

9938

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 9938

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KIDO, Rikuzuchi

HOME ADDRESS: 921 E. Cordova St., Vancouver, B. C.

REGISTRATION NUMBER 01017 SEX: Male AGE: 59

OCCUPATION: Fisherman

(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: Canadian Fishing Co., Skeena River, B. C.

MARRIED? yes

NAME OF WIFE OR HUSBAND: Rin

ADDRESS OF WIFE OR HUSBAND: 921 E. Cordova St., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Haruko (F)

ADDRESS OF CHILDREN: 921 E. Cordova St., Vancouver, B. C.

AGE OF CHILDREN: 19.

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

1. LOCATION AND DESCRIPTION: 921 E. Cordova St. City of Vancouver,
Lot 56, Block 49, D.L. 181, Group No. 1, New Westminster District,
Plan 196. Title No. 43107-K.

2. BUILDINGS AND OTHER IMPROVEMENTS: 10 room frame house and 1
wood shed.

3. INSURANCE (Give particulars; state where policies are) The Nationale Fire Ins. of
Paris, France. \$1500.00. Policy No. 278259. Policy in owner's possession.

4. TAXES (Amount and where payable) \$33.84 per yr. payable at City Hall, Van, B.C.
1941 taxes paid.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present.
& wife,

Will be leased to Edward Cyr and 236 Campbell Ave., Vancouver, B. C.

for 1 yr. from date of evacuation for \$120.00. a yr. Lease papers drawn
up by A. H. Young, 1009 Dominion Bank Bldg., Van, B. C. and in owner's
possession.

DATE
FILED
16-7-48
419-6
9-6-48

16-7-48
No claim or chattels
revealed, filed and

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

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

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION. none

2. LANDLORD'S NAME AND ADDRESS. none

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.

Complete household furnishings in owner's possession at

921 E. Cordova St., Vancouver, B. C. and when owner is evacuated,

furnishings will be leased to Edward Gyr and wife, 236 Campbell

Ave., Vancouver, B. C. for a term of 1 yr.

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

MEMORANDUM.

Further particulars of the registration of :-

KIDO, Rikuzuchi,
921 E. Cordova St.,
Vancouver, B. C.

Reg.No. 01017.

The Declarant is leaving the following things in the house at the above address, which is rented to Mr. & Mrs. Cyr, who will use the following:-

4 Dressers; 2 desks; 8 curtains; 8 picture frames; 3 Japanese picture frames; 11 old curtains; 16 blinds; 3 expensive blinds; 3 drawers; 3 tables; clock stand; 3 stand lamps; 8 linoleum carpets; 19 kitchen chairs; upright piano; rug (3 piece set); 3 piece chesterfield suite; stove (dining room); 1 heater; 1 kitchen stove; 5 beds; 7 springs; 3 mattresses; garden hose. *Stolen saw taken 10/10/44, Spring S.*

Declarant has stored the following in the basement of the above address, in one room. Johnson & Reeve are the Agents who have taken full responsibility for this property.

16 glass cups; 6 glass bowls; 21 piece tea set; 2 sets of Japanese tea set; set of large dishes; small dishes; dinner dishes; baking dishes; expensive dishes; cheap tea set; glass dishes; mixed dishes; rice bowls; 2 soup bowls; flower vase; water jug (4); 10 wine cups; Sake bottles; iron; old stove; gas stove; gas heater; gas boiler; rice boiler; frying pan (2); Boxes numbered 1, 2, 3, 4, 5; box of junk; 2 nail bars; 2 lanterns; 1 hammer; machine hammer; octagon hammer; cup wrench; pipe; door bell; 2 saws; wedge; 4 chisels; wood planes; 3 steel clamps; 3 kinds of elbows; 4 kinds of pipes; Dog Fish roller; tanky torches (2); anchor; 3 shovels; 9' x 9' linoleum carpet; 32ft wood; stove; 9 wired basket; shrimp boiler; 4 large tin cans; 1 large flat pan; washing dryer; 3ft. stove chimney; boat lamp; 4 oil cans; motor; 4 boxes of all kinds of chinaware; rice boiler & Japanese mixer.

Declarant has left the following upstairs (at the same address.)

11 picture frames; 1 bunch of curtain rods; 3 expensive blinds; compass; records; wedding veil; books; and one trunk. \$5

N.B. Declarant registered the above house and gave full details of Insurance etc., but did not list the furniture, on May 23rd.

June 26th, 1942.

D. M. C.

© S. L. 14/12/45
Vancouver 57

S. sold by Auction
12/10/44 - Vancouver 513

Signature... *R. Kido*

3. sold by auction 2/11/44
Vancouver 516

✓ - Sold by auction 9/11/44

Vancouver 517 (SEE EXTRACT)

S. sold by Auction
17/10/44 - Van. 514

S. sold by Auction 7/12/45 - Van. 516

4. INSURANCE CARRIED ON ABOVE PROPERTY: The Nationale Fire Ins.
on furniture, \$1,000.00. Policy No. 278903. Policy in owner's
possession.

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

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

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

8. BANK ACCOUNTS: Japan and Canada Trust Savings Co. Amt and Acct. No.
unknown.

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS: none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 23rd day of May 1942

Asmussen

Witness

(Signature) R. Kido

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE 2/5/43

Id No. 9938

Name KIDO, Rikuzuchi
(Surname in Block Letters)

Registration No. 01017

☒ Male - Female
(Check)

Age 19/3/1882

Former Address 921 E. Cordova St., City

Date Evacuated 18/7/42

Naturalized - Canadian-Born - National
(Check)

Present Address Sandon, B. C.

☒ Married - Single
(Check)

Name of Wife KIDO, Rimu #10707

Name of Husband - - -

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16

Yuko 14933, Kazuo. Son. age 25 in 1943

Requested by A.M.

Registered with Custodian Yes
(Yes or No)

Additional Information Fisherman.

REAL PROPERTY SUMMARY

JAPANESE NAME: Rikuzuchi KIDO Registration No. 01012 File No. 9938

CATALOGUE NO: 91

PROPERTY ADDRESS: 921 East Cordova Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 36, Block 49, District Lot 181, Group 1, New Westminster District, Plan 196.

TITLE: Registered in the name of Rikisuchi KIDO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 35891 dated March 15th, 1943.

ASSESSED VALUES: Land \$ 355.00
Improvements 700.00 - \$ 1055.00 Taxes - \$37.01

CLASSIFICATION: This is a two-storey frame nine room dwelling built on a 25feet by 100 feet lot in fairly good condition.

HISTORY OF ADMINISTRATION: This property was leased by Rikuzuchi KIDO May 1st, 1942 to Edward Cyr and Christine Cyr for a term of one year to start from date of evacuation which was, in this case, July 16, 1942, consideration \$120.00 - payable \$10.00 monthly in advance, furniture included. The valuator (D.W.Reeve) makes the following recommendation in his report of June 25th, 1942:

"We are of the opinion that the lease made is an unwise one for several reasons:

1. The rent is much too low.
2. The method of payment is objectionable, because no dates are set for payment of taxes and water rates. Insurance premiums are already paid for part of the term and tenants may object to paying a proportion or to pay for renewal for the usual term of three years.
3. The tenant may spend the rent on repairs and there may be no balance payable to the owner. This provision is contradictory to the tenant's covenant to repair. We propose to see the tenants and see if the situation can be improved."

Mr. D.W.Reeve reported 14th June 1943 that he had made the following arrangements with the Wartime Prices and Trade Board as to the new lease to take the place of the original one which expires July 18th, 1943, viz. we quote his report in toto:

X "We beg to report that the Rentals Committee of the Wartime Prices and Trade Board have fixed the maximum rent of these premises at \$22.50, per month furnished and \$20.00 per month unfurnished, in accordance with our application.

In accordance with our discussion with you, we arranged with Mr. Cyr, the tenant, that he would pay \$15.00 per month after the expiration of the lease on the 18th of July next and, in presenting our application to the Rentals Committee, we stated that \$15.00 was to be the rent charged to the present tenant because of the owner's previously expressed wish that Mr. Cyr should remain in charge of the house, because the owner knew him and could trust him.

The new rent will be payable monthly in the customary manner instead of as provided in the lease, which now exists.

We enclose a copy of the tenant's agreement.

We beg to enclose herewith a note of our charges in the matter, which we trust you will find in order.

Yours faithfully,

JOHNSON REEVE AND WATSON."

Rents collected \$330.00 against which were the following charges:

Water rates	\$ 35.00
Taxes	35.62
Insurance	12.00
Repairs	48.01
New Gutters	42.50
Rental Board Fee	15.00
Commission	<u>28.13</u>

\$216.26

SOLD:

To Vera Chechik for \$900.00 as at October 3rd, 1944.
Approved by the Advisory Committee September 8th, 1944.

Funds released to the credit of Rikuzuchi KIDO as at February 3rd, 1945, against which were the following charges:
Real Estate Commission \$45.00, valuation \$5.00, advertising \$4.00, registration fees \$2.50 - total \$56.50, leaving a net credit of \$843.50 from said transaction.

...3/

Adjustments as at October 3rd, 1944 to the amount of \$4.45 unexpired fire insurance premium, \$9.02 purchaser's share of 1944 taxes, \$3.39 purchaser's share of water rates - total \$16.86 was placed to the credit of Rikuzuchi KIDO's account.

The following fire insurance policy, Bankers & Traders Insurance Company policy no. 32-29751 - \$1500.00 covering two-storey dwelling, 921 East Cordova Street, was transferred to Vera Chechik 23rd November 1944.


OLD CERTIFICATE OF TITLE

No. 43107-K: Was deposited in the Land Registry Office, Vancouver, B. C. June 9th, 1942.

Certificate of Title No. 113825-L in the name of Vera Chechik was handed to her agents, Messrs. Ceperley, Rounsefell and Company 2nd February 1945. Their receipt of even date is on file.

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

April 2nd, 1947.


D. A. CRAMER.

DAC:ic

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The Nationale Fire Insurance Company	<i>Renewed. No. 221547 - from American</i> 278903	\$1000.00	March	19,	1942	921 on the north side of Cordova Street, East in the city of Vancouver, B. C.
Bankers & Traders Insurance Company	<i>Transferred to Vera Chechik - 23/11/44</i> 32-29751	\$1500.00	Nov.	13,	1945	921 on the north side of Cordova Street East, on Lot 36, Block 49, D. L. 181, Vancouver, B. C.
The Nationale Fire Insurance Company	<i>Renewed. No. 22-29751 - Bankers & Traders</i> 278259	\$1500.00	Nov.	13	1942	921 on the north side of Cordova St. East. Lot 36, Block 49, D. L. 181, Vancouver, B. C.
Union Assurance Society Ltd.	<i>Cancelled - 23/11/44</i> 221547	\$1,000.	March	19	1947	921 E. Cordova St., Vancouver, B.C.

FIRE INSURANCE SUMMARY

File No. 9938

Rikisuchi KIDO - Reg. No. 01017

The above-named Japanese declared on his JP Form, signed 23rd May, 1942, that he had the following Fire Insurance Policy:

The Nationale Fire Insurance of Paris, France, No. 278259 - \$1500.00. This policy was renewed by Bankers & Traders policy no. 32-29751 - \$1500.00 - which was transferred to Vera Chechik, 23rd November, 1944.

and

There was also a policy with the Union Assurance Society Limited, No. 221547 - \$1,000.00 covering Household Goods which was cancelled November 23rd, 1944.

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

April 2nd, 1947.

D. A. Cramer
D. A. CRAMER.

DAG:1c

SUMMARY TAKEN FROM VESSELS RECORDS

Date: May 23, 1945.

Name: Rikusuichi KIDO

Reg. No. 01017

File: 9938

Boat File No.: JFVDC "RELEASED VESSELS"

Name of Vessel: "CARLISLE 152"

Lic. or Reg. No.: Unknown

Naval No.: PR.059-L

Owner's Valuation: This vessel was taken into custody because she was in the possession of a Japanese fisherman.

JFVDC Valuation:

Custodian Valuation: She was released to The Canadian Fishing Company Ltd., the licensed owners, on February 3, 1942.

Date of Sale: What interest, if any, Rikusuichi KIDO had in this boat is unknown.

Purchaser:

The vessel had been operated by Rikusuichi KIDO.

Signature on Sales Papers:

Selling Price:

Paid to JFVDC or Custodian:

Supervision Costs:

Balance due Owner:

Paid to:

Location of Boat ~~at~~ While in Custody: New Westminster

Claims Against Canadian Govt.:

Claim #16 - (Water Test) Canadian Fishing Co. Ltd. \$2.00 [Paid]

Additional Information:

J. Matheson

File No. 9938

MEMORANDUM TO FILE

17th August, 1949.

On December 22, 1948, (see Memorandum on file) the sum of \$276.40, nett \$188.82, was transferred from the account of Rikuzuchi KIDO, File 9938, Regn. No. 01017 to Chattel Suspense Account, representing the proceeds from the sale of personal chattels sold by Auction Sales, Vancouver Nos. 513, 514, 516, 517, 519, 56, 57 & 59. These funds were transferred to be held pending clarification of ownership due to the fact that four other Japanese were supposed to have stored chattels in KIDO's house at 921 East Cordova Street, Vancouver.

In view of the fact that Rikuzuchi KIDO is now claiming for these chattels through the Japanese Properties Claims Commission and none of the other four persons have filed claims, it can be assumed that their chattels had been removed before the Custodian took the chattels from the house to the Auction rooms, and it has been decided to reverse the transfer of Dec. 22, 1948, and credit the above amount back to KIDO's account and remit the money to him.

CHR:HA

C. H. Reedy

File No. 9938

MEMORANDUM

17th August, 1949.

TO: Accounting Dept.
FROM: C.H. ReedRe: Rikusuhi KIDO - Regn. No. 01017Reversing our transfer of December 22, 1948, transferring from
Chattel Suspense Account to Rikusuhi KIDO, File, 9938:-

<u>Auction</u> <u>Date</u>	<u>Ledger</u> <u>Date</u>	<u>Auction</u> <u>No.</u>	<u>Gross</u> <u>amount</u>	<u>Net</u> <u>amount</u>
<u>1944</u>	<u>1944</u>			
Oct. 12-	Nov. 20	513	185.55	130.60
19-	" 22	514	.35	.31
Nov. 2-	Dec. 18	516	34.75	18.50
<u>1944</u>	<u>1945</u>			
Nov. 9-	Jan 8	517	35.50	30.43
" 23	" 24	519	12.55	3.25
<u>1945</u>	<u>1946</u>			
Dec. 7	Feb. 26	56	2.50	1.83
14	Mar. 18	57	3.60	2.76
<u>1946</u>				
Mar. 29	Apr. 20	59	1.60	1.14
			<u>276.40</u>	<u>188.82</u>

Location: 921 East Cordova Street, Vancouver, B.C.

C.H. Reed

Please debit Chattel Suspense Account and credit account of
Rikusuhi KIDO, Regn. No. 01017, File 9938, as follows:

Vancouver 513:	Realized:	\$185.55	Expenses:	\$54.95	Net:	\$130.60
514	"	.35	"	.04	"	.31
516	"	34.75	"	16.25	"	18.50
517	"	35.50	"	5.07	"	30.43
519	"	12.55	"	9.30	"	3.25
56	"	2.50	"	.67	"	1.83
57	"	3.60	"	.84	"	2.76
59	"	1.60	"	.46	"	1.14

CHR:BA

C.H. Reed

NAME WIND, Elizabeth

REGISTRATION NO. 21067

FILE NO. 928

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on October 18, 1944

~~Woolen hat
 Coil spring (broken)~~

~~\$ 0.25
 0.25~~

*Transferred to Disburse
 account, Dec. 30/48
 L. May*

*Returned to KDols for
 Aug. 1/45 - no more work later.*

Total

Less Expenses: (Auctioneer's Fees \$ 0.03
 (Advertising 0.01
 (Moving Nil

\$	0.35
\$	0.04
\$	0.31

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Smith

Extracted from Auctioneering List No.

Vancouver 114.

Remarks.

*Original sent
 Feb 20/45*

NAME KIDO, RichardREGISTRATION NO. 02217FILE NO. 9230

The following chattels were sold by public
 auction at 347 Burrard St., Vancouver on November 2, 1944.

2 Frames and broken medicine cabinet	\$	0.36
Screens		0.38
Lockers	✓	0.33
1 Small lamp of junk	✓	0.33
3 Old garbage cans		1.20
1 Garbage can and 3 oil cans	✓	1.60
Wash basin		0.33
2 Boxes of junk (old tools etc.)	✓	2.00
Butter and oil drum	✓	0.33
Wine bottle		0.33
2 Vases	✓	1.00
Glass ware		0.33
2 Bowls	✓	0.33
Two cups		0.33
Iron, shovels, etc. (very rusty and worn)	✓	1.40
Wigs	✓	1.33
Books	✓	0.33
Unbranded tank	✓	1.33
Foot stool	✓	1.33
Box fire place	✓	0.33
Ball carriage	✓	1.33
Iron pot	✓	1.33
Plates of linoleum	✓	1.33
2 Chairs	✓	2.30

*Transferred to Dispensary
 Account Dec. 30/48
 A. May*

*Returned to KIDO's
 Aug. 7/49 - see memo attached*

Total

Less Expenses: (Auctioneer's Fee: \$ 3.48
 (Advertising: 0.77
 (Moving: 12.00

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. S. B. 13b

Extracted from Auctioneering List No.

Vancouver 514.

Remarks.

original sent Feb 24/45

NAME ETHEL B. BROWN

REGISTRATION NO. 9037

FILE NO. 993

The following chattels were sold by public
 auction at 1047 Burrard St., Vancouver on November 9, 1944.

1. Glassware	\$4.25
2. Silver	1.00
3. Clock	7.50
4. Radio	3.00
5. Sewing Machine	1.00
6. Toy Dog	1.00
7. Iron Box	1.00
8. Mirror	1.00
9. Chinese Bell	1.00
10. Bedding	1.00
11. Pair of Socks	1.00
12. Tools	1.00

*Transferred to Dispensary
 Account Dec. 20/44
 S. May*

*Returned to 1047 Burrard St.
 Aug 17/45 - on return same date.*

Total

Less Expenses: Auctioneer's Fee \$3.55
 Advertising 1.52
 Drawings

Net Proceeds Credited:

\$	35.50
\$	5.07
\$	30.43

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 517

Remarks. Moving charged in Previous Auction.

NAME KIEL, EdmundREGISTRATION NO. 0007FILE NO. 303

The following chattels were sold by public

auction at Wassenaar, B. C. on December 14th, 1945~~Remains
Partially sold~~~~\$ 1.45
2.00~~~~Transferred to disburse
account Feb 20/46
L. May~~~~Returned to V.P. 5th
Aug 1949 - in name and date~~

Total

\$ 3.45

Less Expenses:

Auctioneer's Fee \$.36
Advertising .30
Moving .24

\$.90

Net Proceeds Credited:

\$ 2.55

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 57

Remarks.

NAME SID. MICHARDREGISTRATION NO. 61017FILE NO. 973

The following chattels were sold by public
 auction at 771 Hastings St. E. Vancouver B.C. on March 23rd, 1944.

7 Pictures

\$ 1.40

*Transferred to Legerance
 account Dec. 30/47
 S. May*

*Returned to KID's etc
 Aug 1949 - see memo same date.*

Total

\$ 1.40

Less Expenses:

Commissioner's Fee \$.20
 Advertising .34
 Moving .22

\$.76

Net Proceeds Credited:

\$.64

Members of Custodian Staff Present. Mr. WillsExtracted from Auctioneering List No. Vancouver 79

Remarks.

9938

August 18, 1949.

Mr. Rikiochi KIDO,
Reg. No. 02027,
New Denver, B. C.

Dear Sir:

Attached hereto is Custodian cheque for \$188.22 which represents the balance of your account and the proceeds from the sale of all chattels found and sold at auction from 921 East Cordova Street, Vancouver, B. C. This is the amount referred to in our letter of September 13th, 1948 as being held for clarification of ownership of some of the chattels.

Since we have received no reply to our letter and have received no assistance in identifying these chattels, it has been decided to forward to you all the money received from the auction sales and allow you to make settlement direct with the other Japanese who left chattels in your house.

Kindly acknowledge receipt of this cheque.

Yours truly,


C. H. Reed,
Office of the Custodian.

CH/CH
Enc.

May 6, 1949.

Mrs. Rikisuchi KIDO,
New Denver, B. C.

Dear Madam:

We are in receipt of your letter of April 13th,
and in reply wish to advise that on May 4th, 1949, we
shipped to you prepaid, via Canadian Pacific Express,
three parcels containing goods of yours which were in
our storage.

When said parcels are received by you, please
acknowledge receipt of same for our records.

Yours truly,

WJJ/jc

W.J. Johnston,
Office of the Custodian.

EVACUATION SECTION	
Rec'd	APR 19 1949
File No.	103 70 9938
Referred	<i>Johnston</i>

Office of the Comptroller

*April 13/49
New Brunswick*

I'm not much interested in these articles but if you send it to me without cost I'm glad to have it. so please kindly send it to me. I will accept it.

*Yours truly
Mrs R. Kido.*

Van. Street
Winnipeg

9938

24th November, 1948.

Mr. Rikisuchi KIDO,
Regn. No. 01017,
New Denver, B.C.

Dear Sir:

Personal goods now in Custodian storage include 3 ski trophies in a carton, 3 boxes containing photos, pictures and albums, 1 framed portrait and 2 bundles of photos and framed pictures listed in the name of Rikisuchi KIDO.

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 day of June, 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ:HA
Encl.

9938

September 13, 1948

REGISTERED

Mr. Hikamohi KIDO,
Reg. No. 01017,
New Denver, B.C.

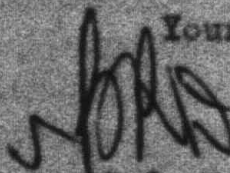
Dear Sir:-

We are forwarding to you herewith our cheque for \$320.77. This is the balance of your account after deducting \$188.82 on account of chattels the proceeds of which are being held in your account pending clarification of ownership.

The adjustment in connection with these proceeds will, perhaps, be made when the claim lodged by you in respect to your Real and personal property is settled.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,



B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Enc. 1.

File No. 9738
Reg. No. 02017

STANDARD STATE

Date	Particulars	Debit	Credit	Balance
1942 July 31	Water rates 1942 taxes Rents collected Commission	7.00 35.62 2.13		42.62
1943 April 16	Lead Registry Office - Certificate of Insurance	1.00		
December 16	Rents collected Disbursements (Commission, insurance, repairs, etc.)	106.01		152.36
1944 January 3	1943 taxes Insurance premium	36.72 19.00		
September 25	1944 taxes Rents collected Disbursements (commission, water, repairs)	37.01 65.50		135.00
October 3	Balance rents to date		7.00	
	Credit re Sale of Property		660.36	
November 20	Proceeds Auction Sale		130.60	✓
November 22	Proceeds Auction Sale		.31	✓
December 18	Proceeds Auction Sale Refund insurance premium		16.50 11.49	✓
1945 January 8	Proceeds Auction Sale		30.43	✓
January 24	Proceeds Auction Sale		3.25	✓
		\$ 309.99	\$1,371.85	

GR \$ 1,061.86

File No. 9938
Reg. No. 01017

Mitsubishi Bank

Date	Particulars	Debit	Credit	Balance
1945 February 2	Balance as per statement sent			
March 8	Cheques to you			
August 6	S. C. Electric Railway - refund security deposit			
December 17	Cheques to you - 10 @ \$40.00 each	63.00		81,041.86
		400.00		5.00
1946 February 26	Proceeds Auction Sale			
March 15	Cheques to you - 3 @ \$40.00 each			
March 22	Proceeds Auction Sale	120.00		1.83
April 20				2.76
				1.14
		583.00		81,092.99

GR \$ 509.59

✓

Accounting Department
February 18th, 1946

9938
5842

May 10th, 1945.

Mr. Rikuzuchi KIDO,
Registration No. 01017,
NOSEBERRY, B.C.

Dear Sir:

We have your letter of the 29th ultimo and note your inquiry regarding Japanese bowls. These articles were sold at auction as per list already in your possession.

As regards the radio, this is registered in the name of your son, and we will be pleased to furnish him with any information if he wishes to address us on the subject.

Yours truly,

G. B. Spain
Protection Department

GRS:LEM

2368
9938

May 4th, 1945.

Mr. Roy Kiyoshi KAWAGOE,
Registration No. 10676,
SANDON, B.C.

Dear Sir:

Without any identification to the contrary,
all chattels at 921 East Cordova St. were moved to auction
where they were sold in the name of the former owner of the
property

Mr. Rikusuichi KIDO
Registration No. 01017,
SANDON, B.C.

List showing proceeds of the auction had been
sent to Mr. Kido, and we would advise you to communicate with
him and determine what portion of the proceeds belong to you.
Then ask Mr. Kido to advise us and we will be pleased to credit
your account with the amount decided.

Yours truly,

G. B. Spain
Protection Department

GBS:LEM

9938
5842

April 16th, 1945.

Mr. Rikuzuchi KIDO,
Registration No. 01017,
SANDON, B.C.

Dear Sir:

We have your letter of the 9th instant with reference to a stone mortar, property of Mr. TAKEUCHI, said to have been left at 921 East Cordova St.

A search has been made but we regret that we were unable to locate this article.

It is to be regretted that you did not advise us earlier.

Yours truly,

G. B. Spain
Protection Department

GBS:LEH

Rosebery, B.C.
April 9, 1945

Mr. G.D. Milson
Administration Dept.
Officer of the Custodian
Vancouver, B.C.

EVACUATION SECTION	
APR 13 1945	
Rec'd	
File No.	9938
Ans.	
Referred	Milson

Dear Sir:

Re: File No. 9938.

I am in receipt of yours of February 24, 1945 regarding sale of my house at 921 East Cordova Street, Vancouver, and also the statement of the sale of chattels stored at above address.

Stored in the basement at the same address, there was one only large stone Mortar belonging to Mr. Tsunetaro Takeuchi who formerly resided at 900 E. Cordova Street, Vancouver. If it has been sold, please credit the proceed of same to his account.

I would greatly appreciate it if you would ship me (Rosebery, B.C.) 20 only Japanese bowls with lid and all the small Japanese saucers if these are not already sold and charge the cost of packing and shipping of these items to my account.

Thanking you, I remain,

Yours very truly,

Rikuzuchi KIDO

per *T. E. Thomson*

File No. 9938

MEMORANDUM

To: Accounting Dept.

March 7, 1945

From: Mr. Wilson

Re: Rikuzuchi KIDO

We have been requested by the B. C. Security Commission under date of March 6, 1945 to send the above party a remittance of \$40.00 on the 20th of each month until his balance is reduced to the amount of \$520.00, which is to be reserved for rehabilitation purposes.

GDM/GH

9938

March 7, 1945

Mr. Rikuzuchi KIDO,
Reg. No. 01017,
Sandon, B. C.

Dear Sir:

As approved by the B. C. Security Commission, we enclose herewith our cheque for \$63.00. This will leave the sum of \$1,018.86 standing to the credit of your account.

We propose to send you a remittance of \$40.00 each month until your balance is reduced to the sum of \$520.00 which, at the suggestion of the B. C. Security Commission, we are retaining in your account for a rehabilitation allowance for your later use. We wish you to understand that this amount is being held to the credit of your account and we would be pleased to release same at any time that the B. C. Security Commission approve of further amounts being remitted.

Yours truly,

G. D. Milson
Administration Department

GDM/GH



BRITISH COLUMBIA SECURITY COMMISSION

360 Homer Street,
Vancouver, B. C.
March 6th 1945

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

Attention Mr G.D. Milson

Dear Sir,

Re Rikuzuchi KIDO #01017
Custodian File #9938

We shall feel obliged if you will forward to the above named a cheque for \$63.00 immediately, and a cheque for \$40.00 on the 20th of each month thereafter.

When this man's credit balance has been reduced to \$520.00, the amount to be reserved for rehabilitation purposes, we ask that no further remittances be sent to Mr KIDO.

Yours truly,

M. L. Brown

M. L. Brown
Office Manager.

EVACUATION SECTION	
Regd	MAR 7 1945
File	9938
Referred	Milson

1081
/MS

9938

February 24, 1945

Mr. Rikunichi KIDO,
Reg. No. 01017,
Sanden, B. C.

Dear Sir:

Re: Catalogue No. 91 -
921 East Cordova St.
36/49/181.

Please be informed that the above property has been sold as of October 3, 1944 for the sum of \$900.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

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

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

In addition, we enclose herewith statements of your chattels which have been sold at auction. The tenant advised us that your garden hose was stolen.

Kuichi SHIRAKAWA declared to us that he left carpenter's tools with you at 921 East Cordova Street. The tools we found not having any identification marks were sold at auction and the proceeds credited to your account. Will you kindly advise us what tools belong to K. SHIRAKAWA so that he may receive credit for the amount due him.

According to our records, this takes care of all your real and personal property in the Protected Area.

Yours truly,

G. D. Wilson
Administration Department

GDW/GH
Enc.

c.c. B. C. Security Commission.

Refuse

STATEMENT RE SALE OF:

Catalogue No: 91,
Street Address: 921 E. Cordova
Legal Description: 36/49/181

Name: KIDO, Rikisuchi
File No: 9938
Reg. 01017

Date of Sale and Adjustments Oct. 3/44

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	

Encumbrances:
~~Unpaid vendor~~
~~Mortgages~~
~~Arrears of Taxes~~
~~Other charges~~

Adjustments:		
Fire Insurance		4.45
Taxes		9.02
Water		3.39

~~25.50~~ ~~924.86~~

Net Proceeds credited to your account

860.36 *NAG*

Date: February 23rd, 1945.

Compiled by: Mr. George Peters

MEMORANDUM

Files 2406
9938 ✓

February 16th, 1945.

TO: The File
FROM: Geo. B. Spain

RE: 921 East Cordova St.

Kuichi SHIRAKAWA in his declaration states
carpenter's tools left with Kido at this address (see file
9938).

Without identification, these tools were sold
in the name of Kido in Vancouver auctions Nos. 513, 514, 516,
and 517.

Kido will have to confirm SHIRAKAWA's ownership.

GBS:LEH

Geo. B. Spain

Catalogue No. 91
File No. 9938
921 East Cordova Street
Vancouver/36/49/181

Receipt of Certificate of Title No. 113825-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.

Receipt is also acknowledged of Bankers & Traders Insurance Company policy No. 32-29751 which has been assigned to me.

Dated at Vancouver, B. C., this 2 day of February 1945.

Cyril Rounsfell & Co
R. J. Walker

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

Dear Sirs:-

Re: 921 East Cordova St. Vancouver

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

Yours faithfully,

Captn. Rounsfell Signed
J. D. Walker

9938

January 31, 1945.

Messrs. Coperley, Hounsefell & Co.,
846 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 91
921 East Cordova St.
36/43/181

Sale of property catalogued as No. 91 is being completed
by delivery of title to the purchaser, Miss Vera Chechiz, 1838 Haro Street,
Vancouver, B. C. We enclose commission cheque for \$45.00 representing 1%
of the sale price payable to your order.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

9938

January 31, 1945.

City of Vancouver,
City Hall,
Vancouver, B. C.

Dear Sirs:

No: Catalogue No. 91
921 East Cordova St.
36/49/181
KIDO, Rikunuchi

The above property has been sold to Miss Vera Chechik,
1834 Haro Street, Vancouver, B. C. Please send all assessment notices,
tax statements and water bills to the new owner instead of to this
office.

Yours truly,

George Peters,
Administration Department.

GP:ED

7738

January 31, 1945.

Messrs. Coperley, Houssefall & Co.,
846 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 91
921 East Cordova St.
36/43/781

Title to the above described property has now been received in the name of Vera Chechik, 1834 Baro Street, and is ready for delivery. Relevant insurance policy which has been assigned to the new owner of this property is also ready for delivery.

Adjustments as of October 3rd, 1944, as shown on the enclosed sheet, have been calculated and a balance of \$29.66 has been charged to the purchaser.

Will you please telephone this office for an appointment to conclude the matter. It would be desirable for the purchaser to attend in order that statement of adjustments may be approved and certain releases signed by her prior to delivery of title.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Miss Vera Chechik

Catalogue No. 91
File No. 9938
921 East Cordova St., Vancouver
36/49/181

January 29, 1945.

VERA CHECHIK
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at October 3, 1944)

	DEBIT	CREDIT
Purchase price	\$900.00	
Cheques received		\$900.00
Registration fees on deed - \$900.00	5.80	
Insurance premium - $37.15 \times \$12.00$	4.45	
Water paid to Dec. 31/44 - $89/184 \times \$7.00$	3.39	
Purchaser's proportion of 1944 taxes - $89/365 \times \$37.01$	9.02	
Rent - Sept. 18 to Oct. 2 - $14/30 \times \$15.00$	7.00	
Balance owing by purchaser		29.66
	<u>\$929.66</u>	<u>\$929.66</u>

BALANCE OWING BY PURCHASER \$29.66

File No. 9938.
Catalogue No. 91.

January 15th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gruner

Rikisuchi KIDO
City of Vancouver
Lot 36, Blk. 49, D.L. 181,
Sp. 1, N.W.D., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated November 30th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 113824-L, dated November 18th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 113825-L, dated November 18th, 1944, registering the property in the name of Vera Chechik, (Deed).
3. Duplicate of Transmission dated November 1st, 1944.
4. Duplicate of Deed dated November 1st, 1944 - Secretary of State to Vera Chechik.
5. Certificate of Indefeasible Title number 113825-L, dated January 5th, 1945, covering the above property in the name of Vera Chechik.

D. A. Gruner

DAG:JS
Atch.



VANCOUVER BRANCH
JOHN ANDERSON, MANAGER

Union Assurance Society Limited
of London, England

JOHNSON, REEVE & WATSON

RESIDENT AGENTS
802 HASTINGS STREET WEST
VANCOUVER, B.C.

TELEPHONE MARINE DEPT SECTION
Rec'd NOV 30 1944
File No.
Ans.
Referred

November 27th, 1944.

The Custodian's Office,
675 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

re File No. 9938 - Reg # 01017 - K I D O, Rikiguchi
Union Assurance Society
Policy No. 221547

Policy cancelled

As requested in your letter of the 25th H.H.F.
inst. we have cancelled the above policy which
covered household effects at 921 East Cordova Street.

We enclose herewith cheque for \$11.40, being
the amount of return premium.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *gawatson*



DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

Charlton

JOHNSON, REEVE AND WATSON
ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBER VANCOUVER REAL ESTATE EXCHANGE

Rec'd	NOV 24 1944
File No.	9938
<i>Milson</i>	

BANK OF NOVA SCOTIA BUILDING
802 WEST HASTINGS STREET
VANCOUVER, B.C.

November 23rd, 1944.

The Custodian's Office,
675 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

re Catalogue No. 91
921 East Cordova Street
36/49/181

With reference to your letter of the 21st inst., we beg to advise you this account has been closed in our books. There was no more rent to be collected, as our correspondence with Mr. Milson will show, on condition the tenant vacate on or about October 7th. The rent collected by us in September was to be the final payment.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

G. A. Watson

9738

November 21, 1944.

Messrs. Johnson, Reeve & Watson,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 91
921 East Cordova Street
36/49/181

Attached please find copies of letters we have sent to
the purchaser and the tenant of the above property. Please close your
rental account with this office, in connection with this sale, and let
us have a final statement.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

9938

November 21, 1944.

Miss Vera Chechik,
1834 Haro Street,
Vancouver, B. C.

Dear Madam:

Re: Catalogue No. 91
921 East Cordova Street
26/12/41

Please be informed that the deed covering sale to you of the above property has been registered in your name. You will be informed when the title has been received by this office and at that time adjustments will be calculated as of October 3rd, and all rents collected after this date will be credited to you.

Attached is a copy of a letter we have sent to the tenant of this property in order that notice to vacate may be given if desired.

Yours truly,

George Peters,
Administration Department.

GP:ED
Enc.

cc to Johnson, Reeve & Watson

File 9938

Vancouver, B. C.
October 10th, 1944

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

Dear Sirs:

Re: 921 East Cordova Street.

In connection with the chattels which were rented with the house at the above address, in July 1943 I suffered a burglary loss. A good many of my own things were stolen, and in addition, a hose belonging to R. KIDO. As I have taken reasonable care of his goods, I do not feel that I am liable for the value of this article. I might state that I had no burglary insurance.

Yours truly,

Ed Cyr
Ed Cyr.

Warehouse.....

Date.....

FILE NO.

9935

NAME.....

K.I.P.O. - Rikiguchi

ADDRESS.....

921 Cordova St.

I have examined the undermentioned articles and consider that they have no value.

1 Homemade table - Broken

1 wash stand - Broken and no drawers.

1 old leatherette couch - broken N.V.

Auctioneer.....

W. J. Ward

The above mentioned articles have been abandoned



9938

October 6, 1944.

Messrs. Johnson, Reeve & Watson,
602 W. Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 91,
921 E. Cordova Street,
Lot 36, Blk. 49, D.L. 181.

This property the rents for which you are collecting, is the subject of an expected sale through the agency of Messrs. Coperley, Rounsefell & Co., 846 W. Hastings Street, Vancouver, the effective date of which should be October 3, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE"

JOHNSON, REEVE AND WATSON
ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBER VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

October 3rd, 1944.

The Custodian's Office,
675 West Hastings Street,
Vancouver, B.C.

File No. 9938

Attention of Mr. G. D. Milson

EVACUATION SECTION	
Rec'd	OCT 4 1944
File No.	9938
Ans.	
Referred	Milson

Dear Sir:

re 921 East Cordova Street

out to Green

We beg to thank you for your letter of the 2nd inst., re the above property, and have notified Mr. Cyr that you will accept possession of the premises not later than October 7th, without further payment of rent.

We have also instructed Mr. Cyr to let us have the key of the premises as soon as he vacates in order that you can make arrangements about moving the furniture.

As you are aware, we have an insurance policy on the furniture and will hold same covered until you notify us when it has been disposed of or moved to a new location.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

G. A. Watson

CAW

Green

9938

October 3, 1944

Messrs. Coperley, Munro & Co.,
846 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 91
921 East Cordova Street
36/49/181

This will acknowledge receipt of your letter of September 22nd in which you enclosed your certified cheque for \$850.00. We have now received a total of \$900.00, being the full amount of the purchase price for the above property.

We note, from your letter of September 27th, that you wish this property to be registered in the name of Vera Chechik, Spinster, of 1834 Haro Street, Vancouver, B. C., British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.



9938

October 2nd, 1944

Messrs. Johnson, Reeve
& Watson,
602 West Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: 921 E. Cordova St.

We have informed Messrs. Ceperley, Rounsfall & Company, the agents for the purchaser of 921 East Cordova Street, that the tenant has paid his rent to September 15th and will be vacating the premises around October 7th and that he is unable to pay any further rental. This is satisfactory to them and I have asked them to arrange with you for their client to take possession of the building on or about October 7th on the basis of a tenant until such time as the Deed is executed by the Secretary of State.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

9938

October 2nd, 1944

Messrs. Ceperley, Rounsfall
& Co.,
846 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: 921 E. Cordova St.

We beg to confirm our telephone conversation of today in which we advised you that the tenant at 921 East Cordova Street was willing to give immediate possession. His rent has been paid to September 18th and we are informed that he is sick and out of work and is unable to pay any further rentals.

Messrs. Johnson, Reeve & Watson are agents for the building and you might arrange with them to have your client take possession of the building as a tenant until such time as the documents are executed by the Secretary of State.

Yours truly,

G. D. Milson
Administration Department

GDM/GH



Ceperley, Rounsefell & Co.

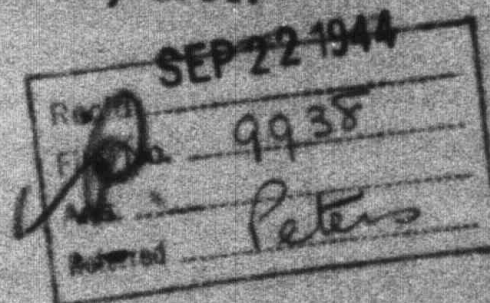
Investments and Insurance

846 WEST HASTINGS STREET,

Vancouver,
BRITISH COLUMBIA

September 22, 1944.

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

Attention Mr. Peters:

Dear Sirs:

Re: Catalogue No. 91
921 East Cordova Street,
36/49/181.

Enclosed please find certified
cheque for \$850.00, being balance of the purchase price
of the above property.

As requested in your letter of
September 13th, the purchaser's name is Gertrude Chechik,
married woman, of 1834 Haro Street, Vancouver, British
subject.

As soon as you receive the necessary
documents from Ottawa and your statement of adjustments is
ready, we would appreciate hearing from you.

Yours very truly,

CEPERLEY, ROUNSEFELL & COMPANY

per: *E. M. Jones*Real Estate Department.

JTW/w

Deposit of \$50 previously received

Encl.

Husband's name will be forwarded to us
later.

SEP 22 1944
C/R 850.00

9938

September 13, 1944.

Messrs. Capetley, Rounsell & Co.,
846 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 91
921 East Cordova Street
36/43/181

Your letter of September 7th, enclosing cheque for \$50.00 and offer to purchase the above property for the sum of \$900.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$850.00.

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

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

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

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

Yours truly,

F. G. Shears,
Director.

GP:ED

Date September 11th, 1944

REAL PROPERTY MEMORANDUM

File No. 9938

Name KIDO, Rikuzuchi

Registration No. 01017

Re: Catalogue No. 91

Address: 921 East Cordova Street, Vancouver (Dwelling)

Legal Description: Lot 36, Blk. 49, D.L. 181.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 43107 K. Indef. Whereabouts: Owner's possession

Registered owner: Rikuzuchi KIDO

Reg. No. 01017

Property: Lot 36, Block 49, District Lot 181,
Group 1, New Westminster District,
Plan 196.

B. Charges.

Registered: None

Vesting: 35891 Mar. 15/43.

Unregistered: No evidence.

Taxes: \$37.01 Net (1944 ~~NOT~~ Paid)

Water: \$7.00 net Paid (Jan. 1/44 to June 30/44)

Insurance: \$1500.00 Bankers & Traders Ins. Co. - Ex. Nov. 13/45
\$1000.00 - Union Assur. Soc. Ltd. - Ex. Mar. 19/47.

Assessed Value: Land: \$355.00

Improvements: \$700.00

Valuation by Appraiser: \$900.00

Amount of Bid: \$900.00

Approved by Advisory Committee: September 8, 1944

Paid as shown in attached letter: \$900.00 paid in full.

Name of transferee as attached letter: Vera Chechik,
1834 Haro St., Vancouver.

ADMINISTRATION.

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

Rented to E & C. Cyr at \$15.00 per month, partly furnished. No Lease.

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

Chattels: Particulars of those stored on the premises.

(See memo of Feb. 21/44)

Named Agent: - - - - -

Compiled by: - - - - -

G. D. Mills



Ceperley, Rounsefell & Co.
Investments and Insurance

846 WEST HASTINGS STREET,

Vancouver,
BRITISH COLUMBIA

CABLE ADDRESS
CEPERLEY VANCOUVER
CODES USED
WESTERN UNION - LEBERS

Rec'd	SEP 7 1944
File No.	9933
Ans.	
Referred	J

September 7, 1944.

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

91

Dear Sirs:

Re: Lot 36, Block 49, D.L. 181,
being 921 East Cordova Street,
Catalogue #91.

Enclosed please find cheque for
\$50.00 as deposit on offer to purchase the above
property for the sum of \$900.00 cash.

Kindly notify us as soon as
possible if this offer has been accepted and we will
give you the name of the purchaser.

Yours very truly,

CEPERLEY, ROUNSEFELL & COMPANY

per: *J Irvine Walker*

Real Estate Department.

JIN/w
Encl.

SEP 7 1944
cheque \$50.00
CH



Ceperley, Rounsefell & Co.

Investments and Insurance

846 WEST HASTINGS STREET.

Vancouver.
BRITISH COLUMBIA

April 17, 1944.

Rec'd	APR 18 1944
File No.	7038
Ans.	FRK
Referred	HARRIS

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

Dear Sir:

Re: 91 - 921 East Cordova Street,
Lot 36, Block 49, D. L. 181.

We have a client who offers
\$750.00 for the above property.

We would appreciate an early
reply letting us know if the offer is acceptable.
If so, we will send you a marked cheque for the
above amount.

Yours truly,

CEPERLEY ROUNSEFELL & COMPANY

per: *J. Irvine Walker*
Real Estate Department.

JIN/w

9938

22nd April, 1944.

Messrs. Cooperley, Rousefell & Co.,
846 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 91
921 East Cordova St.

Your letter of the 17th instant written on behalf of a client in which you submitted an offer to purchase the above property for the sum of \$750.00 has been received and considered.

We are not able to accept this tender. No acceptable tender has been received on this property and we are now prepared to consider revised offers.

This property has been independently appraised and the Custodian will not be interested in any sum less than \$900.00

If you should wish to submit another offer, subject to prior sale and other bids which may be received, we will be pleased to consider same.

Yours truly,

F. G. Shears,
Director.

FM

9938

March 17th, 1944

Messrs. Johnson, Reeve & Watson,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: 921 E. Cordova St.

Referring to your letter of March 14th, it will be in order to install a Dutch gutter on these premises at a cost not exceeding \$42.50. Please note that at the present time we only have a balance of \$29.50 to the credit of this account and the balance will have to be taken care of from the rent which we understand you have in hand.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

March 14th. 1944.

The Office of the Custodian,
506 Royal Bank Building,
Granville and Hastings Streets,
Vancouver, B. C.

File No. 9938

Dear Sirs;-

re KIDO Rikizuchi
921 East Cordova Street

With reference to the above, we enclose herewith a copy of a letter received from the owner of the adjoining building on the East side of your property, which speaks for itself.

We have examined the premises and do not doubt that there is water coming in from your building as there are no gutters left.

Owing to the very small space between your building and the building to the East, it is not possible to put an ordinary gutter on the house at 921 East Cordova Street.

It will therefore be necessary to build a Dutch gutter into the eaves and carry the water from this across the lower building at the rear of 921 and let the water go over on to the West side of the property. The total cost of this would be \$ 42.50., and we shall be glad to have your instructions with regard to same, at your convenience.

Yours faithfully,

Johnson Reeve and Watson

per

G. A. Watson

GAW

C O P Y

Merch 8th. 1944.

ACTIVE TRADING COMPANY LTD

Exporters of Scrap Iron, Metals and Waste
Materials

935 East Cordova Street, Vancouver, B.C.

Johnson and Reeve,
602 West Hastings Street,
Vancouver, B.C.

Gentlemen:-

We wish to advise that the eaves of the house
adjacent to our property on 935 East Cordova are in
bad condition and the water is running off the roof of
this house into the basement of our warehouse.

This leakage has ruined considerable merchandise
and we are asking you to have this attended to immediately.

Yours very truly,

ACTIVE TRADING CO. LTD.

per

DB/VL

*Refused
9938*

MEMORANDUM

File No.: 9938
11376

February 21st, 1944

To: FILE

From: Mr. Green

Re: 921 E. Cordova Street

There are effects in the basement and one room upstairs of these premises as per list enclosed to letter of June 30th, 1942, on file 9938. Additionally, there are effects rented with the house as per enclosure to letter of August 25th, 1942 on the same file.

It now appears from registration of February 9th just received, on file 11376, that there are six boxes of kitchenware belonging to Minoru KIRA on these premises and this should be borne in mind if and when the contents have to be moved. ✓

[Handwritten mark]

HFG:IF

C. J. LOEWEN
NOTARY PUBLIC

A. HOUT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE

AGENTS FOR
EAGLE STAR AND BRITISH
DOMINION INSURANCE
COMPANY LIMITED
OF LONDON, ENGLAND

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

TELEPHONE
MARINE 4341
CODES
A. & C. 5th EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

EXHIBIT No. 419-2
DATE June 23/45
FILED BY Crown

751 DUNSMUIR STREET
VANCOUVER, B.C.

5th October, 1943.

Department of The Secretary of State,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Granville & Hastings Streets,
Vancouver, B.C.

Rec'd	OCT 6 1943
File No.	9938
Ans.	
Referred	

Dear Sir:-

Re: Catalogue "A" - 91, 921 East Cordova Street,
Lot 36, Block 49, District Lot 181.

This lot is on the North side of Cordova Street, between Campbell and Raymur Avenues and is the only residential property left in the block. The lot is 25x100 feet without a lane. On the East side is a large three (3) storey, frame building and on the West a vacant corner belonging to St. Joseph's Oriental Hospital.

The dwelling on this property is a two and half (2½) storey, frame house 54x21 feet. The foundations are of wood posts on concrete blocks. The basement throughout its greater length is not more than five (5) feet of head room, the only portion where one can readily stand being the part at the back. There is no furnace. There are nine (9) rooms in the house, five (5) down and four (4) up. The walls are partly board and partly plaster which is in poor condition throughout. The plumbing is old there being only a tin bath and toilet in the bathroom, and piping in the kitchen is exposed. The exterior of the house is not in good condition and the shingle roof has been patched.

In view of the location of this building I feel that a fair valuation is from \$850.00 to \$900.00 A

Yours faithfully,

Loewen and Harvey, Limited.

A. Hout Harvey
Director.

ARRH/F.

9230

25th September, 1943.

Messrs. Johnson, Reeve & Watson,
603 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 91
921 E. Cordova Street

We are in receipt of your letter of the 22nd instant in which you enquire regarding the purchase of the above property.

As we did not receive any tenders on this particular property, we are prepared to give consideration to any offer which we may now receive, based upon an independent valuation.

At the moment this property has not been appraised, but we will endeavour to have this done as soon as possible and then advise you in regard to the offer to which you refer.

Yours truly,

F. G. Sharr,
Director.

PM

9938

25th September, 1943.

A. R. Harvey Esq.,
Messrs. Looman & Harvey,
751 Dunsmuir Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 91
921 E. Cordova St.

We have received an enquiry in connection with
the purchase of the above property and shall be obliged if
you will let us have a valuation on same at your earliest
convenience.

Yours truly,

F. G. Shears,
Director.

FBI

File Nos. 3895
1646
11360
9938
11018
1745

5th July, 1943.

H. S. Durkee Esq.,
The Advisory Committee on Japanese Properties,
in Greater Vancouver,
1012 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Catalogue Nos. 25 and 26, 80, 90, 91,
122 and 141

The attached are copies of letters we have received
from Mr. Reeve in connection with the above noted properties
in our catalogue.

Mr. Reeve called at our office recently and stated
that in view of the fact that he was the agent, on our behalf,
for these properties he did not think it advisable for him to
be the Appraiser.

I would be obliged if you would recommend what steps
we should take to have these properties valued.

At present the only one on which we have received a
tender is Parcel No. 80.

Yours truly,

F. G. Shears,
Director.

FGB/PMH

attach.

DOUGLAS W. REEVE, F. R. I.
CHARTERED SURVEYOR AND VALUER

TELEPHONE SEYMOUR 3827-3828
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.
3rd July, 1943.

The Custodian's Office,
Room 506,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B. C.

File No. 9938

Attention of Mr. F. G. Shears

Dear Sir:

re 921 East Cordova Street
Lot 36 Block 49 District Lot 181
Catalogue No. 91

We beg to confirm the arrangement made between
us yesterday, that as we are named in the Catalogue as
selling agents for the above property, we are not to
make an appraisal for you in this case.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *DeW. Reave*

DWR

EVACUATION SECTION	
Rec'd	JUL 5 1943
File No.	9938
Ans.	5/7/43 F.R.
Referred	Shears

9938

June 16, 1943

Messrs. Johnson, Reeve
& Watson,
602 West Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: KIDO, Rikuzuchi

Please accept our thanks for your letter of June 14th in regard to R. Kido's place at 921 East Cordova Street, stating that you have had the rental fixed by the Wartime Prices and Trade Board.

In connection with your account of \$15.00, as we have no funds to R. Kido's credit, will you please deduct your bill from the next rental statement.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

EVACUATION SECTION

File No. JUN 15 1943

BANK OF NOVA SCOTIA BUILDING
602 VANCOUVER B.C.

A 51

14th. June, 1943.

The Office of the Custodian,
506 Royal Bank Building,
Grenville and Hastings Streets,
Vancouver, B.C.

File No. 9938

Attention of Mr. G.D. Milson

Dear Sirs;-

re KIDO Rikizuchi
921 East Cordova Street

We beg to report that the Rentals Committee of the Wartime Prices and Trade Board have fixed the maximum rent of these premises at \$ 22.50., per month furnished and \$ 20., per month unfurnished, in accordance with our application. XXX

In accordance with our discussion with you, we arranged with Mr. Cyr, the tenant, that he would pay \$15., per month after the expiration of the lease on the 18th. of July next and, in presenting our application to the Rentals Committee, we stated that \$15., was to be the rent charged to the present tenant because of the owner's previously expressed wish that Mr. Cyr should remain in charge of the house, because the owner knew him and could trust him.

The new rent will be payable monthly in the customary manner instead of as provided in the lease, which now exists.

We enclose a copy of the tenant's agreement.

We beg to enclose herewith a note of our charges in the matter, which we trust you will find in order.

Yours faithfully,

JOHNSON REEVE & WATSON

per

Dw. Reeve X+Y

DWR
ENCL SEE MAY 26/43
ALS. JUNE 14/43

9938

Dear Sirs:

WILLIAMSON, S. C.

It is understood that I will keep the premises and furniture in as good condition as at present, except for the effects of ordinary wear and tear and damage by fire.

It is also understood that the owner will pay the City Water Rates in respect of the said house.

Ed. Long

9938

May 18, 1943

Messrs. Johnson & Reeve,
Bank of Nova Scotia Bldg.,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: KIDO, Rikuguchi

Referring to our letter of February 19th and your reply of February 20th, we would appreciate if you would notify us if you have informed the tenant that the lease on these premises is not to be renewed under the existing terms when it expires on July 18th, but is to be put on an equitable basis.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

KIDO, Rikuzuchi
921 Cordova St., Vancouver, B.C.
Evac. File 9938



Picture Taken April 8, 1943

800 &
9938

*Revised
9938*

March 18, 1943.

Mr. Toshio MACHIDA,
Registration #10812,
Sandon, B. C.

Dear Sir:

In your registration with the Custodian,
you declared the following articles left with R.
Kido at 921 Cordova Street:-

Singer Sewing Machine. } 1st 800 - taken in the house
Baby Furniture. }
Kitchen Material. } at 921 Cordova St.

We understand you took these articles
with you at the time of your evacuation, or dis-
posed of them elsewhere. We see no evidence of
these articles among the chattels left by Mr.
Kido at 921 Cordova Street.

Under these circumstances we must assume
that you have no personal property remaining in
the restricted area of British Columbia requiring
our protection. In this event, please signify by
signing and returning the attached copy of this
letter.

Your prompt reply is requested.

Yours truly,

Geo. B. Spain.
Protection Department.

GBS/MFP
Enc.

TELEPHONE SEYMOUR 3327-3328
CABLE ADDRESS "JOHNIE" VANCOUVER

CABET BOOKS • VANCOUVER

EVACUATION

Rec'd FEB 22 1943

File No. 9938

Atts. *[Signature]*

Referred Later

**BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.**

JOHNSON AND REEVE

ESTATE AGENTS

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

20th February, 1943.

File No. A 51

The Custodian,
Japanese Evacuation Section,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir: re KIDO, Rikusuichi
 File No. 9938

With reference to your letter of the 19th inst., we beg to confirm our telephone conversation.

We have not rendered any further statements in connection with the above as there has been no money collected, the rental being \$120. per year, which is payable by the tenant paying taxes, insurance, water rates, and repairs.

We will make a note that this lease is not to be renewed when it expires on the 18th July next.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *Gawalsan*

GAW

9938

November 18, 1942

Messrs. Johnson & Reeve,
602 West Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: KIDO, Rikuguchi

Referring to your letter of October 30th,
as we have issued a cheque for \$12.00 covering the
premium on the Bankers & Traders Policy No. 32-29751,
we would appreciate receiving a cheque from you
for this amount as soon as you are in funds from
the revenues of the property. This insurance
premium should be paid before any further allow-
ances are made to the tenant for re-decorating.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH
GDM/GH

23rd September, 1942.

Messrs. Johnson & Reeve,
Bank of Nova Scotia Building,
602 West Hastings Street,
Vancouver, B.C.

Dear Sirs:-

Re: Rikimachi KIDO

With reference to fire insurance on property under your management belonging to the above named as dealt with in your letter of September 18th, I wish to acknowledge receipt of the National Fire Insurance Company of Paris Policies Nos. 278903 and 278259, for which we thank you.

With reference to the renewal of these policies and in particular to No. 278259 expiring on November 13th next. We take note of what you say about being a Board Company agent and your adherence to the non-intercourse rule. We also understand your position insofar as compensation is concerned, whereby you rely on not only the commissions chargeable for collections of rent, but also earned on fire insurance policies on the property.

Notwithstanding the above situation, we feel that the insurance should be renewed with the Companies previously carrying the risk or with some other non-Board company at a similar rate, if possible, particularly because the Japanese owner originally saw fit to place his insurance non-Board and effect for himself a considerable saving in so doing.

Therefore, I must instruct you to renew the policy expiring on the 13th of November with the Company now carrying the risk or with some other company who will give the same or similar rate.

If it is impossible for you to do this, kindly advise so that we may arrange the coverage as requested.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:FM

DOUGLAS W. REEVE, F.R.S.
CHARTERED SURVEYOR AND VALUER

TELEPHONE MARINE 5254
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

The Custodian,
Vancouver, B.C.

September 18th, 1942

Attention of Mr. S.M. Gibson
Form Letter No. 69.

Dear Sir:-

re Insurance

re Kido - File No. 9938

Enclosed please find the fire insurance policies in
this case.

<u>Building</u>	921 East Cordova Street \$1,500., expiring 13th. November, 1942 Premium \$ 12., for three years Company. National Fire Insurance Company of Paris. Policy No. 278259 Agents. Hobson, Christie and Co. Ltd
<u>Furniture</u>	(same address) \$1,000. expiring 19th. March, 1944. Premium \$ 6. for three years Company (as above) Policy 278903 Agents (as above)

As the insurance on the building will expire on 13th.
November next we shall be glad if you will instruct us as to
renewal in view of the following circumstances.

We represent Board Companies, and because of the
exposure to a very hazardous occupancy (Junk storage) on the
east side of this house, the Board rate of premium is 1.80%
indicating a premium of \$ 27., for three years for \$1500 insurance.

The non-board rate indicated by the later policy on
furniture is .60% giving a premium of \$ 9. This is the rate
on an ordinary dwelling with no hazardous exposure, and in our
opinion this low rate does not indicate sound underwriting for
this building.

*The J.R. picked up his own Com-
pany. Please renew the
J.R. policy either
J & R or
direct to J.R.*

JOHNSON AND REEVE
ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

Page Two

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

September 18th. 1942.

The Custodian,
Vancouver, B.C.

As Board Agents we are bound not to accept commission from Non-Board companies and although we believe many agents ignore this agreement, we have always observed it.

As rental agents we regard the placing of insurance with our own companies as part of our compensation for the work involved in management. The minimum monthly collection fee is \$ 1., in this case and hardly adequate.

We shall therefore be disappointed if we may not place this insurance at Board rates, but nevertheless we recognise the great discrepancy shown above in the two rates, and as the owner has dealt with non-board companies in the past, we shall be glad to hear what your policy will be in a case of this kind.

If this Japanese owner had himself asked us to manage this property for him during his absence, we would have declined the business unless we had the placing of all the insurance.

Yours faithfully,

JOHNSON & REEVE

per

D. W. Reeve

DWP

9938

August 26, 1942

Messrs. Johnson & Reeve,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Rikuzuchi KIDO

Please accept our thanks for your report of August 25 enclosing vouchers for labour and material used in decorating (papering 5 rooms and painting the woodwork of 1 room), amounting to \$33.16, and paid for by the Lessee of the premises at 921 East Cordova Street. We note that you consider that this expense was necessary and the charges reasonable.

As previously stated, we do not consider the lease given by the Japanese as being in his own interests, but as you have interviewed him again and he has given his approval to it, the Custodian will not object for the present.

The receipted bills for the taxes and water rates have been received by us, therefore, we notice that there will be very little revenue accruing to the owner for the first year's rent. When this lease comes up for renewal, a more equitable one will have to be arranged.

Yours truly,

F. G. Shears
Assistant Manager

GDM/GH



TELEPHONE MARINE 5264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MENSES VANCOUVER REAL ESTATE EXCHANGE

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

**BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.**

RECEIVED
AUG 25 1942

25th August, 1942.

Office of The Custodian,
Room 506 Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

Attention of Mr. F.G. Shears

Dear Sir:

re KIDO, R
File No. 9938

We beg to enclose the amended inventory of the furniture to be used by the Lessee of 921 East Cordova Street, signed by Edward Cyr with whom we checked same.

The furniture stored in the house and locked up, as shown on inventory sent to you previously, has not been checked.

We enclose vouchers for labour and material used in decorating (papering 5 rooms and painting the woodwork of 1 room) amounting to \$33.16, and paid for by the Lessee.

We enclose the signed Lease which provides, inter alia, that the rent is to be paid (in part) by the Lessee paying out "whatever amount necessary to keep the house in good repair". The papering and painting done was necessary to make the house habitable and the cost is, in our opinion, reasonable.

The Lessee wishes to paper and paint another room and closet. These are very dirty and the work is justified. However, in view of the low rent, we have persuaded the Lessee to be satisfied if we pay only the cost of the materials for this further work, the Lessee to provide the labour. This further cost will be \$4. or \$5. and we will inspect the work when done.

Will you kindly let us have your approval of the vouchers now enclosed, so that we may acknowledge to the Lessee the discharge of the amount as part of his rent.

Yours faithfully,

JOHNSON & REEVE.

POX to Keen

ENTER

Charlotte
Basement
Charlotte #13
Auction 5-16
File 9938

6

re KIDO Rikisuchi
 File No. 9938
 921 East Cordova Street
 Vancouver, B. C.

Inventory of Furniture and other Personal
 Effects stored in the Basement and one Room
 Upstairs at the above address and looked up.
 Lessees have the keys.

BASMENT

16	Glass Cups	\$ 1.
6	Glass Bowls	.90
1	Tea Set (21 piece)	5.
2	Japanese Tea Sets	2.50
1	Large Dish Set	13.
	Dishes (small)	3.
	Dinner Dishes	2.
	Baking Dishes	1.
	Expensive dishes	10.
1	Cheap Tea Set	1.
	Glass dishes	3.
	Mixed Dishes	5.
	Rice Bowls	5.50
	Soup Bowls	3.
1	Flower Vase	2.
4	Water Jugs	.65
10	Wine Cups	.80
	Sake Bottles	1.
1	Iron	2.
1	Old Stove	2.
1	Gas Stove	6.
1	Gas Heater	4.
1	Gas Boiler	5.
1	Rice Boiler	3.50
2	Frying Pans	2.
	No. 1 Box	5.
	No. 2 Box	3.
	No. 3 Box	3.
	No. 4 Box	8.
	No. 5 Box	5.
	Box of Junk	10.
2	Nail Bars	1.50
3	Lanterns	3.
1	Nail Hammer	2.50

FORWARD

\$125.85

*See list
 in
 5 P form*

re KIDO Rikisuehi
File No. 9958
921 East Cordova Street
Vancouver, B. C.

BASEMENT (Continued)

FORWARD

\$ 125.85

1	Machine Hammer	1.
1	Oaken Hammer	8.
1	Cup Wrench	2.
1	Bise	1.25
1	Door Bell	.75
2	Saws	10.50
1	Wedge	2.
4	Chisels	1.
	Wood Planes	7.
3	Steel clamps	15.
	Elbow (3 kinds)	6.
	Pipes (4 kinds)	7.75
1	Dog Fish Roller	5.50
1	Tank	2.
2	Torch	5.
1	Anker	3.
3	Shovels	1.50
1	Carpet (9x9)	5.
	Wood (32 ft.)	16.
1	Stove	15.
9	Wire Baskets	4.50
1	Shrimp Boiler	1.50
	Tin Cans (4 large)	8.
1	Large Flat Pan	2.
1	Washing Dryer	2.
	Stove Chimney (3 ft.)	1.50
1	Boat Lamp	3.
4	Oil Cans	2.75
1	Motor	10.
4	Boxes (Chinaware all sorts)	25.
1	Rice Boiler & Japanese Mixer	3.80

\$ 305.15

UPSTAIRS ROOM

11	Picture Frames	46.50
	Curtain rods	2.
3	Blinds (expensive)	6.
1	Compass	20.
	Records	67.
1	Wedding Veil	7.
	Books	20.
1	Trunk	5.

\$ 173.50

TOTAL

\$ 478.65

File 9938

Autism
#513

re KIDO HIKISUCHI
File No. 9938
921 East Cordova Street
Vancouver, B. C.

Inventory of furniture at the above
address left for the use of the Lessees.
This Inventory and Values supplied by
Mr. Kido

4	Dressers	\$ 50.
8	Curtains	8.
9	Picture Frames ^{7.5}	10.
3	Picture Frames (Japanese)	9.
11	Old Curtains	1.50
16	Old Blinds	5.
3	Blinds (expensive ones)	10.
3	Buffet and 2 cabinets	15.
4	Small Tables	4.
1	Stand Clock	4.
3	Lamp Stands	7.
8	Linoleum Carpets	60.
19	Kitchen Chairs	5.
2	Rugs (set) 1 large & 1 small	40.
	Furniture (3 piece - Chesterfield and two Arm Chairs)	45.
1	Stove (Dining Room)	15.
1	Gas Stove	4.
5	Beds. 5 Springs. 3 Mattresses.	75.
1	Garden Hose (stolen - see letter from Mr. Cyr Oct 10, 44)	4.
	Clothesrack	
1	Large Round Table	
1	Kitchen Table	

S. sold 29/12/46
Van. 59

Checked and received 18th July, 1942.
Values not checked nor agreed to.

B. L. Cyr

checked by
D. W. Keeney
for owner

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER

Milson
TELEPHONE MARINE 8264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

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

5th. August 1942
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 7 1942

Dear Sirs:-

re K I D O File No. 9938

Enclosed please find receipts for the taxes for the current year and the water rates to the 31st. December, 1942 paid by us as shown on our recent statement to you.

In connection with the lease in this case to Mr. and Mrs. Cyr, we were not able to make any change in the terms because Mr. Cyr said he was satisfied with his bargain and Mr. Kido said that he knew the tenant and would sooner have somebody he could trust rather than a higher rent.

Mr. Cyr has taken possession and we have checked the inventory with him. As there were some alterations in the inventory to which Mr. Kido agreed, we have had fair copies made and Mr. Cyr is to call during the next few days to sign these, upon which we will let you have a copy.

Yours faithfully,

JOHNSON & REEVE

per *DW Reeve*

DWR

9938

July 7, 1942

Messrs. Johnson & Reeve,
602 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Rikuzuchi KIDO

Please accept our thanks for your report of June 25, and we agree with you that the lease is not a good one from the owner's standpoint, but as Kido made the lease before he declared the property to us, we will not make any objections, but approve of your suggestion of interviewing the tenants and seeing if the present lease could be improved.

When Mr. and Mrs. Cyr take possession, will you kindly obtain their receipt on the inventory of personal effects left in the house.

Yours truly,

GDM/GH



R. P. Alexander
Manager

DOUGLAS W. REEVE, F. S. I.
CHARTERED SURVEYOR AND VALUER

Shear
TELEPHONE MARINE 2222
CABLE ADDRESS "JOHNS" VANCOUVER

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
802 WEST HASTINGS STREET
VANCOUVER, B. C.

30th June, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 2 1942

Replied
The Manager,
Japanese Evacuation Section,
675 West Hastings Street,
Vancouver, B. C.

Dear Sir:

re KIDO Rikisuchi
File No. 9938
921 East Cordova Street
Vancouver, B. C.

We beg to enclose herewith a copy of inventories with values handed to us by Mr. Kido. We have sent him copies and also sent copies to the tenant, Mr. Edward Cyr, and have suggested to the latter that when he takes possession he should check with us the inventory of the furniture he is to use.

Yours faithfully,

JOHNSON & REEVE.

per

DW Reeve

DWR

File # 9934

List of Goods - at 921 Cordova St.
KAWABOYA, Kiyoshi # 10676.

- 4 Dressers ✓
- 8 Curtains ✓
- 9 Picture frames (Japanese) ✓
- 11 Old Curtains ✓
- 16 " Blinds ✓
- 3 Blinds Expenses ✓
- 1 Buffet ~~table~~ ✓
- 2 Cabinets ✓
- 4 Small Tables ✓
- 1 Mantel Clock ✓
- 3 Lamp Stands ✓
- 1 Linoleum Carpet ✓
- 1 Kitchen Chairs ✓
- 2 Rugs ✓
- 3 piece Chesterfield set ✓
- 1 Stove - (Heater) ✓
- 1 gas Stove ✓
- 5 Beds ✓
- 5 Springs ✓
- 5 Mattresses ✓
- 6 Garden hose ✓
- 1 Cloth rack ✓
- 1 Large Table ✓
- 1 Kitchen " ✓

Mr. Ed. Cyr.
921 Cordova
Tenant

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.

25th June, 1942.

Copy for Custodian

Mr. Rikisuchi Kido,
921 East Cordova Street,
VANCOUVER, B. C.

Dear Sir:

re 921 East Cordova Street, Vancouver
Lot 36 Block 49 D. L. 181

Please take notice that your real estate as described above and your furniture are now under the protective custody of the Custodian appointed by the Department of the Secretary of State, for whom we are the agents.

When you vacate the building, we presume that you will arrange for the tenants, Mr. and Mrs. Cyr, to take possession.

It would be advisable for you to make a list of all your furniture before you leave and if you will let us have this we will keep it for you in our office.

Yours faithfully,

JOHNSON & REEVE,

per *on Reeve*

DWR

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.

25th June, 1942.

Mr. and Mrs. Edward Gyr,
256 Campbell Avenue,
VANCOUVER, B. C.

Copy for Custodian

Dear Sir and Madam;

re 921 East Cordova Street
Vancouver

We understand that you have leased this house and the furniture in it from Mr. R. Kido the owner, for one year from the date of his evacuation from Vancouver.

Please take notice that this house and furniture are under the protective custody of the Custodian appointed by the Department of the Secretary of State for whom we are agents.

We have a copy of the lease at our office.

We understand that you will pay the taxes and you are probably aware that the City gives a discount of 4 per cent if these are paid by the 3rd July.

The water rates have been paid up to 30th June and the rates up to 31st December are due on 1st July in advance with a discount if paid within two months.

We have the fire insurance policies and as the lease provides that you pay the premiums we shall be glad to discuss this with you and arrange the proportions when you take possession.

Yours faithfully,

JOHNSON & REEVE.

per DW Reeve

DWR

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

EXHIBIT No. 419-3
DATE June 23/42
FILED BY Crown

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B. C.

25th June, 1942.

The Manager,
Japanese Evacuation Section,
675 West Hastings Street,
Vancouver, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 26 1942

Dear Sir:

re KIDO Rikisuehi
File No. 9938

In accordance with your instructions we
have investigated this case and beg to report as follows:-

Real Estate

1. Location 921 East Cordova Street, Vancouver, B.C.
Lot 36 Block 49 D. L. 181
Industrial district with dwellings.
2. Description Land 25 feet by 100 feet
Building Two storey frame dwelling
with part basement, no heating plant.
4 rooms and bathroom (tin bath)
upstairs, 5 rooms on ground floor.
Japanese bathtub in basement.
Condition fairly good
3. Title We have taken possession of Certificate
of Title No. 43107K and have deposited
same in the Land Registry Office
(receipt attached)
4. Occupancy Owner in possession with family.
Owner has granted a lease for one year
from date of evacuation to Edward Cyr
and his wife, Christine Cyr of 236
Campbell Avenue. The rent is to be
\$120. for the term of the lease payable
as follows:- Tenants to pay all the
taxes, water rates, and fire insurance
premiums on the house and furniture and
whatever amount is necessary to keep
the house in good repair; the balance
of the rent money to be paid to owner
or his agent at the end of the term.
Tenant also covenants to keep house and
furniture in repair and replace any
furniture broken, damaged or lost.
5. Contents Inventory not taken pending evacuation.
6. Insurance We have possession of Policies of Fire
Insurance (endorsed to show ownership
vested in Custodian) as follows:-
House \$1500. 3 years expiring 15th
November, 1942. Nationale Fire Insurance
Company No. 278259.
Contents \$1000. 3 years expiring 19th
March 1944. Nationale Fire Insurance
No. 278903.

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

- Page 2 -

BANK OF NOVA SCOTIA BUILDING
502 WEST HASTINGS STREET
VANCOUVER, B.C.

The Manager,
Japanese Evacuation Section,
VANCOUVER, B.C.

25th June, 1942.

re KIDO Rikisuchi
File No. 9938

- | | |
|------------------------|--|
| 7. Liabilities | None on record. Water rates paid to 30th June, 1942. Taxes paid for 1941 (We have the receipts) |
| 8. Cost of Real Estate | Conveyance in Land Registry Office dated 12th January 1928 shows consideration of \$1800. |
| 9. Recommendations | We are of the opinion that the lease made is an unwise one for several reasons:
<ol style="list-style-type: none">1. The rent is much too low2. The method of payment is objectionable, because no dates are set for payment of taxes and water rates. Insurance premiums are already paid for part of the term and tenants may object to paying a proportion or to pay for renewal for the usual term of three years.3. The tenant may spend the rent on repairs and there may be no balance payable to the owner. This provision is contradictory to the tenant's covenant to repair. We propose to see the tenants and see if the situation can be improved. |

Yours faithfully,

JOHNSON & REEVE.

per *D. W. Reeve*

DWR

Enforced

THIS INDENTURE made the 1st day of May, in the year of
our Lord One-thousand-nine-hundred and forty-two.

"IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

BETWEEN:

HIKIZUCHI KIDO, Fisherman of
8921 Cordova Street, East,
Vancouver, British Columbia,

(Hereinafter called the "LESSOR")

Of the One Part,

AND -

EDWARD CYR and CHRISTINE CYR
wife of Edward Cyr, both of
8236 Campbell Avenue, in the
City of Vancouver, British Columbia,

(Hereinafter called the "LESSEES")

Of the Other Part,

WITNESSETH, the said Lessor doth demise unto
the said Lessees, their executors, administrators and
assigns the land and premises situate, lying and being
in the City of Vancouver, Province of British Columbia,
and described as Lot Thirty-six (36), of Block Forty-nine
(49), in the District Lot One hundred and eighty-one (181),
Group One (1), New Westminster District, Plan No. 196, and
known as house No. 921 Cordova Street, East, with the appur-
tenances and the furniture and effects therein contained for
a term of One (1) year beginning when the Lessor and all
the members of his family are removed from the said house
by order of the British Columbia Security Commission.

YIELDING during the said term of One (1) year
the rent of One-hundred and twenty (\$120.00) Dollars of
lawful money of Canada, payable as follows:

The Lessees shall pay out of the rent moneys all
the taxes assessed or levied against the demised land and
premises, water rates, fire insurance premiums on the house

AND FURNITURE

and furniture and whatever amount necessary to keep the house in good repair and the balance of the rent moneys shall be paid at the end of the term to the Lessor or to his authorized agent.

THAT the said Lessees covenant with the said Lessor to pay the rent in the manner above stated; and to pay for electric light, gas and telephone.

AND to repair damages caused by them reasonable wear and tear excepted; and to keep up fences;

AND the said Lessor or his agent may enter and view state of repair, and that the said Lessees will repair according to notice.

AND will not assign without leave; and will not sublet without leave.

AND that the said Lessees shall use and occupy the said premises as a dwelling house only and will not carry on or permit to be carried on therein any trade or business nor shall the Lessees do or carry on anything on the premises that will be deemed a nuisance.

The Lessees shall during the said term keep and maintain the furniture and effects in a good state of repair and condition and shall replace such of the furniture and effects as may be broken, damaged, lost or otherwise in need of replacement, by others of similar nature, of equal value.

The Lessees shall not during the said term remove the said furniture and effects or any of them from the premises where they are now situate, or suffer the same or any of them to go out of their possession except with the Lessor's written consent.

PROVISO for re-entry by the said Lessor on non-payment of rent, or non-performance of stipulations, agreements or covenants.

PROVISO for re-entry on seizure or forfeiture of the said term.

THE SAID

THE said Lessor covenants with the said Lessees for quiet enjoyment.

AND IT IS HEREBY DECLARED AND AGREED that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessees then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessees.

PROVIDED ALWAYS and it is hereby agreed by and between the parties hereto that if the said Lessees shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained (except the manner of paying rent) so far as the same are applicable to a tenancy from month to month.

AND that during the last month of the term hereby created any stranger or strangers may inspect the said premises and all parts thereof on producing a written order to that effect signed by the said Lessor or by his solicitor.

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals on the day and the year first above written.

SIGNED, SEALED and DELIVERED
In the presence of:

[Signature]
[Signature]

R. Kido
LESSOR
Ed. G. G.
Christine G. G.
LESSEES.

DATED May 1st, A.D., 1948.

BEVERLY J. JORD

- TO -

EDWARD G. J. and
CHRISTIE G. J.

LEASE

A. H. YOUNG
BARRISTER & SOLICITOR
1409 Dominion Bank Bldg.
VANCOUVER, B. C.

Catalogue No. 91

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

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

NOV 20 1947

File 9934

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

(1) NAME KIDO RIKIZUO (RCMP) Reg. No. 01017
(Print) Surname Given Name

(2) Pre-Evacuation Address 921 Cordova St., Vancouver, B.C.

(3) Present Address New Denver, B.C.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) _____

Lot thirty-six (36) Block Forty-nine (49) in Subdivision of District
Lot One hundred and eighty-one (181) Group One (1) New Westminster
District Plan One hundred and ninety-six (196)

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

(i) ~~Business~~
(ii) Residence Type of business Residence
(iii) ~~Manufacture~~
(iv) Any other type of property (describe) _____

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole Owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land	\$	
(ii) Buildings	\$	2000.00 ✓
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	\$	970.25
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	\$	2970.25
(v) Amount at which Custodian sold property and credited your account	\$	1043.45
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	\$	1926.80

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
At above address and later ones by Custodian

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

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

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care".)

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

1	House	Estimated Value \$	2000.00
2	Garage	Estimated Value \$	970.25
3		Estimated Value \$	
4		Estimated Value \$	
5		Estimated Value \$	
6		Estimated Value \$	
7		Estimated Value \$	
8		Estimated Value \$	
9		Estimated Value \$	
10		Estimated Value \$	

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

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

(g) (a) Place at which claimant prefers to be heard.
(b) Do you require the services of an interpreter at the hearing? Yes or no

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

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

DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".
DECLARED before me at the
of
in the Province of
this 15th day of
A.D. 1947.
A Commissioner etc.

N.B.—THIS FORM IS NOT TO BE COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

Mr. Mikimichi Kido
File No. 9934,
921 East Cordova Street,
Vancouver, B.C.

Inventory of furniture and the other personal effects stored in the basement
and one room upstairs at the above address and locked up. Lessons have been.

Basement

16 Glass cups	\$ 1.00
6 Glass bowls	.90
1 Tea Set (21 pcs.)	5.00
2 Japanese Tea Sets	2.50
1 Large flat dish	13.00
1 Large Dinner dish	2.00
1 Dish (Small)	3.00
Baking Dish	1.00
Expensive dishes	10.00
1 Clay Tea Set	1.00
Glass dishes	3.00
Mixed Dishes	5.00
Two Bowls	5.50
Two Bowls	3.00
1 Flower Vase	2.00
1 Water Jug	.65
10 Tea cups	.80
Two Bottles	1.00
1 Iron	2.00
1 Oil Stove	2.00
1 Gas Stove	6.00
1 Gas Heater	4.00
1 Gas Boiler	5.00
1 Rice Boiler	3.50
2 Drying Pans	2.00
No. 1 Box	5.00
No. 2 Box	1.00
No. 3 Box	3.00
No. 4 Box	5.00
No. 5 Box	10.00
No. 6 Box	1.50
No. 7 Box	3.00
No. 8 Box	2.50
No. 9 Box	1.00
No. 10 Box	5.00
No. 11 Box	2.00
No. 12 Box	1.25
No. 13 Box	.75
No. 14 Box	10.50
No. 15 Box	2.00
No. 16 Box	1.00
No. 17 Box	7.00
No. 18 Box	15.00
No. 19 Box	6.00
No. 20 Box	7.75
No. 21 Box	5.50
No. 22 Box	2.00
No. 23 Box	5.00
No. 24 Box	3.00
No. 25 Box	1.50
No. 26 Box	5.00
No. 27 Box	15.00
No. 28 Box	15.00
No. 29 Box	4.50
No. 30 Box	1.50
No. 31 Box	8.00

Forward \$ 255.10

Brought forward \$ 255.10

1 large flat pan	2.00
1 Washing Drier	2.00
Stove Chimney - 3 ft.	1.50
1 Heat Lamp	3.00
4 Oil cans	2.75
1 Motor	10.00
4 Box Chimneys (all sorts)	25.00
1 Rice Boiler & Japanese mixer	3.80

\$ 305.15

Upstairs

11 Picture Frames	16.50
Curtains	2.00
3 Mirrors (Expensive)	6.00
1 Compass	20.00
Records	67.00
Books	20.00
1 Wedding Veil	7.00
1 Trunk	5.00

\$ 173.50

Furniture left at above address for use of

4 Dressers	50.00
6 Curtains	8.00
9 Picture Frames	10.00
3 Picture Frames (Japanese type)	9.00
11 Old Curtains	1.50
16 Mirrors (Old)	5.00
3 Mirrors (Expensive)	10.00
3 Bureaus and 2 Cabinets	15.00
4 Tables (Small)	4.00
1 Stand Clock	4.00
3 Lamp Stands	7.00
8 Linoleum Carpets	60.00
19 Kitchen chairs	5.00
2 Rugs (1 large, 1 small)	40.00
3 pc. Furniture set	145.00
1 Findlay Circulating heater	15.00
1 Gas stove	4.00
5 Beds - 5 springs - 3 mattresses	75.00
1 Garden Hose	4.00
1 Clothes Rack	2.00
1 Large round table	2.00
1 Kitchen table	1.00
1 Glass door cabinet	15.00

\$ 491.50

GRAND TOTALS \$ 970.15

305.15
173.50
491.50
970.15 ✓

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1957. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

10

New Denver, B.C.

June 25, 1948

IN THE MATTER OF THE CLAIM OF
REIZO KURO

PROCEEDINGS AT HEARING

20

APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.E. COBUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to New
Denver Sub-Commission

G.N.R. UPTON, Esq.,

Official Interpreter

G. HAMELTON, Esq.,

Official Reporter

30

MR. COBUS: The claim of Rikizushi Kido, your
honour, No. 24 on the Secretary's list,

RIKIZUSHI KIDO, the claimant herein, being
first duly sworn, testified
through the official interpreter
as follows:

10 MR. COBUS: I would ask leave, your honour, to amend
the claim for realty. The amount claimed is
\$2000.00, but the amount at which the Cus-
todian sold the property should have been \$900.00.
The amount shown under 4 (e)(iii), \$670.25 was
improperly placed there and is now transferred
to 5 (e) under personalty so that the only thing
on the front page of the form is \$2000.00 for
realty, less \$900.00 credit, leaving a net of
\$1100.00.

20 The claim under 5 (e), that is, for per-
sonal property, has been revised showing a total
of \$211.00, rather than \$980.25. Your honour
will note that the claimant brought forward the
realty under 4 (e) to (5)(e) which is obviously
incorrect. The chattels claim, therefore, is
\$211.00, credit, \$133.65, leaving a personal
property claim of \$677.35, and a total claim of
\$1777.35.

30 The lists which are attached to the claim
form have been revised and have been re-set up on
the chattel form which will be filed as well as
on the Custodian's Analysis sheet.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real property for which you have submitted a claim. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature? A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

10 MR. COBUS: I would ask leave to file the statement concerning the realty, your honour.

THE COMMISSIONER: That will be Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my friend produce the appraisal on this property?

(Handed to Mr. Cobus)

MR. COBUS: I have had produced what purports to be an appraisal on the subject realty made by Lowen and Harvey Limited, dated at Vancouver on the 5th
20 of October, 1943. The valuation placed on the property is from \$350.00 to \$900.00. That is filed on behalf of the Crown.

THE COMMISSIONER: Exhibit 2.

MR. COBUS: Referring to Exhibit 2, your honour the claimant shows that he is claiming for a residence located at 921 East Cordova Street, Vancouver, B.C., it being a two storey dwelling, 21 feet by 54 feet, and containing 9 rooms, five being downstairs and four up, with a bathroom upstairs
30 which contained a tin bath and toilet. He had

R. Kido
In Chief

also a Japanese bath in the basement.

The building was of frame construction on posts which were on concrete blocks. The roof was shingled. The building had a full basement with low headroom. The walls inside were of lath and plaster. The floors were of fir.

The building was purchased by the claimant in 1928 for \$1800.00. That was the price paid for the house and land. He describes the locality of the residence as being of a mixed oriental and occidental type.

He then lists three improvements which he made on the property. In 1929 he added a 14 by 18 addition with same siding walls, again on posts set on concrete. The cellar in the addition was a full cellar with high headroom, and the floor was of concrete. The inside of the addition was finished with V-joint papered, and the floors, again, of fir. He says that the addition provided for two extra main floor rooms, and of course, an additional basement room. He says that he himself is a carpenter and did the work himself and bought the materials. He estimates the cost of that addition at \$400.00.

In 1930 he erected -- he resingled the roof, rather, of the main house at a cost of \$600.00. In 1939 he did a complete job of exterior painting at a cost of \$150.00. With respect to the appraiser's report, he admits that the cellar was low in the main house, but in

the addition which he built in '28 there was from seven to eight feet of clearance. There was no roof patching when he left the property. He points out that the roof was fully shingled in '59 and was in good shape. He points out that if the property was ⁱⁿ need of repairs as the appraisal indicates, then the Custodian or his agent, Mr. Reeve, should have used further sums than they did from revenue to keep in good repair, his property. He considers the valuation to be much below a fair value, and says that he rented to a person whom he knew at a nominal rental of \$10.00 per month, and says that the Custodian later revised this. Now he says "From \$20.00." Probably that means "to."

10 THE COMMISSIONER: That was what it was revised to?

MR. COBUS: They increased it. They allowed the increase, your honour, from 15 to 20. I think the word "from" there is not quite clear to me. But that actually is the situation, as I think my friend will agree.

20 THE COMMISSIONER: Yes.

MR. COBUS: Oh, I see; I am sorry. I think I had better read this again.

THE COMMISSIONER: He revised this from \$10.00 unfurnished. That was the price that was fixed by the Wartime Prices and Trade Board.

MR. COBUS: I gather that. Well, your honour, mine says \$15.00.

30 THE COMMISSIONER: Or \$15.00, yes.

R. Hilde
In Chief

MR. COBUS: Well, that makes it clear, your honour.

THE COMMISSIONER: It was a fixation by the Wartime
Prices and Trade Board.

MR. COBUS: Yes, that apparently was so.

Would my friend produce, perhaps, the
summary which indicates the history of the ad-
ministration of the real property?

THE COMMISSIONER: It was sold for \$900.00.

MR. COBUS: Yes, your honour.

MR. MACDONALD: I presume that is what you mean, is it?

MR. COBUS: Yes, Your honour, my friend has produced
the report of Johnson and Reeve dated the 25th
of June, 1942, and under paragraph 9, Recommenda-
tions, the agent says this: "We are of the
opinion that the lease made is an unwise one for
several reasons: (1) the rent is much too low,
(2) the method of payment is objectionable,
because no dates are set for payment of taxes
and water rates. Insurance premiums are al-
ready paid for part of the term and tenants may
object to paying a proportion or to pay for re-
newal for the usual term of three years. (3) The
tenant may spend the rent on repairs and there
may be no balance payable to the owner. This pro-
vision is contrary to the tenant's covenant to
repair. We propose to see the tenants and see
if the situation can be improved."

THE COMMISSIONER: That will be Exhibit 3.

(REPORT MARKED EXHIBIT NO. 3)

MR. COBUS: Now, I thought my friend had the summary

which would bear out the statement of the witness as to the resulting charge after the report marked Exhibit No. 3 was received by the Custodian, because I am a little concerned, your honour, to find that the Wartime Prices Board fixed a monthly rental of what the statement says is \$20.00, and in fact it was rented --

10 THE COMMISSIONER: Well, I think one is furnished and the other is unfurnished. I think that is the difference.

MR. MACDONALD: Mr. Cobus, here is something on it.

THE COMMISSIONER: I think you will find that one of these rents is for a furnished house, and the other is at the unfurnished rate.

MR. COBUS: Well, my information is not. That may be so, and I think my friend can clear that up.

MR. MACDONALD: Yes. I think that is what you want.

20 MR. COBUS: From the real property summary, produced from the Custodian's file, I would read a paragraph from page 2, this being a report of D.W. Reeve, dated the 14th of June, 1943: "We beg to report that the Rentals Committee of the Wartime Prices and Trade Board have fixed the maximum rent of these premises at \$22.50 per month furnished and \$20.00 per month unfurnished, in accordance with our application."

For some reason or other it was eventually rented for \$15.00 a month.

30 MR. MACDONALD: I presume that would be the maximum,

They are not concerned with the minimum. It is the maximum.

THE COMMISSIONER: Yes. There is no reason why they couldn't rent it for less money if they couldn't get a tenant or if they had some other reason.

MR. COBUS: Q: Now, witness, I produce to you a statement concerning the personal chattels for which you have submitted a claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

THE COMMISSIONER: That is Exhibit 4.

MR. COBUS: Yes, your honour. I would ask leave to file the statement alone, your honour, as one Exhibit.

(STATEMENT MARKED EXHIBIT NO. 4)

MR. COBUS: In his statement, your honour, the witness has set out only certain major items, seven in all, and says that the above goods and all other goods for which he is claiming are listed on the Custodian's Analysis of Claim form. He says the goods claimed, and all other goods for which he is not claiming, were stored in his home at 921 East Cordova Street, Vancouver. He says that he had his chattels insured for \$1000.00 and that the Custodian has the policy. His furniture consisted of chesterfield and two chairs.

R. Kido
In Chief

10 He says that the goods for which he is claiming were exclusively his own property and have nothing to do with and do not include any of the goods of any other Japanese left at 921 East Cordova Street. He says that the Custodian has not sent him any monies from sales of his chattels for which he is now claiming or for those for which he is not claiming. He indicates that he has allowed for depreciation on all items for which he is submitting a claim.

If my friend will produce the Analysis of personal property claim.

(Handed to Mr. Cobus)

MR. COBUS: The Analysis is filed on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 5)

20 MR. COBUS: Your honour, I should like to read into the record the articles which have been abandoned in order that the Crown will know how we arrived at the total claim for personal property.

30 On page 1 on the Analysis, which is marked Exhibit 5, under "Details of Claim" column three, under the heading "Basement," and the third item therefrom we have abandoned, the tea set claim. On page 2 under the heading "Upstairs," still in the "Details of Claim" column, column three, the 11 picture frames originally \$48.50 are now being claimed for at \$24.50; under the same heading, records, we

10 show \$50.25 instead of \$57.00; the books which immediately follow the records are now claimed for in the amount of \$10.00; the wedding Veil is abandoned. Then, under the heading, "Furniture," still on page 2, three picture frames, Japanese type, originally \$200, are now claimed at \$50. The next item, 11 old curtains, is abandoned. Still further down the list, two rugs, one large, one small; both were sold for \$37.00. We are abandoning that item entirely. Two items below that, the Findlay circulating heater, \$15.00 is abandoned. In other words, we have reduced the total original claim of \$970.25 by \$150.25, leaving a gross claim of \$811.00 as amended.

20 Perhaps it would be just as well if I indicated how we arrived at the credit of \$133.65. From the Custodian's Analysis, the total auctions amounted to \$198.65. Since we are abandoning certain items, the tea set of \$7.00, the rugs at \$37.00, the heater at \$15.00, a total of \$59.00, there remains from \$198.65, total auction sales, a credit of \$133.65. I think perhaps they can work the rest out for themselves.

Would my friend produce the J.P. form?
(Handed to Mr. Cobus)

30 MR. COBUS: Q: Witness, I produce to you a form known as a J.P. form bearing the date 25 of May, 1942, and a signature which appears to be

R. Kido
In Chief

R. Kido. Do you recognize that signature?

A: This is my signature.

Q: And attached to the J.P. form is a list, while on page 2, under the heading, "Statement of personal property owned," are these words, "Complete household furnishings in owner's possession at 921 East Cordova Street, Vancouver, B.C., and when owner is evacuated, furnishings will be leased to Edward Cyr and wife, 256 Campbell Avenue, Vancouver, B.C. for a term of 1 year." Was this list which is attached to the claim form prepared at the time you made the J.P. form out?

A: Yes.

Q: Who prepared the list?

A: I asked Johnson and Reeve, who were my agents in connection with this matter. I gave them a list of furniture and Mr. Ker, in conjunction with two others had this prepared.

MR. COBUS: I file the J.P. form with list attached on behalf of the Crown.

THE COMMISSIONER: Exhibit 6.

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

MR. COBUS: Witness, did you produce to me this three page list, or to Mr. Leckie?

A: Yes, I did.

Q: Where did you get the list from?

A: I received this from Johnson and Reeve.

MR. COBUS: Does my friend happen to have in his file an original of that list which has been identi-

ried?

Q: Witness, do you know where Johnson and Reeve got the list from?

A: I don't know where Johnson and Reeve got that from.

MR. MACDONALD: I haven't anything in the file.

MR. COBUS: It appears to be, your honour, the type of inventory prepared by the Custodian, but of course, I can hardly say that it is so.

10 Q: Witness, on this list there are certain values shown. Do you know who put those values on all the articles contained in the list?

A: These values were put on by myself with Mr. Kerr and another individual of Johnson and Reeve.

MR. COBUS: I would like to file that list, your honour, for whatever it is worth.

THE COMMISSIONER: All right, that will be Exhibit 7.

(LIST MARKED EXHIBIT NO. 7)

20 MR. COBUS: With respect to the real property which is part of this claim, would my friend admit that the assessed value of the real property was \$355.00 for land, \$700.00 for improvements, a total of \$1,055.00? That is the year, 1942, according to my information.

MR. MACDONALD: Yes, your honour; that shows on the summary.

THE COMMISSIONER: Mr. MacDonald says that is correct.

MR. MACDONALD: It doesn't say what year it was.

30 MR. COBUS: It seems to me, your honour, that that real property from which I have read a portion

should be on file.

MR. MACDONALD: I thought you were going to file it when I gave it to you.

MR. COBUS: Yes, I think it should be filed. That is filed on behalf of the Crown, your honour, the real property summary, a green-edged sheet.
(SUMMARY MARKED EXHIBIT NO. 6)

MR. COBUS: Your witness.

10 MR. MACDONALD: I submit, your honour, that the real property was sold at its fair market value and the personal property that was sold was sold at its fair market value, and that the personal property claimed for is claimed at an exorbitant value.

CROSS EXAMINATION BY MR. MACDONALD:

Q: There were other goods and furniture belonging to other people left at your place on Cordova Street East?

20 A: Yes.

Q: Were there goods belonging to Kiyoshi Kawagoya?

A: Yes, he was almost a son to me.

Q: Yes. And Rinso Kitagawa?

A: My son may have put in Rinso Kitagawa's.

Q: And Minoru Kira?

A: There may have been a little, I don't know, but there was nothing of any value.

MR. MACDONALD: The reason I wish to deal with this, your honour, is that up to the present time
30 apparently no money had been forwarded to this

claimant, and if your honour will check on the remarks on the last page of the Analysis, it is fully explained why. There were other parties' goods involved, and they couldn't very well distinguish which was which. That will have to be decided later, of course.

Q: Now, this house of yours on East Cordova Street, that was in an industrial part of the city of Vancouver?

A: There were a lot of merchants in the district.

Q: Is it a fact that this house of yours was the only residential property left in the block?

A: Yes.

Q: When you bought it in 1928, that is 20 years ago, there were no doubt a lot of residential buildings in that block?

A: No, there were no other buildings.

Q: There were no buildings in the block at all?

A: When I bought it in 1928 with the exception of my own.

Q: His own house was the only house in the block, is that right?

A: That is correct; there were no other buildings at the time he bought it.

Q: Now, have you any experience in selling second hand furniture, second hand goods?

A: I have no experience.

THE COMMISSIONER: Anything further, Mr. Cobas?

You are finished, Mr. MacDonald?

MR. MACDONALD: Yes, your honour; that is all.

R. Kido
Discussion

MR. COBUS: There is just one thing I would like my friend to admit. With respect to the real property, would he admit that the property was sold in February of 1945 for \$900.00?

MR. MACDONALD: I presume so, your honour. The only memorandum I have here is one that advises of a later sale, 29 of November, 1945, and it was presumably advising the owner that the property was sold, which would be the 24th of February, 1945.

MR. COBUS: Well, your honour, I think the real property summary, the green-edged sheet filed as an exhibit would indicate that.

THE COMMISSIONER: It was sold to Vera Chechik for \$900.00.

MR. MACDONALD: Yes. I have the memorandum here, your honour; the date of sale was October 3rd, 1944.

THE COMMISSIONER: That is right, and approved by the advisory committee September 8, 1944.

MR. MACDONALD: I presume that that was the date of sale.

THE COMMISSIONER: That is all, Mr. Kido, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.

G. Hambleton
G. Hambleton, Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

H.W. Colgan
Sub-Commissioner

Name of Claimant **KIKO, Hikoichi**Case **419**Custodian File **9938**

<u>REAL PROPERTY</u>										
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	45.00 12.50									97.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
301.35	154.05	46.21	51.18%	302.65	257.25		303.46			
TOTAL RECOMMENDATION										360.96

9938

October 6th, 1950.

Mr. Rikisachi KIDO,
New Denver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 419

We have received from the Co-Operative Committee on Japanese Canadians, Release executed by yourself covering the award recommended under the above Commission, for the sum of \$360.96.

Cheque for \$320.81 is enclosed herain, and the sum of \$40.15 has been paid to the Co-Operative Committee on Japanese Canadians for legal fees as authorized.

Yours truly,

F. G. Sheare,
Director.

FCS/js
1 encl.