.

BONDS,
BANK ACCOUNT
LIFE INSURANCE

(The registration form of UYENO dated
April 22nd, 1942 recites the following:-

"1 \$50.00 victory bond, due 1951. in owners possession"

"Bank of Montreal, Main & Hastings, Vancouver, B.C.
\$5.00; account No. 2583.

" New York Life Ins. Vancouver, B.C. no. unknown \$1000
20 yr. endowment, beneficiary Kuye UYENO, policy in owners
possession"

As none of these are vested in the Custodian, no action was taken by this office.

ACCOUNTS
RECEIVABLE:

In the registration form of UYENO dated April 22nd, 1942 he declares as owing to him by T. FUKUSHIMA, 477 Powell Street, Vancouver, B.C. about \$660.95 which was loaned to him in 1941. Later in UYENO's file is a letter dated July 6th, 1943 in which he states definitely that it is Kazuo FUKUSHIMA not T. FUKUSHIMA who owes him and that the amount is

SUMMARY - PERSONAL PROPERTY - continued

April 24th, 1946

ACCOUNTS:
RECEIVABLE

\$667.19. Kazuo FUKUSHIMA has admitted owing this amount to UYENO and plans are under way to pay a pro rata portion of this amount according to the funds available in the account of Kazuo FUKUSHIMA.

SPECIFIED ARTICLES:

No specified articles are declared by UYENO in his registration form dated April 22nd, 1942. However the records of R.C.M.P. report dated February 15th, 1944. (Mar. 9, 1942) show

1-Radio - R.C.A. Victor Mantel, Serial #146,
1 Carton containing following 5 cameras -
(as listed thereon)

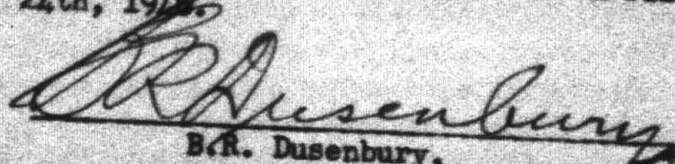
The Radio was sold February 24th, 1944, net returns \$28.22 for credit of UYENO. R.C.M.P. receipt for radio received as per UYENO letter June 27th, 1945.

The 5 cameras were forwarded to UYENO July 11th, 1945, the R.C.M.P. receipt having been previously received by this office.

There are no Fire Arms, Automobiles or Vessels, or other radios or Cameras revealed on the file, or in the registration.

No other personal property is revealed on the file.

The above Summary is certified to be in accordance with the information on file, April 24th, 1946.


B.R. Dusenbury,
Administration Department.

NAME WILLIAM J. BROWN

REGISTRATION NO. 07204

FILE NO. 5432

The following chattels were sold by public
suction at 992 Powell, Vancouver, B.C. on February 24, 1944.

Victor sental radio

2

33.50

Total:

	(Auctioneer's Fee:	3.35
Less Expenses:	(Advertising:	8.70
	(Moving:	0.23
	(Storage:	1.00

33.90
5.26
<hr/>
28.22

Net Proceeds Credited:

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouger 11.

Remarks.

Vancouver 11.
Original sent
May 25/45

NAME WERO, Mitsunobu

REGISTRATION NO. 05805

FILE NO. 3432

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B. C. on February 28, 1945.

Cabinet and 2 tables	\$ 2.00
- 3 Kitchen chairs and end table	1.50
- Dresser	6.25
- Chest of drawers	2.75
- 2 Wicker chairs	2.00

Total

\$ 14.50

Less Expenses: (Auctioneer's Fee: \$1.45
Advertising: 0.87
Moving: 2.92)

\$ 5.23

Net Proceeds Credited:

\$ 9.27

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 41

Remarks.

*Original sent
May 25/45*

NAME UYENO, Ritsuchi

REGISTRATION NO. 05805

FILE NO. 5412

The following chattels were sold by public
auction at 771 E. Hastings St. Vancouver, B.C. on April 12th, 1946.

Iron	\$.30
Clothing		.35
Books		.50

Total		\$	1.15
Less Expenses:	(Auctioneer's fee	\$.14
	(Advertising		.07
	(Moving		.13
Net Proceeds Credited:		\$.81

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 60

Remarks.

MEMORANDUM

File No. 5412

July 21st, 1944

TO: FILE

FROM: Mr. Geo. Spain

Re: Ritsuiichi UYENO
636 Powell Street

The few remaining chattels at the above address were sold by Uyeno to the tenant, Mrs. J. DeBryn for \$30.00, for which payment has been received.

There remains only a small box of so-called tools, but in actual fact just a collection of worthless junk, which Uyeno has asked Mrs. DeBryn to keep for him. This she has agreed to do, and we therefore have no further interest in personal property at this address.

GB/MHG

Geo. B. Spain
Geo. B. Spain

July 4, 1945.

To: Mr. Spain

From: F. Matheson

Re: Ritsuchi UYENO, #05805, File 5412

This man has sent us an RCMP receipt covering the following, in addition to his radio which has been sold:

- One No. 2A Brownie Box Camera ✓
- " No. 2 Hawkeye Box Camera ✓
- " Baby Brownie Box Camera ✓

These three cameras were listed under RCMP #210, but the RCMP Report dealing with that number lists, in addition to the radio,

Carton containing following five cameras:

- 1 Folding camera, Serial No. A28811 ✓
 - 1 " Kodak No. 1A, Serial No. 203292
- (and the three cameras that have been listed above)

Would you kindly have these cameras checked to make sure that all five are on hand?

I think we should make enquiry of Uyeno as to ownership of the two extra cameras before we ship any of them.

FM

5 Cameras.

July 6th '45

Ready for shipment.

W. D. Spain

Receipt for remaining two cameras received and all shipped July 11, 1945.

FM

File No. 5412

MEMORANDUM

To: Mr. Green ✓ G.B.S.
From: Mr. Wilson

March 31, 194

Re: UYENO, Ritsunichi

Referring to our conversation of today, the tenant of 636 Powell Street called and informed me that there were goods stored under the eaves of the roof and boarded in. As there is no record of these goods in the declaration, I wish you would arrange with Mr. Smith to call on the premises and ascertain what they are.

ODM/GH

G. Wilson

Noted *G.B.S.* his company has
insurance yesterday. there is no inventory on file
as Smith reported 22-11 that there are no furniture
of any value. Hunter declared has almost certainly
been sold. *may refer*

J.R.
No. 05805

F. 112

Royal Canadian Mounted Police

\$

Vancouver, B.C. March 9, 1942

Received from Kitasicki U.T.E. No. 636 Powell St.

Vancouver, B.C. One R.C. A. Sitar mounted radio

Serial No. 146. One No. 2 A. Brownie box camera

One No. 2 Hawkeye box camera. One baby Brownie

box camera

Dollars,

100

Signature

A. R. Campbell, Det.

R.C.M.P.

(Reg. No. 13838)

J.R.
No. 05805

F. 112

Royal Canadian Mounted Police

\$

Vancouver, B.C. March 19, 1942

Received from Kitasicki U.T.E. No. 636 Powell St.

Vancouver, B.C. One folding camera Serial No.

A 28811. One No. 1 B. folding Kodak

Serial No. 203292

Dollars,

100

Signature

A. R. Campbell, Det.

R.C.M.P.

(Reg. No. 13838)

July 7/1945

April 16, 1945.

Ritsuichi UYENO, #05805, File 5412

From: F. Matheson

There is no record that a motor-vehicle of any kind, owned by this man, was among those surrendered to the police.

This man did not declare ownership of a motor-vehicle when he registered with the Custodian. We may assume, therefore, that the 1938 Ford car mentioned on the RCMP sheet was sold by Uyeno prior to his registering with the Custodian.

F Matheson

July 12, 1945.

File No. 5412

Reg. No. 05805

Name: Ritsuichi UYENO

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
Radio (1)	R.C.A. Victor Mantel, Serial 146	\$14.50
Camera (2)	Folding, Serial #A28811	No Value
" (3)	Folding Kodak, No. 1A, Ser.#203292	\$1.25
" (4)	No. 2A Brownie Box, with case	1.25
" (5)	No. 2 Hawkeye Box	.75
" (6)	Baby Brownie Box	.85

Surrendered to RCMP, March 9, 1942.

Released to Custodian, February 17, 1944.

(1) Sold at Auction Vancouver 11, Feb. 24, 1944

Sale Price: \$33.50

Expenses: 5.28

Net Proceeds\$ 28.22

(Placed to open credit of owner, upon receipt
of RCMP Receipts, July 7, 1945.)

The five cameras were sent to owner on July 11, 1945, by insured parcel post.

J. MacKison

File No. 5412

— SUMMARY —

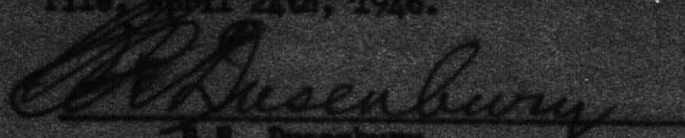
April 24th, 1946

— LIABILITIES —

Ritsuchi UTENO,
Reg. No. 05805

No Claims against or indebtedness of
Ritsuchi UTENO are revealed on the file.

The above Summary is certified to
be in accordance with the information on
file, April 24th, 1946.


B.R. Dusenbury,
Administration Department.

05805

UYENO, Ritsuchi

5412

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Danvers & Traders Ins. Co. Ltd.	32-25741	\$1500.00	April	21	1945	636 Powell St. Vancouver, B.C. X
Michigan Fire & Marine Ins. Co.	6017806	\$1,000.00	May	14	1944	654 Powell St. Vancouver, B.C.
London & Lancashire Assurance Company Ltd.	F106473	\$1,000.00	May	14	1947	636 Powell St., Vancouver, B.C.
						*1000. on Bldg 500. on HHF 22-49

-- SUMMARY --

April 24th, 1946

-- FIRE INSURANCE --

Ritsuchi UYENO
Reg. No. 05805

636 Powell Street, Vancouver, B.C.

Fire Insurance on Dwelling was maintained while required. At date of sale same was transferred to the purchaser Jack Nemeck, and a return premium of \$1.98 was allowed UYENO.

Fire Insurance on Household effects was maintained but on removal to warehouse it was cancelled as June 28th, 1944 and a return premium of 50 cents was allowed UYENO.

654 Powell Street, Vancouver, B.C.

Fire Insurance on Dwelling was maintained while required. At date of sale same was transferred to the purchaser, Elmer Cheng, and return premium of \$3.90 was allowed UYENO.

The above Summary is certified to be in accordance with the information on file, April 24th, 1946.

B.R. Dusenbury,
Administration Department.

ROYAL CANADIAN MOUNTED POLICE

Form 200A

No. **210 (2)**

EXHIBIT REPORT

HEADQUARTERS File No.

SUB-DIV'N and File No. **Vancouver**

DIVISION and File No.
(Jap Reg. 05805)

DETACHMENT and File No. **C.I.B.**

DATE **Feb. 15th, 1944**

Re: **Mitsubishi UYENO, 636 Powell St., Vancouver, B.C.**
(Name of File)

On **Mar. 9th, 1942** **D.E. McLaren, Cst.**
(Date) (Member's Name)

Came into possession of the following described goods by

Handed over by owner.

(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	1		Radio - H.C.A. Victor Mantel, Serial No. 146.
	1		Carton containing following five cameras (2) 1 Folding camera, Serial No. A29811 1 Folding Kodak No. 1A, Serial No. 205292. 1 No. 2A Brownie Box Camera. 1 No. 2 Hawkeye Box Camera. 1 Baby Brownie Box Camera.

REMARKS: **Handed over to the Custodian of Alien Property.**

(State briefly disposition)

DATE **FEB 17 1944**

Les D. L. for Custodian
(Signature of Custodian or Witness)

CERTIFIED CORRECT
P.R. Jefferson, Reg. 210559, Cst.
(Signature of Member)

File No. 5412

November 26th, 1943

MEMORANDUM

To: Mr. Wilson

From: Mr. Gibson

Re: 636 Powell St.
654 Powell St.

Insurance in force on 636 Powell St.

Bankers & Traders Insurance Policy No. 32-28741
covering for \$1,000.00 on Dwelling and \$500.00
on Household Effects, expiring April 21st, 1945.

Insurance in force on 654 Powell St.

Michigan Fire & Marine Insurance Policy No. 6017806
covering for \$1,000.00 on Dwelling and expiring
May 14th, 1944.

We have asked the Insurance Agents to send
us copies of the above policies.

END:KT

BRITISH COLUMBIA SECURITY COMMISSION
CUSTODIAN RELEASE FORM

EVACUATION SECTION	
Rec'd	FEB 19 1944
File No.	527938
Ans.	
Referred	

Address: **SANDON, B. C.**

Date: Feb. 10th, 1944

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

I, **Ritsuichi UYENO**, Police Registration No. **05805**

hereby request you to release to me the under-noted articles stored at
636 Powell Street, Vancouver, B. C.

in possession of **Mrs. Bruyn**

and I release you from any claim whatsoever with respect to such articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

Five Encyclopedias

Original Address: **636 Powell Street, Vancouver, B. C.**

Date Evacuated to Present Address: **July 1st, 1942**

Total Number in Family: **3**

CHARGES:

I agree to pay all charges as required by the British Columbia Security Commission, from funds credited with Custodian in my name

Deposit received: _____

Approved:
BRITISH COLUMBIA SECURITY COMMISSION

Per: **Ed Adams**

Ritsuichi Uyeno.
(Claimant Signs Here)

Vancouver, B.C., February 18th, 1944.

No file
Custodian of Alien Property,
506 Royal Bank Bldg., VANCOUVER, B.C.

Two copies of Release to you. Shipment will be made when mutually convenient.
Please note you are to reimburse us for expense incurred from this man's credit.

BRITISH COLUMBIA SECURITY COMMISSION

CWF:FF

C.W. Fisher
C.W. Fisher
Transportation

BRITISH COLUMBIA SECURITY COMMISSION
CUSTODIAN RELEASE FORM

Address: **SANDON**Date: **JUN 20 1944**

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

I, Ritsuchi DYENO, Police Registration No. 05805
 hereby request you to release to me the under-noted articles stored at

in possession of Custodian

and I release you from any claim whatsoever with respect to such
 articles, and ship same through the B.C. Security Commission.

Description of articles wanted:

1 set of Encyclopedia

2 doz. Japanese conkers, all Japanese Tea Cups, all Japanese Rice Bowls,
all Japanese Chess Chips (Black & White), all Snap-Shots & Photos

Original Address: 636 Poval St.

Date Evacuated to Present Address: May 29, 1942

Total number in Family: 2

CHARGES:

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

~~Deposit received to be paid out of funds held by Custodian~~

Approved:
 BRITISH COLUMBIA SECURITY COMMISSION

Per:

Rensend
 (Claimant Signs Here)

AT IT HERE SINCE 1900



PHONE SEV. 9088

HUGH M. FRASER & CO. LIMITED

INSURANCE & FINANCIAL SERVICE

132 HASTINGS STREET, WEST.
VANCOUVER, CANADA.

RESIDENT AGENT



SECURITY EXCEEDS
\$50,000,000.00

May 19, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 21 1942

Mr. R. P. Alexander,
Custodian of Enemy Alien Property,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Ritsuichi Uyeno.

Confirming our conversation with you over the telephone to-day, we beg to advise you that the above mentioned Japanese left with us his papers in connection with two properties, one at 636 Powell Street and the other at 654 Powell Street, both being 5 room dwellings.

Our instructions from him were that in the event that his wife was being removed from the City, that she would advise us and that we would then look after these properties. It was our understanding that your office was advised by the owner in this regard.

Trusting that his arrangement may be allowed to stand, we are,

Yours very truly,

HUGH M. FRASER & CO. LIMITED.
By

Manager.

JHP/M.

7858, 6125
2 5412

13th July, 1942.

City Fire Warden,
Fire Warden's Department,
270 East Cordova Street,
Vancouver, B. C.

Dear Sir:

Further to our letter dated July 2nd regarding the fire which took place on the night of June 30th at 629 1/2 East Cordova Street, we have to inform you that we have been endeavouring to obtain some particulars regarding the present address of Mr. R. Uyeno declared to us as being the owner of the apartment in question.

Having taken this matter up with the Royal Canadian Mounted Police we are told that Mr. Ritsui Uyeno, Registration No. 07613, and Mr. Ritsuichi Uyeno, Registration No. 05805 are both delinquents. If you can provide us with the full name of the actual owner of 629 1/2 East Cordova Street on the assumption that ownership may have been transferred by "Mr. R. Uyeno" to some other individual, we would appreciate hearing from you.

Yours truly,

R. P. Alexander
Manager

RPA:LF

AT IT HERE SINCE 1800



HUGH M. FRASER & CO. LIMITED

INSURANCE & FINANCIAL SERVICE

PHONE SEV. 8088

SEP 28 1942

1087 Fale 5412

132 HASTINGS STREET, WEST.

VANCOUVER, CANADA.

RESIDENT AGENT



SECURITY EXCEEDS
\$50,000,000.00

26th September, 1942.

Official Custodian,
Japanese Evacuation Section,
Royal Bank Bldg.,
City.

Dear Sir,

Re: Ritsuichi Uyeno

Referring to your letter of the 4th June last in regard to the property owned by the above, viz., 636 & 654 Powell Street, we were informed yesterday by a son of Mr Uyeno that the rest of the family were leaving Vancouver to-day. The family of Mr Uyeno up till now have been in occupation of the property.

Mr Uyeno's son informed us that the properties have been rented on a monthly tenancy; 636 Powell at \$22.00 a month and paid to the 30th September, 1942; and 654 Powell St. at \$15.00 a month and paid to the 5th October, 1942.

We understand from your letter that we are to remit to you the rents collected, less the usual commission fee, and that you will pay taxes, insurance premiums and any other carrying charges on these properties.

Yours very truly,

HUGH M. FRASER & CO. LIMITED,

By

J. H. J. J. J.

Manager.

RP



PHONE PACIFIC 9351

HUGH M. FRASER & CO. LIMITED

INSURANCE & FINANCIAL SERVICE

132 HASTINGS STREET, WEST.
VANCOUVER, CANADA.



SECURITY EXCEEDS
\$25,000,000.00

March 4, 1943.

Re: Your File No. 5412

Official Custodian,
Japanese Evacuation Section,
Royal Bank Bldg.,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	MAR 5 1943
File No.	5412
Ans.	
Referred	

Dear Sir:

Re: R. Uyeno

We enclose herewith cheque for \$35.15 for February collections, together with statements.

The tenant has been asking us if there is any chance of getting a hot water tank installed in the premises. We had our plumber look over same and his estimate of the cost of putting in a hot water tank and any necessary piping is in the neighbourhood of \$40.00. You might let us know at your convenience what reply we are to make to the tenant.

Yours very truly,

HUGH M. FRASER & CO. LIMITED
By

J. J. Foster

Manager.

RP/GKM
encls.



PHONE PACIFIC 9351

HUGH M. FRASER & CO. LIMITED

INSURANCE & FINANCIAL SERVICE

122 HASTINGS STREET, WEST.
VANCOUVER, CANADA.



Your File No. 5412

20th March, 1943.

Official Custodian,
Japanese Evacuation Section,
Royal Bank Bldg.,
City.

EVACUATION SECTION	
Rec'd	MAR 22 1943
File No.	
Ans.	<i>Ans.</i>
Preferred	<i>Wilson</i>

Dear Sir,

Re: R. Uyeno

Replying to your letter of the 15th inst., we would say that the property referred to is 636 Powell Street, and we would recommend that a hot water tank be put in.

There is no bath tub in the bath room, and the tenant of course would like one put in. Our plumber advises us that to put in a new bath tub would cost about \$65.00. In addition, a wood floor would require to be laid in the bath room, and the material for this would probably cost about \$5.00 more. The tenant offers to do the work himself laying the floor. At present, the tenant uses an old detached bath tub of his own, and pours the water down a sumph which the Japs had put in the bath room.

We understand that most of the Japanese houses are without hot water tanks and bath tubs, and it is a question of how far you wish to go in the way of installing these.

Yours very truly,

HUGH M. FRASER & CO. LIMITED,

By

J. H. J. J. J.

Manager

RP

ON
MAY 17 1943
5412 May 13th.
Nelson

Dear sir:

I have received the check for fifty dollars (\$50.00) through the B.C. Security Commission. Thank you very much.

The rent for 636 Powell Street was supposed to be twenty-five dollars (\$25.00). But the tenant had said they'd fix the place so asked me to lower the rent to twenty-two dollars (\$22.00). That was the promise, so it is unsatisfactory to take the money from me to put the bath and hot water tank in. If the hot water tank is already put in we cannot do anything about it. But we will not pay for the bath. Before my son left Vancouver, he bought a second hand bath and gave it to the tenant. He will not pay the cost to put in the bath.

I had stored away our belongings (furniture, tools etc.) in the attic at 636 Powell Street and sealed up the door and windows. I have heard that the

J. Green

tenant has opened the place and are
using it. If they are now using the
place the house is more worth than
twenty-two dollars (\$22.00). You should
have let me know. I hope you
will take care from now on and please
tell the tenant to take care of the
house.

Yours truly,

EVACUATION SECTION	
Rec'd	JUL 10 1943
File No.	8472
Ans.	B.R.D.
Referred	Mulson

London, B.C.
July 6th/43

Dear sir: Ruzio and Kazuo Fukushima
are partners on the property located
on Lot 17, Block 41, D. L. 196,
477 Powell St. I have lent Kazuo
six hundred sixty-seven dollars and
ninety-nine cents (\$667.19). So when
you have sold this property will
you please put Kazuo's part
into my account. Thank you.

Yours truly,
R. Ruzio.

Claim
already filed
File No. 1730-

13-7-43

-A

Copied for
File 1730

Reg. No. 05805

RITSURCHI UTENO.



PHONE PACIFIC 9351

HUGH M. FRASER & CO. LIMITED

INSURANCE & FINANCIAL SERVICE

132 HASTINGS STREET, WEST.

VANCOUVER, CANADA.

Your File No. 5412



SECURITY EXCEEDS
\$25,000,000.00

Official Custodian,
Japanese Evacuation Section,
Royal Bank Bldg.,
City.

EVACUATION SECTION	
Rec'd	26th July, 1943. JUL 27 1943
File No.	
Ans.	<i>Ans.</i>
Referred	<i>Mulson</i>

Dear Sir,

Re: 654 Powell Street - R. Uyeno

We have now received an estimate for decorating the above premises as follows:

Patching floor in dining room also patching plaster and papering ceilings and walls in living room and dining room	\$ 28.00
Papering kitchen	7.00
	<hr/>
	\$ 35.00

In addition to decorating the living and dining rooms, the tenant wishes to have the kitchen done as well, so we asked the decorator to include in his estimate the cost of doing the kitchen.

We shall be glad to receive your instructions.

Yours very truly,

HUGH M. FRASER & CO. LIMITED.

By

J. J. J. J.

Manager

RP

4518

5412

July 12, 1945.

Mr. Ritsaichi UYENO,
Registration No. 05805,
MOUNT LAKE, B. C.

Dear Sir:

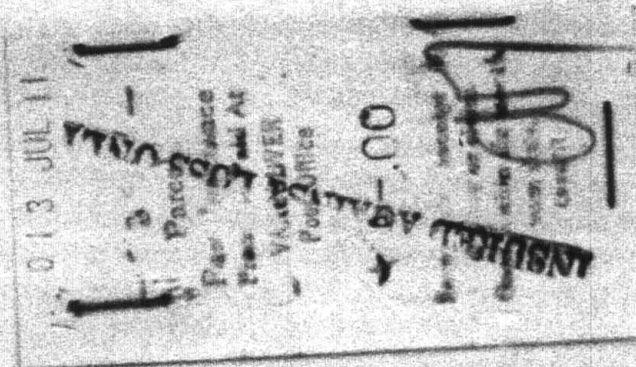
On July 11th, we sent to you by insured parcel post the five cameras which you had surrendered to the police. Postage on this shipment amounted to 51 cents, which is being deducted from the funds standing to your credit in this office.

The balance of your funds amount to \$27.71. These will be sent to you as soon as your file has been reviewed, and a report of your affairs has been completed. This report will be sent to you with the remittance of the funds remaining to your credit.

The cameras should be in your hands within a few days, if you have not already received these. If you do not receive the cameras kindly advise us.

Yours truly,

F. Matheson,
Specified Articles Department.



to Custodian's Office
Claim Dept.
Vancouver, B.C.

Wrote Ltr, B.C.
October 30th 1945

EVACUATION SECTION	
Rec'd	OCT 30 1945
File No.	5412/1730
Ans.	
Ref.	

Dear sir

Re:- Claim on Kazuo Fukushima

As I have written many times previous regarding the payment to me from the sell of property at 487 Powell Street under the joint ownership of T. and K. Fukushima. We have not heard from you.

You have been already informed that there is Six hundred sixty seven dollars and nineteen cents (\$667.19) coming to me from Mr. K. Fukushima's account.

I rent that amount on security of said property. And now you have sold that property it is your responsibility to clear his dept. I have full evidence of this dept.

This is my only chance to settle our accounts. He is willing to pay up through the medium of Custodian's Office.

I therefore would like to hear from your about in near future. I anticipate your reply.

Sincerely yours, R. Uyeno

Re # 5412
1730

5412/1730

October 31st, 1945.

Mr. Ritsushi UYENO,
Registration No. 05805,
Monte Lake, B.C.

Dear Sir:-

Re:- Claim \$667.19-Kazuo FUKUSHIMA,
Reg. No. 00246

*Can Bel.
\$667.19
Dec 14/45
D*

We wish to acknowledge receipt of your letter of yesterday regarding the above claim which you have against FUKUSHIMA.

This is to advise you that we have the funds derived from his half share interest in the sale of 477 Powell Street, to his credit on our books, and that your claim as above, is lodged against him.

You say that you loaned him the money on the "security of said property", but our records and those of the Land Registry Office do not show that you had a recorded Mortgage against this property. If you had had such, the funds from the Mortgage would have been credited to your account at the date of the sale. As the title to the property was clear, the funds derived from the sale were accordingly credited to the joint account of Tsugio and Kazuo FUKUSHIMA, and later divided 50-50 to each account. Your claim therefore, would only rank with others on file against Kazuo FUKUSHIMA. We find that other claims on file against him amount to \$735.00, and therefore you would receive less than half your claim when the distribution of his funds is made.

We are writing to the Department of Labour, Japanese Division, today regarding two of the claims, as we have been unable to get a reply from FUKUSHIMA to our various letters. If he admits them all, the total amount will be \$1402.19, including yours.

We believe that the foregoing will make the present situation clear to you, and we can assure you that your claim is properly lodged against FUKUSHIMA.

Yours truly,

BRD/DD.

[Signature]
B.R. Dusenbury,
Administration Department.

5412/1730

November 1st, 1945.

The Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B.C.

Dear Sirs:-

Re:- Yasuo FUKUSHIMA, Reg. No. 00246

We have written to the above Japanese at various times about the following claims as lodged against him, but have not been successful in receiving a reply.

The claims are:-

1.	R. Uyeno	\$667.19 ✓
2.	U. UYEDA	400.00
3.	Tamotsu HASEGAWA	185.00
4.	Masaji KURIYAMA	150.00

Nos. 1 & 2 he declared on his registration form, hence we do not need any further information except the full first name of No. 2.

Nos. 3 & 4. These have been filed by the creditors named against him, but we have been unable to ascertain if he agrees to them or not. This we require to know.


Re:- War Savings Certificates

On September 21st last, we sent to FUKUSHIMA a letter, a copy of which we enclose for your information, making inquiry in respect to these Certificates.

We shall appreciate your assistance in obtaining the information required.

Yours truly,

BRD/DD.


B.R. Dusenbury,
Administration Department.

Int. 561
10224, 5412
Enemy Section.

509 Royal Bank Bldg.
Vancouver, B.C.
February 4th, 1946.

Mr. Ritsuichi UYENO,
Reg. No. 05805,
Monte Lake, B.C.

Re: 629 East Cordova St. Vanc.B.C.
and
Reizo SHIGEI and Hideo SHIGEI

Dear Sirs:

We are writing you at this time in connection with monies received by us from Messrs. Blane, Fullerton and White and which were in settlement of a fire insurance claim relating to the property at the above-mentioned address.

Mr. Hideo SHIGEI, who was Beneficiary under the Policy, has written to us requesting that these funds be sent to him but before we can give consideration to this matter, it will be necessary for you to send to this office, a Statutory Declaration, duly sworn before a Notary Public or a Commissioner for taking Oaths in the Province of British Columbia.

Your declaration should outline fully particulars relative to the arrangements you had with Mr. Hideo SHIGEI for payment to him of revenues derived from his father's property. You should state therein the approximate date Mr. Reizo SHIGEI left for Japan and the arrangement you had with him regarding the property, including rentals and disbursements. Also state whether or not any funds were sent to Mr. SHIGEI in Japan by you.

If you have any documents or letters in connection with this matter, they should be sent this office for inspection and after copies have been made, the originals will be returned to you.

Int. 561
10224, 5412
Enemy Section.

-2-

Mr. Ritsunichi UYENO Cont.

4.2.46.

Please give this matter your early attention.

Yours truly,

W. J. JOHNSTON,
ADMINISTRATION DEPARTMENT.

WJJ/mh.

Monte Lake, B.C.,
February 7, 1946.

Mr. W. J. Johnston,
Administration Department,
509 Royal Bank Bldg.,
Vancouver, B.C.

ENEMY SECTION	
Rec'd	FEB 11 1946
File No	5412
Ans'd	
Refer'd	

Dear sir:-

Re: 629 E. Cordova St., Vancouver, B.C.
and
Reizo Shigei and Hideo Shigei.

I am in receipt of your letter of the
4th instant.

I am enclosing a Declaration duly sworn
before a Commissioner, Mr. F. H. Smith.

I am enclosing also a translated copy
and the original a page regarding the rentals
and disbursements of 629 E. Cordova Street. I
had a book giving accounts of rentals and
disbursements. But as I had to evacuate from
one place to another I have just kept the last
page of the book and burnt the book.

I have within my possession the
tax bills of 629 E. Cordova Street from the
year 1926 to 1941. I am enclosing the tax

(2)

bill of 1941 as a proof that I have been
in charge of 629 E. Cordova Street.

Yours Truly,

Ritsunichi Uyeno.

05805-

File No. Int. 561

10224, 5412

Enemy Section.

File 5412

I, Ritsunichi Uyeno of Monte Lake, B.C., do make oath and say that I had arrangement with Mr. Reizo Shigei regarding the rentals and disbursements of 629 E. Cordova Street, Vancouver, B.C.

The approximate date of the departure of Mr. Reizo Shigei for Japan is May, 1926. I have been looking after his property since till 1942 when the Custodian of Japanese Evacuation took over.

The arrangement made was that the rentals from 629 E. Cordova Street was to be sent to Mr. Shigei at Japan. When Mr. Shigei sent his son, Hideo to Canada to attend school Mr. Shigei sent a letter that the school expenses be paid from the rentals. After the school expenses were deducted the balance was sent to Mr. Shigei at Japan. When Hideo entered University Mr. Shigei wrote to me that he is giving the property, 629 E. Cordova Street to his son, Hideo. So from then on all the rentals

were given to Hideo for his college expenses.

Since Hideo has evacuated to Ontario to carry on with his education I have been loaning him some money.

The disbursements regarding 629 E. Cordova Street were made from the rentals.

Signed

Sworn before me this
8th day of February 1946

Ritsunichi Uyeno.

06-805

Fred J. Smith

a Justice of the Peace in
and for the Province of
British Columbia

Witness to signature

Isumi Uyeno.

TRANSLATED COPY.

File 5412

May 1942

Date		Disbursement	Rental
2.	May's rent from Sato		8.50
	May's rent from Iatemiichi		9.00
	Hideo's Savings deposited to R. Uyeno		100.00
	Shopping expenses for Hideo	24.78	
3.	Given to Hideo	5.00	
4.	Given to Hideo	10.00	
6.	May's rent from Inaji		6.50
9.	Koyama's gas bill	1.88	
13.	May's rent from Miyazawa		7.50
14.	Garbage Bill	.40	
17.	Given to Hideo	50.00	
	Dairy Bill for Hideo	.96	
	Hideo's Board for one month	10.00	
	Commission for collecting rent	1.55	
		104.57	131.50
Rentals - disbursements =			26.93
Balance from April			77.01
			103.94

TRANSLATED COPY (cont'd)

June 1942.

Date.

	Disbursement	Rental.
Balance of May		\$103.94
2. Rent from Koyama		4.00
Janaka's gas bill	\$.93	
Koyama's gas meter bill	.54	
Janaka's electric bill	.30	
Garbage Bill	.40	
33. 3 gas bills	1.07	
Return May's rent to Iatenichi	3.50	
	\$6.74	\$107.94

Rentals - disbursements = \$101.20

July 10, 1945 Sent to Hideo for educational purpose
(His \$100.00 deposited in May)

\$100.00
\$1.20

Sept. 29, 1945 Loan to Hideo

\$100.00

Original or Copy.

May 1942

2 瀬戸杯. 5月31日迄 8.50

2 立道杯. 5月25日迄 9.50

2 買物代 24.78

現金預り 100.00

3 英雄癪し 5.00

4 英雄癪し 10.00

6 辻杯. 5月31日迄 6.50

9 甲山さんウガス代 1.88

13 宮川杯. 5月31日迄 7.50

16 キヤベゲ代 40

17 現金癪し 50.00

16日迄半料 96

9302 | 131.50

4月15日ヨリ 5月15日迄
食料

10.00

10302

差引残金

28.48

4月7日残金

77.01

105.49

Jun 1942

2日中山村、5月14日
6月3日

国庫券 400
93

中山村 400
54

田中電氣 400
30

中山村 400
40

23 6月 400
107

主道 400
350

6月 400
674

2.74

5月 400
103.94

101.24

July 10th 1945

中山村 400
4x2 1/2

393 Johnson St

Kingston and 100

23.11

9A 290 1945
中山村 400

26 Roby Street,
Toronto, Ont.,
April 9/46

Canada

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

EVACUATION SECTION	
Rec'd	APR 12 1946
File No.	5412/1730
Ans.	
Referred	Sussexbury

File no. 5412/1730.

Dear Sir:-

Re:- Claim \$667.19 - which we have against
Mr. Kazuo Fukushima, Reg. No. 00246.

We thank you for writing to the Department of Labour, Japanese Division, regarding the above claim. Will you please let us know what is the Department of Labour's recommendation, regards to the above claim.

As you know Mr. Kazuo Fukushima has admitted his debt to the custodian just before his evacuation. Therefore, don't you think you have the require evidence of his debt, and thus you are able to send us our claim?

If you still think that you require another form of admittance from Mr. Kazuo Fukushima, will you please write to him again. We

2.

thank you very much.

Mr. Freeman, the placement officer in Toronto has kindly consented to write to Mr. Kozuo Fukushima, asking Mr. Fukushima to pay us his debt.

Thus, through your kindness and Mr. Freeman's kindness we are expecting Mr. Fukushima to pay his debt to us. We thank you again for all the troubles you are looking after.

Yours sincerely,
R. UYENO.
per. T. Uyeno.

5412

June 15th, 1946

REGISTERED.

Mr. Ritsueichi UYENO,
Reg. No. 05805,
26 Balynt Street,
Toronto, Ontario.

Dear Sir:-

We wish to acknowledge receipt of your letter of the 4th ultimo in respect to your Claim against Kazuo FUKUSHIMA in answer to ours of the 25th of April last and have noted contents. We have credited your account with \$397.88 accordingly and shall leave the remaining balance, namely \$269.31 of your claim against him, for you and him to arrange between yourselves. We shall take no further action in regard to the claim.

We have reviewed your file and your affairs that have vested with the Custodian, and wish to now give a brief report of same. In doing so, we have in mind that all matters affecting your affairs have been dealt with by letters, reports and statements from time to time, quite completely, and we shall therefore not go into details in this letter.

Your major assets comprised the two Powell Street properties, namely 636 and 654 Powell Street. As you had left these properties to be looked after by Hugh M. Fraser & Co. Ltd, Agents, the Custodian did not disturb the arrangement and they continued the management of same until such time as the properties were disposed of. Number 636 Powell Street was sold as of June 2nd, 1944 and statement of the particulars of sale was forwarded to you in our letter of September 20, 1944. Number 654 Powell Street was sold as of March 26th, 1945 and statement of the particulars of sale was forwarded to you in our letter of June 12, 1945.


Our remittance to you on the 15th December last of \$27.71 was your entire balance at that time, except for a \$3.00 amount received from the B.C. Electric Railway Co. as refund of security Deposit for light. This sum, plus \$397.88 from Kazuo FUKUSHIMA collection, makes the present total balance of \$400.88 for which amount we are enclosing our cheque herewith.

This report, with previous correspondence and statements, appears to account for your affairs vesting with the Custodian.

In order that you may confirm this and acknowledge the attached cheque we are enclosing a stamped addressed envelope for your convenience in replying.

Yours truly,

BRD/DD.
Enc. 1.


B.R. Lusbury,
Administration Department.

November 24, 1948.

Mr. Ritsuchi UYENO,
Registration No. 05805,
26 Rolyat Street,
Toronto, Ontario.

Dear Sir:

Personal goods now in Custodian storage include:-

1 Bdle. Photo Albums
1 Bdle. Photos

listed in the name of Ritsuchi UYENO.

If these items belong to you and you wish to receive them, please inform the Custodian on or before the 31st day of January, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custodian will assume that you have no interest in these goods and will dispose of them at his discretion.

In addition to the goods listed as belonging to yourself and others, there are various unidentified shrines, kotos, trophies, photographs and papers, which will be abandoned as of no value unless evidence of ownership is submitted to the Custodian on or before the 30th of June 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. JOHNSTON,
OFFICE OF THE CUSTODIAN.

WJJ/GH

Enc. 1.

26 Royal St.,
Toronto 3, Ont.,
Nov. 30, 1948.

Mr. J. W. Johnston,
Dept. of the Secretary of State,
506 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	DEC 2 1948
File No.	5412
Ans.	
Referred	

Dear sir,

Re: File No. 5412.

I have received your letter of the 24th instant. I greatly appreciate your kindness in letting us know of my goods in your possession. The goods you listed listed here:

- 1 Bundle photo albums
- 1 Bundle photos

I wish to inquire who is responsible for the shipping charges? Are you going to pay?

Were there any used stamps listed as belonging to me?

Yours truly,

Ruyeno,
R. UYENO.

File 5412

636 Pencil

Sandon, B.C.
June 12th
1944

Dear Mrs J. He Bruyn.

Thank you ever so much for
your kind letter. Thanks also for keeping
~~the~~ the house in good shape.

Please send us the following goods
to us. And the rest whatever is left you
could have for thirty dollars ~~(\$30.00)~~ (\$30.00)

1 set of Encyclopedia - needed very badly.

All the Japanese + English books

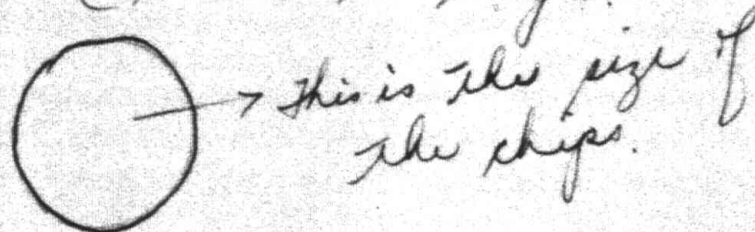
2 dozen Japanese saucers.

All Japanese tea cups without handles

All Japanese rice bowls

Carpenter tools.

Japanese stone chess ~~chips~~ chips
white and black in bags.



All the snap shots and photo's

In the front east side room, there was
a cupboard ~~is~~ like

this. It was at the
North-west corner of
the room. At the

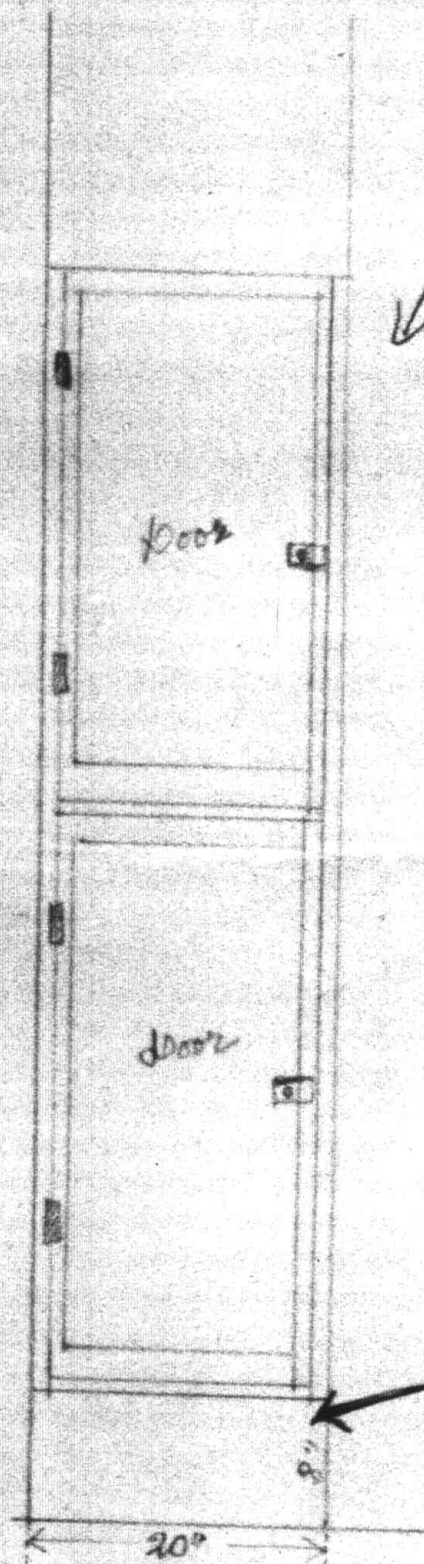
bottom of these two
cupboards, there's some
thing stored away. Please
take the boards off and
send these things too!

I hope you will
talk it over with the
Custodian and send as
soon as possible

^{could}
If you ~~can~~ talk it over
with the Custodian
and we will let you
~~to~~ buy the house if you
like.

Please send the things
over as soon as possible
and let us know.

Yours truly,
R. Uyeno.



EVACUATION SECTION	
Rec'd	JUN 14 1944
File No.	5412
Ans.	Spain
Referred	Spain

Sandon, B.C.
June 12th.

1944

Dear sir.

out to me as per

I heard from my tenant at 636 Powell Street that she had arranged to buy some of the things belonging to me for thirty dollars (\$30.00). I am willing to let them have it as long as you send me the following goods, which will not be much use to them.

1 set of Encyclopedia - no matter what we would like to have this

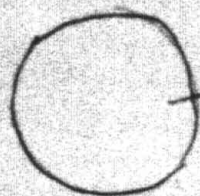
2 dozen Japanese saucers

All Japanese tea cups

All Japanese rice bowls

Japanese stone chess chips

black & white in bags



→ this is the size of the chips

Carpenter tools

All snap shots & photos.

I have written to my tenant, Mrs
de Bruyn what we like to have so I
hope your people will arrange it and
send us these things as soon as
possible.

Thank you.

Yours truly,
(Mr.) R. Uyeno.
Reg # 05805

5412

August 24th, 1944

Mr. Ritsuichi UYENO,
Registration No. 05805,
Monte Lake, B.C.

Dear Sir:

We have your letter of the 21st instant and note your requirements.

If you will arrange with the B. C. Security Commission regarding the shipment of the Encyclopedia, we will be pleased to hand to their agent on request.

With reference to the Carpenter's tools, we have no record of such articles. Certainly we did not move any from 636 Powell Street.

We contacted the tenant, Mrs. De Bryn and understood that you had been in communication with her and furthermore, had made arrangements with her to ship a box of tools. We saw the box in fact and the contents impressed us as a small collection of mechanical junk and there were no carpenter's tools in the box.

We would suggest that you address Mrs. De Bryn on the subject and ascertain the whereabouts of the tools.

Yours truly,

GBS/MHG

G. B. Spain,
Protection Department.

Please send this encyclopedia by
Canadian National Railway to address to

Kazuo Tazawa
% MR. R. UYENO #05805
Monte Lake, B.C.

And charge it up to my (R. Uyeno) account.
The encyclopedia is urgently needed by the owner
I await your early reply :—

Yours truly
R. Uyeno

R. UYENO #05805
Monte, Lake, B.C.

2/10/44
for balance
1015 55

Monte Lake, B.C.
September 29th 44

The Secretary of State
Office of the Custodian
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 2 1944
File No.	5412
App.	How
Refused	

Dear Sir Re — p. 6 " 5412
Registration 05805

To-day we have received 3 boxes of goods
from British Columbia Security Commission.

In these boxes, there were no encyclopaedia
Carpenter's tools nor photographs. If there are
still in your hand will you please send them
home. We have completed the Custodian
Release form for above article 3 months ago
in London, B.C.

I have written to you whereabouts of
my Carpenter's tools — 636 Howell St. Vancouver.

I await your prompt service,

Yours truly R. Uyeno *05805

Spain

Monte Lake, B.C.
September 28 '44

The Secretary of State.
Office of the Custodian,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 2 1944
File No.	5412
Ans.	<i>Spain</i>
Referred	

Dear Sir:

Re. File No. 5412
Registration # 05405.

out to Wilson

stuffed

In your letter of August 19th, you state that you have English Encyclopedia under the name of Kazuo Tajawa and/or H. Elugin. On August 24th you have written again about that same encyclopedia.

We have made arrangement and filled "Custodian Release forms". Had it signed by Security Commission Supervisor, Mr. Clarkson, in Sandon, B.C. and send it in around the end of June.

File no. 5412.

26 Ryegate Street,
Toronto, Ontario,
December 18, 1950.

Mr. F. S. Shears,
Director,
The Department of the Secretary of State,
Office of the Custodian,
Vancouver, B.C.

Dear Sir:-

Through this humble letter we wish to thank
you for the cheque for one hundred and sixty-one
dollar. (\$161.00).

Yours truly,
R. Uyeno.
(per T. Uyeno.)

IN THE MATTER OF THE "ENIGMATIC"
 PART 1. JAPANESE PROPERTY CLAIMS COMMISSION. 1942 CHAPTER 2.

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

HIS HONOUR, JUDGE R. A. MILLER, SUP-COMMISSIONER.

Toronto, Ontario,

October 13, 1942.

IN THE MATTER OF THE CLAIM OF

BITCHIKI UYANG

PROCEEDINGS AT HEARING

APPEARANCES:

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

appearing for the
Dominion Government.

P. A. BROWN, ESQ.

appearing for the
Claimant.

A. SMITH, ESQ.

Secretary.

G. H. R. UPTON, ESQ.

Official Interpreter.

J. B. McNEILL, ESQ.

Official Reporter.

E. Hyatt,
In C.M.

WITNESS STATE, the witness herein, being first
duly sworn, testified through
the interpreter as follows:

DIRECT EXAMINATION BY MR. BREWSTER:

Q. You are claiming first of all in respect
of the property known as 422 Powell Street?

A. Yes.

Q. Is that your signature? A. Yes.

Q. Are the facts set out there correct?

A. Yes.

(FORM, REAL ESTATE (OTHER THAN FARM)
MARKED EXHIBIT NO. 1)

Q. I see by this form that you yourself were
the carpenter? A. Yes.

Q. And that you painted and wall papered and
repaired your property every year? A. Yes.

Q. And I see that you had the property
insured at \$12500? A. Yes.

Q. Have you the insurance policy with you?

A. No.

Q. There is something I find a little hard to
understand here. In the valuation my friend will put
in it is said to be a 4 room cottage, and you have
stated the cottage was 3 rooms instead of 4.

MR. BREWSTER: Perhaps I had better put in
the valuation now. I tender as Exhibit 2, Appraisal
of the Pemberton Realty Company Limited, dated May 6th,
1914, with reference to 422 Powell Street.

(APPRAISAL OF PEMBERTON REALTY COMPANY
MARKED EXHIBIT NO. 2).

MR. BREWSTER: That refers to it as a 4 room
house, and you have in the statement that it was a

R. Byrne,
in chf.

1
2 3 roomed house, and at the top of the form it is
3 marked a 7 room house. Just how many rooms were there
4 in fact? A. There were 7 rooms altogether.

5 Q. This is a slipshod where you say the
6 cottage was 3 rooms and not 4 rooms; that figure
7 should be 7 rooms, should it? A. Yes.

8 Q. You are referring to 534 Powell Street;
9 that was a 7 room house, was it? A. Yes.

10 Q. Now, I understand you say the property had
11 a garage, but the valuation doesn't refer to the
12 garage at all? A. Yes, there was a garage.

13 Q. Did the claimant build it himself?

14 A. Yes.

15 Q. When did he build it? A. About 1933.

16 Q. Well my friend put in the assessment on
17 this property.

18 MR. CHRISTY: As Exhibit 3 I tender the
19 tax statement for 1944, on which the assessment is
20 indicated.

21 (TAX STATEMENT FOR 1944, MARKED EXHIBIT 3)

22 MR. BYRNE: I think you have all the information
23 you can give about that on the form.

24 A. There was a hardwood floor in the parlor.

25 Q. Anything else? A. And cupboards in the
26 kitchen.

27 Q. Is there anything else we should know
28 about it? A. Everything else was put down in the
29 form.

30 Q. Now, in respect to 534 Powell Street, have
you filled in a form in respect to that?

E. Evans,
In chf.

1 A. Yes.

2 Q. Is that your signature? A. Yes.

3 Q. Are the facts set out there correct?

4 A. Yes.

5 (EXHIBIT OTHER THAN JURY FORM, MARKED
6 EXHIBIT NO. 4).

7 Q. Perhaps my friend in this case will file
8 the valuation maps for the Courtland.

9 MR. CHRISTIE: I tender as Exhibit 5 the
10 appraisal of J. R. Head & Company. My friend points
11 out that it is not dated, but of course, in Vancouver,
12 the appraisers will be called.

13 (APPRAISAL OF J. R. HEAD & COMPANY,
14 MARKED EXHIBIT NO. 5).

15 MR. BROWN: You have set out on this form
16 all the facts in regard to this property; when you
17 bought it and so on? A. Yes.

18 Q. And the improvements that were made to it?

19 A. Yes.

20 Q. I see you had this property insured for
21 \$1,000? A. Yes.

22 Q. I take it you haven't the insurance policy
23 with you? A. No, they were all deposited with the
24 agent.

25 Q. Is there anything further about that
26 property that you wish to call to the attention of the
27 Commission? A. No.

28 Q. Then you are also making a claim in regard
29 to two chattel items, one is a set of an encyclopedia,
30 and the other is some carpenter tools. Have you filled
in this form in respect to these?

IN CH.

1 A. Yes.

2 (PERSONAL CHATTEL FORM, MARKED EXHIBIT 6).

3 Q. Your claim is in respect of one set of
4 an encyclopedia. Now what type of encyclopedia was
5 that?

6 A. It is a large dictionary covering various
7 subjects.

8 Q. And does he know who it was published by?

9 A. No.

10 Q. Was it an English dictionary? A. Yes.

11 Q. Where did you leave this encyclopedia

12 when you left British Columbia? A. In 436 Powell
13 Street.

14 Q. Whereabouts? A. In an upstairs room.

15 Q. In an upstairs room? A. The attic.

16 Q. Did you leave it in anybody's charge?

17 A. Edgar Tasson.

18 Q. Who was he? A. He was a cousin.

19 Q. Did he remain in Vancouver or was he
20 evacuated too? A. He remained in Vancouver.

21 Q. How could he look after them; was he
22 living in this house? A. Yes.

23 Q. He lived in the house? A. Yes.

24 Q. And did he send them to you, or how did
25 he look after them for you? A. He lived in the
26 house after I was evacuated.

27 Q. My question was how did he look after
28 them. Did he send them to him; did he account for
29 them at all? A. I left them upstairs and I sealed
30 them up.

Q. He just told us a minute ago he left them

6.
H. Uyema,
In chf.

1 in charge of Tanawa? A. Tanawa was living in
2 the house.

3 Q. Did you ask him to look after them for
4 you? A. He says he cannot understand.

5 THE SUB-COMMISSIONER: Does it make any
6 difference? The Custodian also acknowledged
7 possession of them.

8 MR. BROWN: I have here a series of four
9 letters which perhaps can be filed together, from
10 the Custodian to yourself, and referred to this
11 encyclopedia. Are these all the letters you have in
12 your possession now relating to the encyclopedia?

13 A. These are the only letters I have relating
14 to the encyclopedia.

15 Q. I wonder if I might present them. The
16 first one is dated August 15th, 1944, and it says:

17 "We have your letter of the 4th instant
18 and on investigation, find that the Encyclo-
19 pedia was shipped to you on March 13th, 1944,
20 through the B.C. Security Commission, combined
21 with a shipment Mr. T. Sakada, and they
22 have a report from their supervisor, dated
23 March 25th, stating that the Encyclopedia
24 were delivered against payment of .75¢
25 freight charges. We are therefore unable
26 to understand your intention.

27 We have some Encyclopedia received from
28 your former address under the name of Etsuo
29 Tanawa and/or H. Shigai, but do not believe
30 you wish to claim these."

A. Spence,
In chf.

MR. BREWER: Then there is a letter of August 25th, saying:

"We have your letter of the 21st instant and note your requirements.

If you will arrange with the S.C. Security Commission regarding the shipment of the Encyclopedia, we will be pleased to hand to their agent on request."

MR. BREWER: Then there is a letter of October 2nd, 1944, and it says:

"We are in receipt of your letters of the 25th and 29th ultimo, with reference to the shipment of Encyclopedia, etc.

The present is to advise that we have handed these articles to the S.C. Security Commission for shipment in accordance with your request."

MR. BREWER: Then the last letter is dated October 5th, 1944, and it says:

"Yours September 30th:

I have talked to the Canadian fieldman at 502 Powell, to which warehouse your goods were taken from 436 Powell. It seems that you declared nothing to the Custodian, and therefore you are not in a very good position to claim articles which you apparently had in your former residence.

For this reason also your question as to the whereabouts of your encyclopedia and your carpenter tools are somewhat unreasonable when you never took the trouble to entrust

R. Dyane,
In chf.

1
2 "then not disclose their whereabouts to the
3 Custodian so that they could be taken care
4 of. As to the encyclopedias which were orig-
5 inally requested on your Custodian Release
6 of February 1944 from London, our record
7 shows that these were shipped to London on
8 March 17th, 1944, along with goods belonging
9 to TSUKUDA, T. 501562, and you should have
10 received them there. If not, you might be
11 able to locate them by writing TSUKUDA at
12 P.R. #1, Hamoview, Ont. The Custodian
13 advises that the last shipment covered every-
14 thing belonging to your remaining in his
15 custody. However, a copy of your letter
16 is being sent to the Custodian and if anything
17 further is found he will, no doubt, advise you
18 direct."

19 (LET BY YOUR EXHIBIT ABOVE REFERRED TO,
20 MARKED EXHIBIT NO. 7).

21 Q. It is apparent from this that you were
22 writing for your encyclopedias. Did you ever receive
23 it from the Security Commission? A. No.

24 Q. Where were you living at that time, in
25 September or August, 1944? A. I was in London in
26 August, and subsequently in Exile.

27 Q. When were you moved to Exile?
28 A. August 30th.

29 Q. I suppose the Custodian would know where
30 you were? A. Yes.

Q. Now, I note that the Custodian has

R. Evans,
In sh.

1 furnished and passed on his opinion that an addi-
2 tional set of Encyclopedia seems to have been
3 shipped to you about September 22nd, 1944. This
4 appears to have been an Encyclopedia marked Tanawa.
5 First of all, did you receive about September 22nd,
6 1944, any Encyclopedia or set of Encyclopedias?

7 A. No.

8 Q. And would it be right that this Encyclopedia
9 for which he is claiming was marked "Tanawa"?

10 A. There was the name "Tanawa" in the book.

11 Q. But whose book was it? A. They were
12 Tanawa's books.

13 Q. Why are you making a claim for it?

14 A. Because I left them with Tanawa.

15 Q. There may be some misunderstanding here --
16 although you left them with him, were you the owner
17 of them? A. These were Tanawa's books.

18 Q. He left them with the claimant, did he?

19 A. They were left in my house.

20 Q. Were they left for him to look after,
21 or did he give them to him? A. Yes.

22 Q. Yes, that? A. Yes, that is the answer.

23 MR. CHRISTIE: I think I know what my
24 learned friend is after. I think the claimant has
25 given a pretty quivocal answer.

26 THE SUB-COMMISSIONER: According to the last
27 answer they were Tanawa's books, and Tanawa left them
28 for safekeeping and while they were in his charge
29 they disappeared.

30 MR. BURNIN: Where is Tanawa now?

1 CROSS EXAMINATION BY MR. CHRISTIE:

2 Q. This is a J. P. Form dated 22nd of April,
3 1942. Is that your signature? A. Yes.

4 Q. Did you file more than one J.P. Form?
5 A. No.

6 (J.P. FORM MARKED EXHIBIT NO. 8)

7 MR. CHRISTIE: Your honor, there are two
8 Certificates of Encumbrance, one for each property.
9 I don't think there is any objection to filing these
10 as one exhibit.

11 MR. BREWIN: Is there any question of title?
12 I cannot see the value of putting documents in if
13 nobody is questioning the title.

14 MR. CHRISTIE: We have had some very con-
15 fusing questions arise. Sometimes we get the house
16 on one property, and the claimant owns the house and
17 somebody else owns the land.

18 MR. BREWIN: That applies occasionally, and
19 I think it is very important, the question of title.
20 In this case the registered owner is shown to be the
21 owner of the property.

22 THE SUB-COMMISSIONER: I think it is safer to
23 put them in.

24 MR. CHRISTIE: I will put the two of them in
25 as Exhibit 9.

26 (2 CERTIFICATES OF ENCUMBRANCE, MARKED
27 EXHIBIT NO. 9)

28 Q. I produce here a photo, is that a photo
29 of your property 634 Powell Street? A. Yes.

30 Q. And I produce here another photo, is
this a photo of your property at 634 Powell Street?

1 A. Yes.

2 Q. I will file those two as Exhibit 10,
3 photographs of the properties.

4 (EXHIBIT NO. 10 - TWO PHOTOGRAPHS OF
5 CLAIMANTS' PROPERTIES.)

6 Q. How old was this property at 454 Powell
7 Street when you purchased it in 1940? A. I don't
8 know.

9 Q. Is it correct that the only method of
10 getting to the two rooms in the attic was by step
11 ladder? A. There was a stairway.

12 THE SUB-COMMISSIONER: When did the ladder
13 become stairs?

14 MR. CHRISTIE: Does he understand the
15 difference? A. The tenant took them down.

16 Q. Took what down? A. I removed the stairway
17 and sealed it up, but the tenant made the stairway
18 after.

19 Q. Did the tenant make a stairway or a ladder
20 with rungs that you would have to climb up?

21 A. I don't know.

22 Q. Was this a frame cottage on posts? A. It
23 was concrete blocks on the bottom and on top of that
24 I put posts.

25 Q. What kind of lumber was the cottage
26 constructed of? A. B.C. fir and outside shingles.

27 Q. Was the house at 454 Powell Street on
28 posts? A. A concrete foundation on top of which
29 was posts.

30 Q. And when he bought it in 1941 how old a

R. Wyano,
ST. ST.

1
2 house was it?

A. I didn't ask, and I don't

3 know.

4 Q. Was it painted? A. Yes.

5 Q. And what kind of lumber was it constructed
6 of? A. S.S. fir.

7 Q. Now, turning to the personal chattels,
8 somewhere in the correspondence it was suggested
9 it was "mechanical junk". What comment has he to
10 make as regards that? A. That is entirely wrong.
11 I made my living out of them and had been using them
12 right up to the time I left.

13 Q. How many of these tools were used when
14 he purchased them? A. I bought them over a period
15 from 1930 to 1941, and during that interval I had
16 been removing them and when I bought them they were
17 new.

18 Q. That is all, thank you.

19 MR. CHRISTIE: It is submitted that the
20 real properties at 635 Powell Street, and 636 Powell
21 Street, were sold at their fair market value, and
22 it is further submitted with regard to the personal
23 chattels, as they were not in the custody of the
24 Custodian the Custodian can assume no responsibility.

25 THE SUB-COMMISSIONER: What about the
26 Envelopes?

27 MR. CHRISTIE: The submission applies to all
28 personal chattels.

29 MR. BREWER: I wonder if I should ask my
30 friend to be a little more explicit about this last
defence. The purpose of putting them in is that we

R. Evans,
(ex. gr.)

19.

1 should know what we have to meet. I do not under-
2 stand the submission made in this case. All personal
3 property in existence, with certain exceptions, was
4 vested in the Custodian, whether he actually took
5 possession of it or not. On the other hand there is
6 an exception that he wasn't responsible where it was
7 lost, destroyed or stolen, while in the custody of
8 someone entrusted with it by the claimant. If that
9 is the defense and it is made clear to us, we are in
10 a position to try to meet it. I am quite busy as to
11 what is the defense in regard to these chattel items.
12 The fact that they were not shown on the original
13 form may be some ground for suggesting they didn't
14 exist, but if they existed they were vested in the
15 custodian. I don't understand my friend's defense
16 at all.

17
18 MR. CHRISTIE: we simply say these chattels
19 were not left in the custody of the Custodian and he
20 is assuming no responsibility for them.

21 THE SUB-COMMISSIONER: I do not know enough
22 of what took place out there to know how far it goes.
23 If they were not left in the custody of the Custodian,
24 could there arise such a situation that it was the
25 Custodian's duty to assume responsibility.

26 MR. CHRISTIE: On the evidence of this man
27 himself these chattels were left in the custody of
28 someone other than the Custodian.

29 THE SUB-COMMISSIONER: You are taking the
30 position they were left in the custody of someone
chosen by the claimant?

(Discussion)

19.

MR. CHRISTIE: That is right.

MR. BROWN: Who do you say it was?

MR. CHRISTIE: The evidence is there. I don't think I have to make that submission.

MR. BROWN: With great respect, my friend should. That is something we argued out at the opening of these Commission. The Government counsel should tell us what their defense is with reasonable particulars.

THE SUB-COMMISSIONER: Surely he is not entitled to tell you with whom the claimant left them. That would be solely in the knowledge of the claimant except insofar as the claimant himself has disclosed it. I would take it the defense is we never got those goods, and they were never left in such a way that there was an obligation on us to get them.

MR. BROWN: We had this discussion at the opening of the hearings and it is rather hard to discuss it adequately without the Terms of Reference before us, but as I recall the ruling of Mr. Justice Bird, we are entitled to claim in regard to chattels which were constructively within the possession of the Custodian as well as actually in his possession.

THE SUB-COMMISSIONER: Isn't that just what I have said. If the chattels were in such a position that there was an obligation on the Custodian to assume custody of them, his failure to assume them may have been a matter in respect of which you can claim. The only things that are excluded, as I

(Discussion)

1 understand it, are where these things were left by
2 the claimant with someone chosen by himself.

3 MR. BREWIN: That is correct, your honour.

4 THE SUB-COMMISSIONER: And anything else
5 the Custodian was responsible for, if the circumstances
6 were such, that exercising reasonable care, he should
7 have gotten possession of them.

8 MR. BREWIN: I would go a little further than
9 that. For example, supposing that he had a farm in
10 a fairly remote place, the Japanese was evacuated, and
11 his property was broken into after he was evacuated,
12 and in fact before the Custodian was able to take
13 control, there is no suggestion of negligence. The
14 right of possession was vested in the Custodian at
15 that stage and I think we are entitled to claim.
16 We are not entitled to make a claim where the
17 claimant himself has chosen the custodian. Now, I
18 think my friend has now indicated that the claimant
19 himself in this case put these into the custody or
20 control of some person other than the Custodian.
21 I can well imagine cases where he may say I don't know
22 who it was, but that is part of the particulars we
23 are asking now.

24 THE SUB-COMMISSIONER: Do you know,
25 Mr. Christie, in whose control you are alleging they
26 were left.

27 MR. CHRISTIE: I think that case is on my
28 friend. In the J.P. Fern there was no mention of
29 these chattels made and subsequently the claimant
30 has alleged certain chattels were there for which

(Discussion)

1 he is making a claim. I think the responsibility is
2 on the claimant to show where he left them. He
3 should have made that declaration in the original
4 J.F. form.

5 THE SUB-COMMISSIONER: And he hasn't done it
6 yet?

7 MR. CHRISTIE: I don't know of any subsequent
8 declaration he made. I am not going to prove my
9 friend's claim for him.

10 THE SUB-COMMISSIONER: Isn't there a good deal
11 in that. After all, the Crown in this case is the
12 defendant, and are they not entitled to know the case
13 they have to meet. You say we are claiming for us
14 and us, and why do you claim against us. You say it
15 was vested in the Custodian at the time of the
16 evacuation, but surely you must show something more
17 than that.

18 MR. BROWN: This claimant had actually told
19 us he left them in this room on the top floor of
20 his house, and I imagine, quite frankly, this was
21 the Custodian's responsibility, whether he chose to
22 notify the Custodian or not.

23 THE SUB-COMMISSIONER: Didn't he say something
24 about having told the tenant they were up there?

25 MR. BROWN: Whether that was leaving it in
26 his care, custody or control, is a nice legal problem.

27 THE SUB-COMMISSIONER: I gather that is why
28 Mr. Christie is raising that point.

29 MR. BROWN: The only information we have
30 is where he suggested he has left them, and there are

(Discussion)

10.

1 certain letters. As far as any statutory declarations,
2 there are none. If he subsequently makes a claim,
3 surely he has to say where he left them, and prove it,
4 and prove the Custodian took some responsibility for
5 them.

6 MR. HENRY: I don't think this is the right
7 place for us to argue that. We are going to have to
8 argue this later, and now he has told us at long
9 last, they were in the care, custody or control of
10 the tenant.

11 MR. CHRISTIE: I am going to

(TENDERS RECEIVED RE 636 POWELL STREET,
MARKED EXHIBIT NO. 11)

(SUMMARY OF ASSESSMENT RE 636 POWELL ST.
MARKED EXHIBIT NO. 12)

(SUMMARY OF REAL PROPERTY IN REGARD TO
636 POWELL ST., MARKED EXHIBIT NO. 13)

MR. CHRISTIE: I also have the Summary of
Real Property in regard to 636 Powell Street, and I
think it may be included in Exhibit No. 13.

THE SUB-COMMISSIONER: Yes.

MR. SHWIN: May I say for the purpose of
the record, that it was noted that the sale of 636
Powell Street was dated March 25th, 1943, and 636
Powell Street was dated June 2nd, 1944.

MR. CHRISTIE: Then I would tender as Exhibit 14
the tenders with reference to 636 Powell Street.

(TENDERS RE 636 POWELL ST. MARKED EXHIBIT 14)

(PERSONAL PROPERTY SUMMARY, MARKED EXHIBIT 15)

MR. CHRISTIE: That is the defence.

(PROCEEDINGS ADJOURNED NINE PM.)

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

J. B. McGregor
J. B. McGregor,
Official Reporter.

I, M. A. Miller, Deputy-Commissioner,
appointed to hear a Commission to
investigate claims of Japanese-Canadians
for property loss, do certify the fore-
going is a true copy of the evidence
heard on the within claim.

M. A. Miller
M. A. Miller,
Deputy-Commissioner.

File No.
5412

DEFENSE BRIEF

Ritsuchi UYENO,
Reg. No. 05805

File #5412

Case #1115

Toronto, Ont.
Oct. 12, 1948
Case #1115

*Case 1115
File 5412*

REAL PROPERTY CLAIM - GROSS -

Cats. #212 and #214

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$2000.00 Exhibit #1- 636 Powell St. Vancouver, B.C. Cat. #212	\$900.00 Pembertons May 6/44 Exhibit #2	\$900.00 at tender

Witnesses:-

1. W.G. Moore,
Appraiser,
2. F.G. Shears
re appraisal
and tenders,

Submissions:- Some comparative figures as follows:-

<u>Claimant's Value</u>	<u>Assessed Value</u>	<u>Appraisal Value</u>	<u>Sold for</u>	<u>Taxes 1944</u>
\$2000.00	\$1150.00	\$900.00	\$900.00	\$51.48

The lot is 25' x 122' according to appraisal.

In Exhibit #1- it is noted that Insurance is stated by Claimant to be \$1500.00 on Building whereas the Fire Insurance was \$1000.00 on Building and \$500.00 on Household Furniture. Note the difference.

See also P.2, lines 16-19 inc. of Transcript, wherein the Claimant states that he had "the property insured at \$1500.00" which is obviously in error.

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$1500.00 Exhibit #4, 654 Powell St. Vancouver, B.C. Cat. #214	\$900.00 J.R. Reid & Co. (No date) Exhibit #5	\$900.00 at tender.

Witnesses:-

1. J.R. Reid,
appraiser,
2. F.G. Shears,
re appraisal
and tenders

File No.
5412
Ritsunichi UYENO,
Reg. No. 05805

- 2 -

Case #1115

Submissions:- Some comparative figures as follows:-

<u>Claimant's value</u>	<u>Assessed value</u>	<u>Appraisal value</u>	<u>Sold for</u>	<u>Taxes 1943</u>
\$1500.00	\$1135.00	\$900.00	\$900.00	\$50.70

One tender on the above was as low as \$550.00;
two were for \$750.00 each: All rejected.
The lot is 25 x 120 according to appraisal and
Exhibit #4.

PERSONAL PROPERTY CLAIM - GROSS -

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$150.00 Total as Exhibit #6		

(a) \$50.00

1 set encyclopedia
under name of
Kazuo TAZAWA

shipped
about Sept. 22, 1944

(b) \$100.00

1 complete set
of Carpenter's
tools

Abandoned

Submissions:-

See personal property Analysis, July 7, 1948
of the Claim on Claim file. Cannot amplify
the details of that Analysis.

BRD/DD

January 22, 1949.

Name of Claimant

UYENO, Ritsuehi

Case

1115

Custodian File

5412

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
900.00 900.00	90.00 25.00									115.00
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS 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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	100.00	46.00			46.00		
TOTAL RECOMMENDATION										161.00

December 8th, 1950.

Mr. Ritsuchi UYENO,
26 Rolyat Street,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1115

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$161.00.

Cheque in your favour is enclosed for \$161.00 and we have paid the Co-Operative Committee ... Nil for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director