

11176

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: TSURUDA, Harry Shuzo
HOME ADDRESS: 706 E. Cordova St., Vancouver, B. C.
REGISTRATION NUMBER 05724 SEX: Male AGE: 45
OCCUPATION: Agent for Singer Sewing Machines

(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: Mr. G.S. Barker, 742 Granville St., Vancouver, B. C.
MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kikuye
ADDRESS OF WIFE OR HUSBAND: Same
NAMES OF ANY LIVING CHILDREN: Susumu (M), Mamoru (M), Aiko (F)
Setsuko (F), Yukie (F), Masamy (M), Kazuko (F)

ADDRESS OF CHILDREN: Same
AGE OF CHILDREN: 20, 14, 12, 10, 8, 6, 2 yrs.

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

1. LOCATION AND DESCRIPTION: 706 E. Cordova St., Vancouver, B. C.
Lot 3, Block 60, District Lot 181 & 196
In the City of Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: One wooden frame, two storeyed,
seven roomed dwelling house. One garage, and one wood-shed

3. INSURANCE (Give particulars; state where policies are) \$750.00 Franklin Fire Ins. Co.,
Agent- Pemberton's Realty Co., Ltd. 418 Howe St., Vancouver, B. C. This
expires on June 1st, 1945, & is on house only. Pol. at Pemberton's.

4. TAXES (Amount and where payable) \$54.00 City of Vancouver, 1941, 1942 not
yet paid

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

Total value of property ----- \$850.00
Amt. already paid ----- \$650.00
" still owing ----- \$200.00

Declarant has placed above property with Pemberton's who will rent and
pay \$200.00 still owing

6. OCCUPANCY AND LEASES (If vacant so state)
Pemberton's will take full charge of this property, paying Taxes,
insurance premiums, water-rates, etc., and will pay amount still
owing out of rents collected

Title Deed to be sent to
7. STATE WHEREABOUTS OF TITLE DOCUMENTS. Declarant upon full payment of
property. City Hall has Title Deed.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST. None
9. IF FARM LAND STATE CROPS SOWN

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:
Stored at 706 E. Cordova St., Van.B.C. (downstairs) 3 tables; 1 glass case; kitchen
stove; hot-water tank; 1 bed sofa; 1 bureau; 1 Japanese bath; 3 linoleum carpets;
1 heaterstove
Stored at living-room (upstairs) 4 tables; smoking stand; 4 flower stands; 2 clocks;
3 cabinets; gas stove; gas heater; 1 roll tar paper; 20 picture frames; 1 case of
records; 2 gramophone; 3 desks; bookstand; bookcase; 2 box books; 2 lamp shades; 1
trunk; 17 chairs; garden tools; 1 case dolls; Christmas decoration; 1 snow chain for
car; 1 box sewing machine parts; 2-4 gal. jars; 1 can of dishes; 1 gas lantern; 1
rod box; 2 roller skates; electric iron; curtain stretchers; 2 bundles of shingles
1 step ladder; 3 rolls of linoleum carpet; 13 window blinds; 1 bundle of stove pipes
1 watering can; 1 picture; 2 asbestos sheets; 1-15 gal. water tank; in the garden;
3 cherry trees; 11 rose trees; 2 apple trees; Also - 3 glass-water jars; 1 map &
roller; 2 rice pans; 1 bird cage; 2 electric switches; 1 bundle of clothes hangers;
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
1 window washing brush; 5 beds with springs.

None

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

CLAIM ON ANY SUCH PROPERTY. None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

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

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

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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 16th day of July 1944

(Signature) Harry Shuzo TSURUDA

D.M. Chope

Witness

FOR DEPARTMENTAL USE

P.D.

INFORMATION FROM R.C.M.P.

DATE July 24/43

Our File No. 11176

Full Name TSURUDA, Harry Shuzo
(Surname in Block Letters)

Registration No. 05724

☒ Male - ☐ Female
(Check)

Age July 18, 1897

Former Address 706 E. Cordova St., City.

Date Evacuated July 18/42

☒ Naturalized - Canadian-Born - National
(Check)

Present Address

West Annot Park B.C. 26/11/46
Sandon, B. C. Paper off 26/11/46

☒ Married - ☐ Single
(Check)

nee
Name of Wife (TSUTSUI) Kikuye #05553

Name of Husband - - - -

nee
Name of Mother (IKENAGA) Tona

Name of Father Toichi #01706

Names of Children under 16

Mamoru (M) 27/4/28; Kazuko (F) 29/4/42

Aiko (F) 18/5/30; Setsuko (F) 12/3/32; Yukie (F) 4/3/34;

Masami (M) 21/4/37.

Registered by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information Agent (Singer)

Owner of 1 house - 706 E. Cordova St.

1 Car.

File No. 11176

— SUMMARY —

July 3rd, 1946

— REAL ESTATE —

Reg. No. 05724,

Catalogue No:

75

Japanese Name:

Harry Shuzo TSURUDA,

Civic address:

706 East Cordova St. Vancouver, B.C.

Legal Description:

Lot 3, Block 60, District Lot 181, Plan 196, City of Vancouver, B.C.

Classification:

Dwelling and Garage.

Registered in the name of: City of Vancouver

Title:

In name of City of Vancouver. Purchased by TSURUDA under an Agreement for Sale dated June 1, 1939. Property was sold as Nov. 29, 1943 and as of Jan 17th, 1944, the city was paid the remaining balance, namely \$255.10 for deed to TSURUDA making title clear for new owner.

Sold to:

Joe Potkonyak for \$900.00 cash as Nov. 29, 1943.

Title delivered to

Joe Potkonyak as March 2, 1944.
Certificate of Title No. 96316L.
All adjustments made.

Funds released to:

account of Harry Shuzo TSURUDA as Feb. 29, 1944.

Chattels:

None involved.

Fire Insurance:

Transferred to new owner as at date of sale.

The above Summary is certified to be in accordance with the information on file, July 3rd, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

File No.
11176

July 3, 1946

— SUMMARY —

— REAL ESTATE —

Harry Shuzo TSURUDA,
Reg. No. 05724

706 East Cordova Street,
known as
Lot 13/60/181/196
Vancouver, B.C.

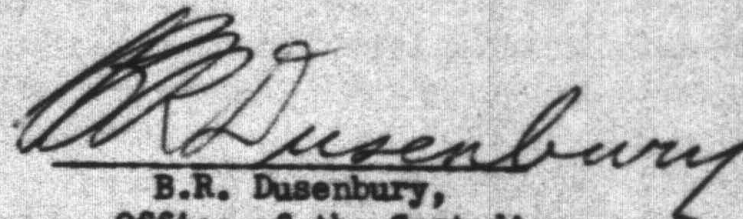
Assessment 1943

Land - \$500.00

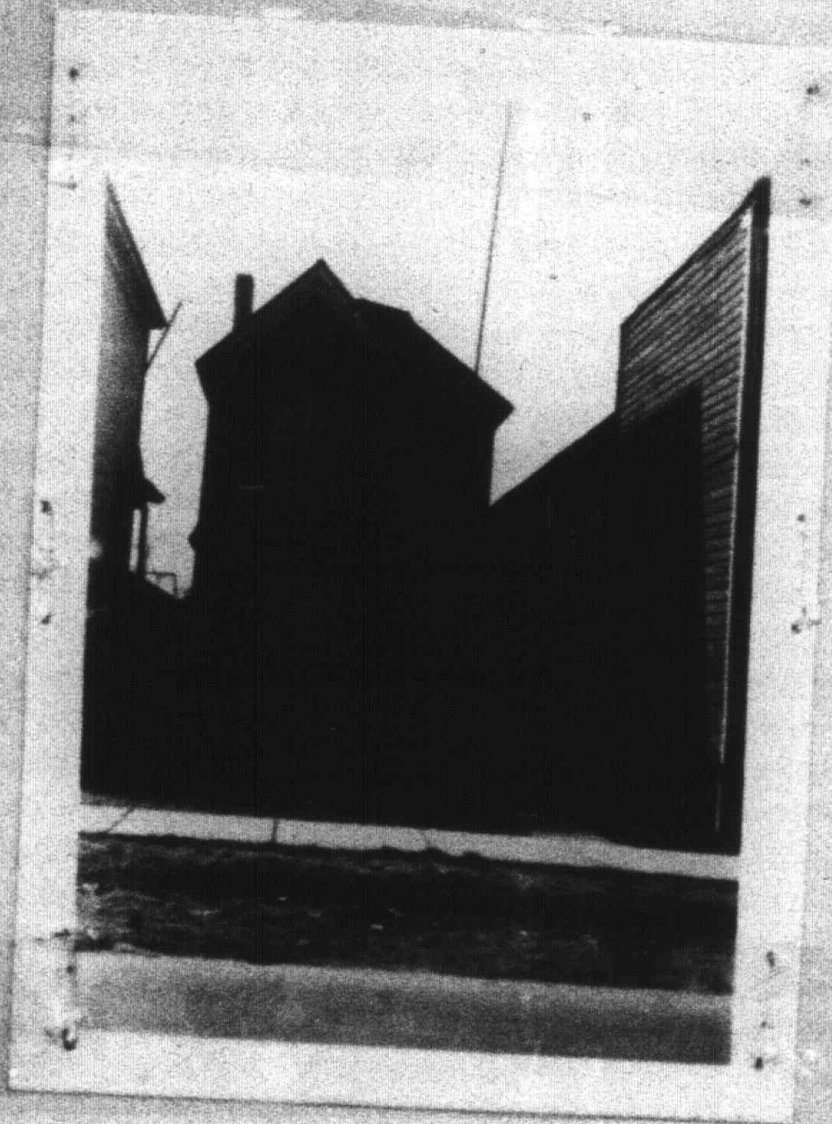
Improvements- 700.00

Appraisal - \$800.00
Pemberton Realty
Corporation Ltd.

Sale Price - \$900.00


B.R. Dusenbury,
Office of the Custodian.

TSURUDA, Harry Shuzo
706 Cordova St., Vancouver, B.C.
Evac. File 11176



Picture Taken April 9, 1943

File No. 11176

NATURE OF ENCUMBRANCE .. Agreement for Sale .. or ..
(registered) (unregistered)

Name of Owner of Property TSURADA, Harry Shuzo .. Reg. No. 05724 ..

Address .. 706 E. Cordova Street, Vancouver, B.C. ..

Occupation .. Agent for Singer Sewing Machines .. Age 45 ..

Registered Owner of Property City of Vancouver, .. C.T.No. 2570 "L"

Property:

Property Address .. Mun. ..

Legal Description Lot 3, Block 60 D.L. 181 Group 1, N.W.D., Plan 196 ..

..... L.R.O.

Nature of interest Owner under agreement for sale ..

Particulars of Encumbrance:

Date .. 1st June 1939 ..

Parties to document:

Name City of Vancouver ..

Address .. Vancouver, B.C. ..

Name .. Harry Shuzo TSURADA .. "Purchaser"

Address .. 393 Powell Street, Vancouver, B.C. ..

Principal Amount .. \$750.00 ..

Terms of Payment \$150.00 cash, balance \$15.00 per month until full pur-
... chase price is paid .. Rate of Interest 6% ..

Arrears, if any: Principal .. Interest ..

Balance owing as at this date ..

Standing of Taxes: Arrears .. 1942 paid .. Current 1943 - \$42.50 ..

Insurance:

(1) Agent Pemberton's Pacific 8241 .. Company The Franklin Fire Insurance Co. ..

Policy No. 11663 .. Amt. \$750.00 .. Prem \$6.98 .. Exp. Date June 1st, 1945 ..

(2) Agent .. Company ..

Policy No. .. Amt .. Prem .. Exp. Date ..

Nature, particulars and whereabouts of unregistered documents, if any: ..

Dated at Vancouver .. this 11th .. day of May .. A.D. 1943 ..

CERTIFIED CORRECT:

(Signature)

JUN 29 1942

111760
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
JUN 30 1942

REPORT FOR CUSTODIAN
Japanese Evacuation Section

REAL ESTATE & PERSONAL PROPERTY

Registration No. _____

Name S. TSURUDA

Address: 706 E. Cordova Street

Type of Property: Residence

Description of Land and Buildings: This is a seven room frame dwelling consisting of living room, dining room, kitchen and hall downstairs; four bedrooms and one toilet upstairs. There is a Japanese bath off the kitchen. No basement or heating facilities. One car garage at rear. This property is in a fair condition only.

Inventory of Contents: _____

No personal effects to be left on the premises

Insurance

<u>Amount</u>	<u>Company</u>	<u>Number</u>	<u>Type</u>	<u>Premium</u>	<u>Expiry</u>	<u>Agent</u>
750.00	British Law Ins. Co.	1282907	Fire		June 1/42	M. F. Thomson

\$240.00 owing to the City @ 6% being balance of purchase price on tax sale. Int.

Name of Mortgagor _____ Address paid to Dec. 1/41

Name of Mortgagee _____ Address _____

Amount of Mortgage _____ Int. Rate _____ Payable _____

Dates Int. Payable _____ Principal Repayments _____

Mortgage Due _____

Recommendations: We have a signed agency agreement from Mr. S. Tsuruda in connection with this property and would recommend that the Department of the Custodian confirm our appointment. This is a rentable property with the exception that we may have to instal a proper bath to secure a tenant. The insurance is expiring on June 1st and we have instructed our insurance department to renew it.

PEMBERTON REALTY CORPORATION LIMITED.

[Handwritten Signature]

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

October 14, 1943.

EXHIBIT No. 377-2
DATE 11 Mar. 1948
FILED BY A. Fisher

#75--706 Cardova, 3/60/196

This is a 7-roomed, 2-storey frame house, 52 years old, only plumbing is sink and toilet; on post foundation. Very much run down.

Value \$800

PEMBERTON REALTY CORPORATION LIMITED.

W. G. Moore

W. G. Moore.

WGM-JM

GEORGE F. JACOBS
LIBRARY PUBLIC

PHONE PACIFIC 8838

GEORGE F. JACOBS & CO.

REAL ESTATE, INSURANCE AND FINANCIAL BROKERS
LOANS, RENTALS AND COLLECTIONS

245 EAST HASTINGS ST.

Vancouver, B. C., October 1st 1943

Rec'd	OCT 2
File No.	11176
Ans.	2/10/43 HMA
Referred	Hansop

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

Dear Sirs: Re: Catalogue Parcel No. 75

I herewith enclose a certified cheque for
Seventy Dollars (\$70.00) being deposit on the pur-
chase of Lot Three; Block Sixty (60); District Lot
One Hundred and Eighty-one (181); Catalogue Parcel
No. 75, at a price of Seven Hundred Dollars cash.
All adjustments to be made to the date of confirm-
ation.

Yours very truly,

GEORGE F. JACOBS,

George F. Jacobs

GFJ/S
Enc. 1.

11176

REGISTERED

October 29th, 1943

Messrs. George F. Jacobs & Co.,
245 East Hastings St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 75,
736 East Cordova Street

Further to your letter of 1st October in which you submit an offer to purchase the above property for \$700.00, we have now received a valuation on this property.

We are not able to accept this tender and are returning your cheque herein. No acceptable tender has been received on this property and we are not 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.

FCS/AN

GEORGE F. JACOBS
NOTARY PUBLIC

PHONE PACIFIC 6636

GEORGE F. JACOBS & CO.

REAL ESTATE, INSURANCE AND FINANCIAL BROKERS
LOANS, RENTALS AND COLLECTIONS

245 EAST HASTINGS ST.

Vancouver, B. C., November 8th 1943

Rec'd	NOV 11 1943
File No.	11176
Ans.	RRM
Referred	HARROP

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

Dear Sirs: Re: Catalogue No. 75
 706 East Cordova Street
 File No. 11176

We received your letter of October 29th
referring to the above named property and the
offer of \$700.00 being turned down.

I have taken this up with my client
and he is prepared to pay the \$900. I herewith
enclose a certified cheque for \$90.00; the bal-
ance to be paid upon acceptance of the offer and
all adjustments to be to that date.

Yours very truly,

GEORGE F. JACOBS,

Geo F. Jacobs

GFJ/S

11176

November 19th, 1943

George F. Jacobs & Co.,
245 East Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 75,
706 East Cordova Street

This will acknowledge receipt of your letter of the 8th instant in which you enclose a certified cheque for \$90.00 and advise that your client is prepared to revise his former bid and now offers to purchase the above property for the sum of \$900.00.

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 \$810.00, to complete the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser 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.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

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

Yours truly,

F.C. Shears,
Director.

FGS/AN

GEORGE F. JACOBS
NOTARY PUBLIC

PHONE PACIFIC 6636

GEORGE F. JACOBS & CO.

REAL ESTATE, INSURANCE AND FINANCIAL BROKERS
LOANS, RENTALS AND COLLECTIONS

245 EAST HASTINGS ST.

Vancouver, B. C., November 24th 1943

Rec'd	20/11/43
File No.	11176
ns.	W.H.
Referred	HARRIS

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

Dear Sirs: Re: File No. 11176 - Catalogue No. 75,
706 East Cordova Street

We herewith enclose a certified cheque for \$810.00 being payment in full for the above property. The deeds are to be made out in the name of Joe Potkonyak, 947 Keefer Street, Vancouver, B. C., labourer. He is a Serbian by birth but he is now a naturalized British subject.

When the Certificate of Title arrives, I would like you to mail it to this office as I am advancing part of the money to pay for the property.

Yours very truly,

GEORGE F. JACOBS,

Geo F Jacobs

GFJ/S
Enc.1.

11176

February 15, 1944.

Mr. Harry Blase TSUNDA,
Registration No. 05724,
Saskatoon, B. C.

Dear Sir:

Re: Catalogue No. 75
706 East Cordova Street
3/60/181

Please be informed that 706 East Cordova Street, Vancouver, has been sold as of November 27, 1943 for the sum of \$900.00 which is in excess of the value attached to these premises by an independent appraiser.

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 the sale is as follows:

Sale price		\$900.00
Less Payment for Deed	\$255.10	
Less Agent's commission @ 5%	<u>45.00</u>	<u>300.10</u>
Net credit to your account		<u>\$599.90</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:MA
cc B. C. Security Commission

STATEMENT RE SALE OF:

Name: TSUNODA, Harry, Shiso

Catalogue No: 75

File No: 11176

Reg. No. 05724

Street Address: 706 E. Cordova St., Vancouver.

Legal Description: 1/60/181

Date of Sale and Adjustments November 29, 1943,

Sale Price		\$ 900.00
Real Estate Agents Commission	\$ 45.00	
Charge for Valuation	5.00	
Charge for Advertising	4.00	
Land Registry Office Transmission Fee	7.00	
Encumbrances:		
Unpaid Vendor	255.10	
Mortgage		
Insurance of Taxes		
Other charges		
Adjustments:		
Fire Insurance		3.49
Taxes		3.73
Water		(2.24
		(12.90
	316.10	\$ 922.36
Net Proceeds credited to your account		606.26
Nov. 29/43.		

Date:..... October 2, 1945.

Compiled by:..... Geo. Peters.

FILE No. 11176
Reg. No. 05724

SHIRO HARRY TSUBURA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 August 13	Mrs. O. K. Olsen - rent Pemberton Insurance Premium Pemberton commission	\$ 6.98 1.25	\$ 25.00	
September 28	O. K. Olsen - rent due Sept 1 City of Vancouver - water rates Commission	14.75 1.25	25.00	
October 23	O. K. Olsen - rent Commission	1.25	25.00	
November 26	Rents collected Commission	1.25	25.00	
1943 January 27	Ck 1591 - Certificate of Encumbrance-Vancouver	1.00		
February 25	Rents collected Commission Repairs & Maintenance	1.25 26.40	25.00	
February 27	Ck 1594 - City of Vancouver - 1942 taxes	44.65		
March 1	Ck 2030 - City of Vancouver - payment of interest due Dec. 1/42 on Agreement of Sale	14.66		
March 12	Transferred from file 10651 Dec. 23 - Rents collected Commission	1.25 25.00		
March 25	Jan. 26 - Rents collected Commission	1.25	25.00	
March 25	Rents collected Commission Repairs & Maintenance	1.25 15.90	25.00	
May 3	Rents collected Commission	1.25	25.00	
May 28	Rents collected Commission Sundry Disbursements	1.25 3.00	25.00	

110.56

- 2 -

File 11176

Date	Particulars	Debit	Credit	Balance
1943 June 29	CR - City of Vancouver - 1943 taxes	\$ 42.90		
June 25	Rents collected Commission	1.25	25.00	

CR \$ 91.61

Oct 24/47
61702

File No. 11176
Reg. No. 05724

BARRY SHAW, TRUSTEE

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 June 25	Balance as per statement sent		\$ 91.61	\$ 91.61 CR
August 28	Dr. J. Christie - account paid	12.00		
September 4	Dr. E. J. King - account paid	25.00		
	Dr. Cox & Johnson - account paid	10.00		
	Cheque to you	25.00		
October 13	Freight charges	7.20		
October 26	Fees collected		100.00	
	Agent's commission	5.00		
	Water rates	25.80		
November 29	Balance rents to date, note		22.96	
	Credit re Sale of Property		606.26	
1944 March 16	Vancouver General Hospital - account paid	1.00		
	R. P. Quattle & Co. - account paid	27.16		
	T. Shirahati - account paid	20.00		
	Cheque to you	25.00		
June 5	Cheque to you	30.00		
July 29	Proceeds Auction Sale		80.12	✓
August 1	Proceeds Auction Sale		1.05	✓
October 17	Express charges	2.00		
October 21	Cheque to you	20.00		
		50.00		
1945 June 12	Cheque to you	\$ 285.14	\$ 902.20	

CR \$ 617.02

HATTY SHUZO TSURUDA

February 23, 1948

File 11176
Reg. No. 05724

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945				
Oct. 2-	Statement of a/c to you		617.02	617.02
Nov. 3-	Cheque to you	50.00		
1946				
Feb. 20-	Auction #55		.96	
Nov. 27-	" #58		2.12	
June 4-	Claims Koto Hosaki	250.00		
4	" Ichiji NOMOTO	200.00		
4	" Shinichi SAKAI	60.00		
Nov. 27-	Cheque to you	<u>60.10</u>		
		620.10	620.10	<u>NIL</u>

K

O

11176

November 26th, 1946.

REGISTERED.

Mr. Harry Shuso TSUNODA,
Reg. No. 05724,
West Arrow Park, B.C.

Dear Sir:-

We are in receipt of your letter of the 21st requesting that we forward to you your remaining balance.

Accordingly we are enclosing our cheque for \$60.10 which represents your entire balance here.

In reviewing your file it is noted that we have from time to time reported to you the condition of your affairs that have come under our control.

In January last we forwarded to you a General Statement of your account, together with property statement in respect to sale of 706 East Cordova Street. Our January letter has been followed by several others. In May last we wrote you indicating the balance you then had and which was the same amount as we are forwarding our cheque for at this time.

It would appear that the foregoing, together with many previous letters, reports and statements, account for the administration and liquidation of your interests that have come under our control. We shall be obliged if you will confirm same when acknowledging receipt of the attached cheque.

For your convenience in replying, we are enclosing a self-addressed envelope.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Encs.2.

Catalogue No. 75
File No. 11176
706 East Cordova Street
3/60/181

Receipt of Certificate of Title No. 96316-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Franklin Fire Insurance Company policy No. 14663 together with assignment thereof in quadruplicate, and cheque for \$67.63 representing closing adjustments on sale to me of 706 East Cordova Street.

Dated at Vancouver, B. C., this 2 day of March 1944.

F. P. Thompson

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

Dear Sirs:-

Re: 706 East Cordova Street

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,

J. P. Thompson Signed

Catalogue No. 75.
File No. 11176.

February 5th, 1944.

MEMORANDUM

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

Harry Shuso TSURUDA - Reg. No. 05724.
City of Vancouver
Lot 3, Blk. 60, D.L. 181, Sp.1, N.W.D.,
Plan 196.
Certificate of Vesting No. 35450.

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

- (1) Copy of application number 96314-L dated January 22nd,
1944, registering the property in the name of Shuso TSURUDA.
(Deed).
- (2) Copy of application number 96315-L dated January 8th, 1944,
registering the property in the name of the Custodian (Transmission).
- (3) Copy of application number 96316-L dated January 8th, 1944,
registering the property in the name of Joe Potkonyak (Deed).
- (4) Copy of Conveyance dated January 19th, 1944 - City of Vancouver
to Shuso TSURUDA.
- (5) Duplicate of Transmission dated December 13th, 1943.
- (6) Duplicate of Deed dated December 13th, 1943 - Secretary of
State to Joe Potkonyak.
- (7) Certificate of Indefeasible Title number 96316-L dated
February 1st, 1944, covering the above property in the name
of Joe Potkonyak.

D.A. Cramer

DAC:ML
Encls.

File No. 11176
Catalogue No. 75

MEMORANDUM

15/1/44.

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Lot 3, Block 60,
D.L. 181, Gp. 1,
N.W.D., Plan 196.

In order to complete the documents for registration, a deed to the above property has to be procured from the City of Vancouver to Harry Shuse Taurada. We are holding the signed Transmission and Deed to purchaser until we receive the Deed from the City. Will you please attend to this.

D. A. Cramer

DAC:JS

Gene

Jan 17/44

24000

1810

25510

Deed

Will you please follow this: The City always incurs Registration charges of deed when they tell us amount needed to clear title. I ask them always each time - to omit this but they don't. All we need is the deed of course. Will you catch this? Thanks

M.D. 15/1/44

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 30 1942

MC

FROOF OF CLAIM.

In the Matter of The Estate of Shuzo Tsuruda ^{893 Powell St and 706 E. Cordova St}
being a person of the Japanese race, care of G. W.
McPherson, Esq., Custodian, Japanese Evacuee Section,
506 Royal Bank Building, Vancouver, B.C.

I, W. L. WOODFORD, of 453 Twelfth Avenue West, in the City
of Vancouver, Province of British Columbia, DO SOLEMNLY DECLARE
AND SAY:

1. That I am the Supervisor of the Lands and Rentals
Department of the under-mentioned creditor and have knowledge
of all circumstances connected with the debt hereinafter referred
to.

2. That the said Shuzo Tsuruda was on the
29th day of April, 1942, and still is justly and truly indebted
to the City of Vancouver in the sum of \$ 240.00 as shown by
the account hereto annexed and marked "A".

3. That the said City of Vancouver has not nor has any
person by its order to my knowledge or belief, for its use,
had or received any manner of satisfaction or security except
the following:

As unpaid vendor under executed agreement for
Sale of Land.

AND I MAKE THIS SOLEMN DECLARATION conscientiously
believing it to be true and knowing it to be of the same force
and effect as if made under oath and under and by virtue of the
Canada Evidence Act.

DECLARED BEFORE ME, at the
City of Vancouver, in the
Province of British Columbia,
this 29th day of April, 1942.

S. L. R. *Simon*

A Commissioner for taking Affi-
davits within British Columbia.

W. L. Woodford

I hereby certify that the annexed document is a true copy of an Agreement for Sale of land entered into by the City of Vancouver as Vendor, and Shuzo Tsuruda as Purchaser, on the 1st day of June, 1939, with respect to Lot 3, Block 60, District Lots 181 and 196, in the City of Vancouver, the said document having been compared by me with an executed copy of said Agreement for Sale on file in the records of the Law Department of the City of Vancouver.

Given under my hand and seal at the City of Vancouver,
Province of British Columbia this 7th day of November, 1942.

E. W. Rhodes

A Notary Public in and for the Province
of British Columbia.

This Agreement, made in triplicate this **FIRST**
 day of **June** in the year of Our Lord one thousand nine hundred and ~~forty~~ **thirty-nine**
 (1939)
 BETWEEN

CITY OF VANCOUVER,

Name,
 Address, and
 Occupation
 of Parties

AND

hereinafter called the "Vendor" of the one part

SHUZO TSURUDA, Salesman, 393 Powell Street, Vancouver,
 Province of British Columbia,

hereinafter called the "Purchaser" of the other part.

WHEREAS, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase of and from the Vendor the lands and hereditaments hereinafter mentioned, that is to say:—ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver, Province of British Columbia, and more particularly known and described as Lot Three (3), Block Sixty (60), District Lots One Hundred and Eighty-one (181) and One Hundred and Ninety-six (196), Group One (1), New Westminster District, according to Plan No. 196 deposited in the Land Registry Office, City of Vancouver, Province aforesaid,

TOGETHER with all the privileges and appurtenances thereto belonging at or for the price or sum of **seven hundred and fifty (\$750.00)** Dollars of lawful money of Canada, payable in manner and on the days and times hereinafter mentioned, that is to say: the sum of **one hundred and fifty (\$150.00)** Dollars on the execution of this Agreement (the receipt whereof the said Vendor doth hereby admit and acknowledge), and the balance payable as follows:

in monthly payments of fifteen dollars (\$15.00) each until the balance of the said purchase-price is paid in full.

TOGETHER with interest on the balance from time to time owing under this Agreement at the rate of **six (6%)** per cent. per annum, payable with each instalment of principal.

IN CONSIDERATION WHEREOF, and on payment of the said sum of money, with interest thereon as aforesaid, the Vendor DOTH COVENANT, PROMISE AND AGREE to and with the Purchaser to convey and assure, or cause to be conveyed and assured, to the Purchaser by a good and sufficient deed in fee simple, ALL THAT the said piece or parcel of land above described, together with the appurtenances thereto belonging or appertaining, FREED AND DISCHARGED FROM ALL ENCUMBRANCES, ~~including~~

but subject to the payment by the Purchaser of all taxes, rates, taxes, local-improvement assessments or rates, or other charges whatsoever, whether municipal, provincial, federal, or otherwise, now charged or chargeable, or hereafter to be charged, upon or against the said land and premises, or against or by the City of Vancouver in respect thereof, from the first day of June, A.D. 1936;

but subject to the payment by the Purchaser of all taxes, rates, taxes, local-improvement assessments or rates, or other charges whatsoever, whether municipal, provincial, federal, or otherwise, now charged or chargeable, or hereafter to be charged, upon or against the said land and premises, or against or by the City of Vancouver in respect thereof, from the first day of June, A.D. 1936;

but subject to the payment by the Purchaser of all taxes, rates, taxes, local-improvement assessments or rates, or other charges whatsoever, whether municipal, provincial, federal, or otherwise, now charged or chargeable, or hereafter to be charged, upon or against the said land and premises, or against or by the City of Vancouver in respect thereof, from the first day of June, A.D. 1936;

but subject to the payment by the Purchaser of all taxes, rates, taxes, local-improvement assessments or rates, or other charges whatsoever, whether municipal, provincial, federal, or otherwise, now charged or chargeable, or hereafter to be charged, upon or against the said land and premises, or against or by the City of Vancouver in respect thereof, from the first day of June, A.D. 1936;

AND the Purchaser hereby irrevocably appoints the Vendor his true and lawful attorney for and in the name of the Purchaser to cancel, remove and determine such registration in the event of default as aforesaid.

IN WITNESS WHEREOF, the said parties to these presents have hereunto set their hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED
in the Presence of:

Signature of Witness David Robson
Street Address Law Dept. City Hall
City Vancouver, B.C.
Occupation Clark & Steno.

S. Tsuruda
PURCHASER

J. Lyle Telford
MAYOR

Fred Howlett
CITY CLERK.

FOR ATTORNEY

I Herby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity _____, who is) _____ has been proved by the evidence on oath of _____ personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of _____ to the annexed instrument as the maker thereof, that the said _____ is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said _____ knows the contents of said instrument, and subscribed the name of the said _____ thereto voluntarily as the free act and deed of the said _____ under authority of a power of attorney which has not been revoked.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.
NOTE.—When the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

DECLARATION BY ATTORNEY

I, _____ of the _____, in the Province of British Columbia, DO SOLEMNLY DECLARE THAT

1. I am the attorney named in the Power of Attorney referred to in the acknowledgment attached hereto.
2. At the time of the execution of the within instrument I had not received any notice or information of the revocation of the said Power of Attorney by death or otherwise.

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 _____ in the Province of _____ this _____ day of _____ A.D. 194____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Acknowledgment of Officer of a Corporation

I Herby Certify that, on the _____ day of _____, 194____, at _____, in the Province of British Columbia, (whose identity has been proved by the evidence on _____, who is) personally known to me, _____, and that he is the person of the said _____ and affixed the seal of the _____ to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office, at _____ in the Province of British Columbia, this _____ day of _____ in the year of our Lord one thousand nine hundred and forty _____

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.
NOTE.—When the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Province of British Columbia
To Wit:

TO WH:

1

30

make oath and say:

1. I was personally present and did see the within instrument duly signed and executed by the part there to, for the purposes named therein
2. The said instrument was executed at
3. I know the said part, and that
4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.
- of the full age of sixteen years.
- Sworn before me at
- in the Province of British Columbia, this
- day of
- 19

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within British Columbia.

Agreement FOR SALE OF LAND

The Clarke & Stuart Co. Limited, Law Printers and Stationers
Vancouver, B.C. **Form No. 27**

Lot 3,
Block 60,
District Lots 181 and 196,
Group 1, N. W. D.,
Plan No. 196.

Law Department,
City Hall,
Vancouver, B. C.

Dated 1st June, A. D 1943

CITY OF VANCOUVER

AND

SHUZO TUSHUDA.

FOR MAKER (INCLUDING MARRIED WOMEN)

3 Merely death that on the

30 Sep

70 • 161

(whose identity has been proved by the evidence on oath of before me and acknowledged to me that the maker thereof, and whose name subscribed thereto as part of the full act of inventory and contents thereof, and that executed the same voluntarily, and

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office
at
British Columbia, this _____ day of _____
in the year of our Lord one thousand nine hundred and forty

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, write out the words in block.

A Notary Public in and for the Province of British Columbia
A Commissioner for taking affidavits within British Columbia.

[illegible]

This Indenture

made this nineteenth day of January, in
the year of our Lord one thousand nine hundred and forty-four (1944),

Between

CITY OF VANCOUVER, a municipal corporation
duly incorporated under a Special Act of the Legislature of the
Province of British Columbia,

hereinafter called the Grantor,

AND

SHUZO TSURUDA, 393 Powell Street, Vancouver, Province
of British Columbia, Salesman,

hereinafter called the Grantee,

Witnesseth that, in consideration of the sum of seven hundred and fifty
dollars (\$750.00) - - - - -

of lawful money of Canada now paid by the said Grantee to the said Grantor (the
receipt whereof is hereby acknowledged) the said Grantor hath Grant unto the said
Grantee,

and singular that certain parcel or tract of land and premises, situate, lying
and being in the City of Vancouver, Province of British Columbia, more particularly
known and described as

Lot Three (3), Block Sixty (60), District Lots
One Hundred and Eighty-one (181) and One Hundred and Ninety-six
(196), Group One (1), New Westminster District, according to
Plan No. 196 deposited in the Land Registry Office, City of
Vancouver, Province aforesaid.

Together with all buildings, fixtures, commons, ways, profits, privileges, rights, easements and appurtenances to the said hereditaments belonging, or with the same or any part thereof, held or enjoyed, or appurtenant thereto; and the estate, right, title, interest, property, claim and demand of it, the said Grantor, in, to, or upon the said premises.

To have and to hold unto the said Grantee, his heirs and assigns, to and for his and their sole and only use forever; Subject nevertheless to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

Subject also to the payment by the Grantee of all taxes, rates, levies, local-improvement assessments or rates, or other charges whatsoever, whether municipal, provincial, federal, or otherwise, now charged or chargeable, or hereafter to be charged, upon or against the said lands and premises, or against or by the said Grantor in respect thereof.

And the said Grantor Releases to the said Grantee All its Claims upon the said lands.

Wherever the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In Witness Whereof the Grantor has caused these presents to be sealed with the seal of the said City and signed by the Mayor and City Clerk.

Sealed with the seal of the City of Vancouver
and signed by:


ACTING Mayor.

City Clerk.

I Herby Certify that on the _____ day of _____, 194____, at
Vancouver, in the Province of British Columbia,

who is personally known to me, appeared before me and acknowledged to me that he is the City Clerk of the City of Vancouver, and that he is the person who subscribed his name to the annexed Instrument as City Clerk of the said City of Vancouver and affixed the seal of the City of Vancouver to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

In Testimony Whereof I have hereunto set my hand at Vancouver,
in the Province of British Columbia, this _____ day
of _____ in the year of our Lord one thousand
nine hundred and forty-

A Commissioner for taking affidavits within British Columbia.

9614
Bated 1938 JAN 27, 194

City of Vancouver

-TO-

SHUZO TSUREUDA.

Conveyance

Lot 3,
Block 60,
District Lots 181 and 196,
Group 1, S. W. D.,
Plan No. 196.

LAW DEPARTMENT
CITY HALL
VANCOUVER, B. C.

96315-L

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA

In the Matter of

To wit:

Lot 3, Block 60, D.L. 181,
Group 1, N.W.D., Plan 196.

J. Donald Alexander William Cramer

of the City

of Vancouver

in the Province of British Columbia,

Do Solemnly Declare that

I personally know Shuzo TSURUDA, sometimes known as Harry Shuzo TSURADA
and they are one and the same person.

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

Vancouver in the
Province of British Columbia this10th day of January

A.D. 1944

*Walter J. Cramer**Walter J. Cramer*



Dated 11 19

IN THE MATTER OF

STATUTORY
DECLARATION

THE WALLACE STATUTORY CO. LTD., WALLACE, B. C.
Legal Form for the Four Western Provinces

File 11176
ESTABLISHED 1887

*Search
noted Bell*

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

August 13, 1942.

OFFICE OF

JAP.

RECEIVED

AUG 14 1942

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

Re - TSURUDA, Harry Shuzo
File # 11176

Gentlemen:-

We are in receipt of your letter of August 11th
in connection with the property at 706 East Cordova Street,
owned by the above party.

This property was rented to Mrs. Oleson on a
monthly tenancy at \$25.00 per month from August 1, 1942.

We forwarded you a signed copy of the invent-
ory of chattels left on the premises by the owner, a few
days ago.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker
Rental Department.

JGW:BH

July 3rd, 1946

PERSONAL PROPERTY

Re:- Harry Shuzo TSURUDA

Reg. No. 05724

CHATELS:

On Page 2 of Registration by TSURUDA dated July 16, 1942 is recorded a long list of chattels stored downstairs and upstairs at 706 East Cordova Street, Vancouver, B.C. A similar long list (undated) signed by Mrs. Ole Olsen, the tenant, follows on the file shortly after the Registration form.

As August 27, 1942 - A letter was received this date advising that he had disposed of certain named articles of his list, but not included in the list signed by Mrs. Olsen.

As Sept. 29, 1943 Shipment to him. "one box containing books, gramophone and chinaware" (Custodian Release Sept. 14/43).

As April 15th, 1944 Memo. No urgency to move chattels from 706 E. Cordova St.

As June 14, 1944 Warehouse Receipt No. 549. showing movement to 992 Powell Street of small quantity of chattels. Same date shows certain articles abandoned as of no value.

" " " Auction Sheet #24 showing sale of a very large number of articles of the list from 992 Powell St.

As June 19, 1944 Memo (Spain) showing all chattels moved from 706 E. Cordova St. to 992 Powell St. except for noted items missing, in excess or abandoned.

As June 28, 1944 Auction sale #25 of other items.

" " 29, 1944 shows an abandoned tank

As Nov. 28, 1945 shows other items sold per Auction #55.

As Dec. 21, 1945 Shows other items sold per Auction #58.

As July 3, 1946 Final report by Mr. Wills showing "1 Kori (photos) only at 604 E. Cordova St."

While the foregoing does not reconcile the Registration and lists of chattels with the Auction sales sheets and lists of abandoned articles, it does represent in the sales the major items belonging to TSURUDA, and it may be considered as conclusive that the proceeds from chattels credited to TSURUDA are properly his funds.

It would appear the funds in his account on our books need not be withheld as far as chattel credits are concerned.

(over)

MEMORANDUM

File: 11176

June 19, 1944.

To: the file

From: Mr. Spain

Re: Harry Shuzo TSURUDA

706 East Cordova Street. *ref*

All the chattels were moved to the Warehouse at 992 Powell Street and included in auction Number 22.

The following item was missing:-

1 Carpet (Said to be in the locked room upstairs.) ✓

The following items were in excess:-

1 Carton Singer Sewing Machine Parts ✓
1 Box Books

The following items were abandoned as having no value:-

2 Homemade Kitchen tables ✓
3 Broken Kitchen chairs.

GBS/pls

W. M. Spain

CHattel Schedule

July 1946

File No. 11176
704 S. Cordova St.

re: Harry Shuse TSURUDA, Reg. No. 05724

Declared	Inventoried	Sold	Shipped	Destroyed or Abandoned	Others
<u>Residence</u>					
3 tables	Yes	(2) by H.S.T.			
1 glass case	"				
Kitchen hot water tank	"	by H.S.T.		1 on board	
1 bed sofa	"	" " "		1 table	
1 bureau	"			8 stools	
1 Japanese bath	"			2 iron beds	
3 linoleum carpets	"	by H.S.T.			
1 heater	"	Van. 24-14-6-44			1 missing
<u>Backs (living room)</u>					
4 tables	"				2 homemade kt. tables
smoking stand	"	Van. 24. 14-6-44			
4 flower stands	"				
2 clocks	"	(1) by H.S.T. (1) Van. 24.14-6-44			
cabinets	"	Van. 24-14-6-44			
gas stove	"	" " "			
gas heater	"	Van. 24.14-6-44			
1 roll top car	"				
20 picture frames	"				
1 case records	"	Van. 58-21-12-45			
2 gramophones	"	(1) 23-9-43			
3 desks	(2)	(1) Van. 24-14-6-44			
bookstand	"				
bookcase	"				
2 box books	"	(1) Van. 58. 21-12-45			(1) in excess
2 lamp shades	"				
1 trunk	"	Van. 58. 21-12-45			
17 chairs	(11)	(5) by H.S.T.			3 broken kit. chairs
garden tools	"	Van. 24-14-6-44			
1 case dolls	"	Van. 24. 14-6-44			
<u>Christmas decorations</u>					
1 snow chain for car	"				
1 box sewing machine parts	"				in excess
2-4 gal. jars	"				
1 can dishes	"				
1 gas lantern	"	23-9-43			
1 gas box	"	Van. 24.14-6-44			
2 roller skates	(1) r	" " "			
1 electric iron	"	Van. 24. 14-6-44			
curtain stretchers	"	Van. 24. 14-6-44			
2 bundles of shingles	"	Van. 24-14-6-44			
1 step ladder	"	Van. 24-14-6-44			
3 rolls of linoleum carpet	"				
13 window blinds	"				
1 bundle of stove pipes	"				
1 water g. can	"				
1 picture	"	by H.S.T.			
2 asbestos sheets	"				
1-15 gal. water tank	"				

M. J. Davidson

File No. 11176

CHattel Schedule
continued.

Declared	Inventoried	Sold	Shipped	Destroyed or Abandoned	Others
----------	-------------	------	---------	---------------------------	--------

In the Garden

3 Cherry trees
11 rose trees
2 apple trees

Also

3 glass water jars
1 Map & roller
2 rice pans
1 bird cage
2 electric switches
1 bundle of clothes hangers
1 window washing brush
1 beds with springs

Van. 24.14-6-44

M. J. M. Davidson

Aug 5, 1942 C.

MOVEABLE PROPERTY LEFT ON PREMISES AT
706 E. CORDOVA STREET
BY OWNER HARRY SHUZO TSURUDA
PRESENTLY RENTED TO A MR. OLSEN

Articles in use by Mr. Olsen:

Downstairs and upstairs (used by Mrs. Olsen)

- ~~3 chairs~~ s
- 1 bureau
- ~~3 tables~~ s
- 4 pieces carpet
- 1 stair rug
- 2 hall carpets

Articles stored in upstairs room, key and padlock key to which is enclosed herewith.

Locked in the upstairs room:

- 1 carpet
- ~~1 bundle of clothes hangers~~ s
- 1 bird cage
- 2 lamp shades
- 1 trunk
- ~~2 desks~~ s
- 2 gramophones 1 shipped 21-9-42
- 1 pair of roller skates
- 1 ~~step ladder~~ s
- 1 ~~gas heater~~ s
- 1 ~~gas lantern~~ s
- 1 water can
- 1 ~~curtain stretcher~~ s
- 2 suitcases (one-tool, other empty.)
- 20 picture frames
- 2 ~~ironing boards~~ s
- 3 beds
- 2 mattresses
- 1 4-length stove pipe
- 1 god box
- 2 washing boards
- 1 ~~heater~~ s
- 2 stove stands
- 1 ~~end table~~ s
- 1 ~~rocking chair~~ s
- 1 water tank
- 7 ~~chairs~~ s
- 1 ~~waste paper basket~~ s
- 1 wash stand
- 1 wash tub
- 1 ~~wicker basket (personal effects)~~ s
- 1 ~~smoke stand~~ s
- 1 ~~can dishes~~ s - shipped 25-9-42
- 1 hockey stick, car jack, water valve opener, window washing brush, garden tool (shovel, pick) s
- 1 carton (paper bags)
- 1 package dried leaves
- 5 ~~cupboards (personal effects)~~ s
- 3 ~~shelves~~ s (flower pots, iron, blinds, personal effects)
- 1 book case
- 1 ~~clothes dryer~~ s

3 tables
 1 window screens
 1 letter rack
 4 cans (personal effect)
 1 box (bottles)
 2 bundles of shingles
 Baskets
 2 crockery
 1 roll tar paper
 5 rolls building paper (open) ss

I have checked this inventory and find it to be correct.

s. See by and line 11/6/54 December 24

Mrs. Ole Olsen

J. M. Olsen
 Witness

MEMORANDUM

File No.: 11176

April 15th, 1944

To: FILE

From: Mr. Green

Re: 706 E. Cordova St.
Purchaser: Mr. Potkonyak
Owner: Harry Shuzo TSURUDA
Tenant: Mr. Olsen

Chattels on this file are covered by list dated September 21st, 1942 from which it appears that some articles are in use by the tenant and some locked in an upstairs room. There would seem to be no urgency to move and as we are very busy at present, these can remain for the time being. The articles in use can, in any case, probably not be moved until the tenants leave.

HFG:IF

NAME TSUNODA, Harry ShiroREGISTRATION NO. 05724FILE NO. 11176

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

Sewing machine motor	19	\$5.75	
Small vise	45	2.50	
Electric iron	40	3.50	
Column lamp	17	2.50	
Wash bowl and baskets	58	0.25	
4 Boxes of ceremonial dolls		1.75	
4 Boxes of ceremonial dolls	24, 34 & 36	2.75	
3 Boxes of ceremonial dolls		0.80	
2 Boxes of ceremonial dolls		0.70	
1 Box of Christmas decorations & sundries	37	2.75	
Seater's stand	30	1.00	
Wire basket and contents	56	1.75	
3 Umbrellas		0.50	
Cushion and ironing board	21	0.50	
Box of miscellaneous goods		1.10	
Glassware		1.50	
Plated dish		0.50	
Vase		0.75	
Dishes		1.10	
Carton of dishes		2.00	
Metal box and lacquerware		1.25	
Lacquer cabinet	50	1.10	
Shears	47	2.00	
Wanted clock	53	5.25	
Screens		1.40	
End table	61	1.50	
Wardrobe cabinet	33	5.00	
Cupboard	35	3.25	
Total		\$ 54.70	
Carried Forward			
Less expenses		\$	
Net Proceeds Credited			

Members of Custodian Staff Present

Excluded from Auctioneering List Nov

Remarks

1110
 5.00
 3.25
 2.50
 1.10
 129.5

2.20
 1.40
 1.00
 1.20
 1.20
 2.40

NAME TSURUDA, Harry Shuse

REGISTRATION NO. 05724

FILE NO. 11176

The following chattels were sold by public auction at 992 Powell, Vancouver, B.C. on June 14, 1941.

Brought Forward		\$54.70	
✓ Wooden cabinet	33	\$ 2.50	
✓ Home made desk	12	5.00	x
✓ Rocker	2	0.75	x
✓ Gas Heater	76	12.50	x
✓ Gas Plate	62	0.50	
✓ Heater	25	1.00	x
✓ Step ladder	15	1.60	x
✓ Book shelves	50	1.50	
✓ 2 Bundles of shingles and 2 rolls of paper	51	3.00	x
✓ 3 small crocks	59	2.50	
✓ Curtain stretcher	19	2.50	
✓ Miscellaneous		9.50	+ misc
✓ 7 Kitchen chairs	1	2.50	
✓ Wooden cabinet	33	0.25	
✓ Bamboo table	4	0.25	x
✓ Screens and cabinet	33	1.10	
✓ Ironing board and coat hangers	21	0.50	
✓ High desk	13	0.25	✓
✓ 4 Drying racks	51	0.35	
✓ Crow bar and pick	69	0.70	
✓ Shovel, fork and mattock	69	1.30	
			13.20

Total		\$ 104.75
Less Expenses:		\$ 24.63
Auctioneer's Fee:	\$10.48	
Advertising:	2.46	
Moving:	11.69	
Net Proceeds Credited:		\$ 80.12

Members of Custodian Staff Present. Mr. Wills
 Extracted from Auctioneering List No. Vancouver 24
 Remarks.

NAME TSURUDA, Harry Shuse

REGISTRATION NO. 05724

FILE NO. 11176

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on June 28, 1944.

Stand and flower pots		\$.75
Brooms			.25
Turf cutter and etc.	49		.25

Total	(Auctioneer's Fee: \$0.13	\$	1.25
Less Expenses:	(Advertising: 0.02	\$	0.20
	(Moving: 0.05		

Net Proceeds Credited:

\$	1.05
----	------

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 25.

Remarks.

NAME TSURUDA, Harry Shun

REGISTRATION NO. 05724

FILE NO. 11176

The following chattels were sold by public
auction at Vancouver, B. C. on November 28th, 1945.

Trunk	\$.75
Records & toy trunk	.60

Total

(Auctioneer's Fee \$.13

Less Expenses:

(Advertising .12

(Moving .14

Net Proceeds Credited:

\$ 1.39

\$.39

\$.96

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 55

Remarks.

NAME William, Harry Shum

REGISTRATION NO. 05724

FILE NO. 11176

The following chattels were sold by public

auction at Vancouver, B. C. on December 21st, 1945.

Records		\$.25
Trunk	11		1.50
Books	55		1.00

Total

\$ 2.75

Less Expenses:

(Auctioneer's Fee \$.27
(Advertising .16
(Moving .20

\$.63

Net Proceeds Credited:

\$ 2.12

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks.

11176/12890/7008

November 5th, 1945.

Mr. Harry Shuse TSURUDA,
Reg. No. 05724,
Pop-off,
Eloson, B.C.

Dear Sir:-

Referring to your letter of the 2nd October last requesting that we forward to you the sum of \$50.00, we wish to say that we discussed the matter with the Department of Labour, Japanese Division, and they now recommend that we forward to you this amount. Accordingly we are enclosing to you herewith our cheque for \$50.00 and are charging your account with like amount.

However, we wish to draw your attention to some unsettled claims on file against you. These are:-


Ichiji AOMOTO - \$400.00
This you have stated should be \$200.00. We have suggested that you and he get together and arrive at the amount. In the meantime we are holding \$200.00 admitted by you against your balance with the Custodian.

Mrs. Koto HOSAKI filed for an unstated amount and later declared the amount is \$250.00. We suggested that you write to her about this amount, but do not seem to have received any further word from you. We are writing to her today, and in the meantime are holding this amount against your balance with the Custodian. Please let us know if you admit this claim against you.

Union Fish Company Ltd - \$69.22
We wrote to you on the 19th of April and the 15th of May last, regarding this item, but have received no reply. We shall be obliged if you will let us know if you admit this indebtedness or not. In the meantime we are holding this amount against your balance with the Custodian.

It is important therefore, that you let us hear from you promptly, as your remaining funds will be held pending clarification of these three items.

Yours truly,


B.R. Dusenbury,
Administration Department.

BHD/DB.

Enc. 1.

cc. to Dept. of Labour, Japanese Division,

11176

January 31st, 1946.

Mr. Harry Shusa TSURUDA,
Reg. No. 05724,
Slocan City, B.C.

Dear Sir:-

Please refer to our letter to you of the 5th of November last and let us have an early reply so that we can adjust these accounts with your comments before us for our information.

A general letter of February 15th, 1944 was forwarded to you in respect to the sale of 706 E. Cordova Street, being Lot 3 of Block 60, District Lot 181.


We have prepared a fuller report and are now enclosing to you herewith the following statements:-

1. A General statement of your account showing a balance to your credit of \$617.02 at the time it was prepared. On the 3rd November 1945 we forwarded to you our cheque for \$50.00 reducing the above amount to \$567.02 as at the present time.
2. Property statement of sale as at November 29th, 1943. amount \$606.26 which you will see is included in the general statement herein.

We are forwarding these to you at this time so that you will have information regarding your affairs coming under the custody of the Custodian, and perhaps assist you in replying to our November letter.

Please let us have an early reply.

Yours truly,


B.R. Dusenbury,
Administration Department.

HRD/DD.
Encs. 2.

11176

August 21st, 1946

Mr. Harry Shuzo TSURUDA,
Reg. No. 05724,
Popoff,
Slocan, B.C.

Dear Sir:-

We have been advised that you are on the list to be repatriated shortly, and accordingly we have reviewed your file and your affairs that have vested with the Custodian. In making this review, the records of our file seem to indicate that all matters and things concerning you coming under our control and administration, have been fairly and fully discussed and reported to you from time to time. At times we were unable to comply with your request to forward to you certain sums of money, but in this we were required to consult the Department of Labour, Japanese Division, and be guided by the circumstances.

Our letter of May 14th last informed you of the state of your account on our books. As the claims mentioned were later settled and so reported to you, the remaining balance was \$60.10, which amount it is at this date.

The net proceeds of the sale of your chattels from time to time were credited to your account as shown on the statements rendered to you.

The balance of \$60.10 as above noted, is therefore a free balance and is available to you in the usual manner prescribed for repatriates.

The foregoing, together with previous letters, reports and statements it would appear accounts for your affairs that vested with the Custodian, and we shall be obliged if you will acknowledge same.

We are enclosing a self addressed envelope for your convenience in replying.

Yours truly,

B.R. Eusenbury,
Administration Department.

BRD/DD.
Enc. 1.

NOTE: Our Protection Department reports that there is one Kori (photos) in our warehouse in your name. What disposition do you wish make of them?

File No. 11176

-- SUMMARY --

July 3rd, 1946

-- GENERAL --

Re: Harry Grace TSURUDA,
Reg. No. 05724

ADMINISTRATION

The principal asset of TSURUDA vested with the Custodian was property at 706 East Cordova St. Vancouver, B.C. This was placed in the hands of Pemberton Realty Corporation by him, to be looked after in his behalf and the Custodian did not disturb this arrangement. No unusual difficulty was experienced in this administration.

He declared a large amount of chattels at this address. Later we had a list verified by the Tenant, Mrs. Olsen. Considerable attention was given to the handling of these and the disposal of same.

A large number of claims were filed against him and these too, required our attention from time to time as indicated on the file.

Realty, Chattels and Claims seem to have been disposed of to his satisfaction as no complaint from him appears on the file when advised of our action in each instance.

The above Summary is certified to be in
accordance with the information on file,
July 3rd, 1946.

B.R. Dusenbury
B.R. Dusenbury,
Administration Department.

[illegible]

7410 . 11176

SUMMARY

July 3rd, 1946

~~FIRE INSURANCE~~

re:- Harry Shuzo TSURUDA,
Reg. No. 05724

Fire Insurance on Building was maintained while required and late of sale to Joe Potkonyak, was transferred to him. Return premium of was allowed TSURUDA.

No Fire Insurance on Chattels is revealed on the file.

The above Summary is certified to be in accordance with the information on file, July 28, 1946.

B.R. Dusenbury,
Administration Department.

July 3rd, 1946

--- LIABILITIES ---

Re: Harry Shiro TSURUDA,
Reg. No. 05724

The following claims were lodged against the above named Japanese. The notation made at each amount indicates the disposition of same.

- | | |
|--|--|
| 1. Dr. Karl Haig
a/o Setsuko TSURUDA | \$50.00
Settled by payment of \$25.00
Sept. 8, 1943 through this
office. |
| 2. Dr. John Christie
a/o Mrs. TSURUDA | \$12.00
Paid through this office Aug. 27/43. |
| 3. B.C. Telephone Co. | \$12.56
withdrawn. See our letter Aug. 14/43 |
| 4. W.F. Quarrie & Co. Ltd. | \$27.18
Paid through this office March 8, 1944. |
| 5. Dr. UCHIDA | \$82.00
Withdrawn by General letter Aug. 3, 1943
of Dr. UCHIDA. |
| 6. Mrs. Koto SUGAKI | \$250.00
Settled 29-5-46 through this office. |
| 7. Ichiji AOMOTO | \$400.00
Paid \$300.00 on account; balance dis-
puted by TSURUDA. See payment 29-5-46. |
| 8. Drs. Cox & Johnston
a/o Masumi TSURUDA | \$10.00
Paid through this office Nov. 11/43. |
| 9. Vancouver General Hospital | \$1.00 - Paid through this office Mar. 9/44. |
| 10. Terazu SHIRAISEI | \$20.00 - Settled through this office on
June 6/44. |
| 11. Union Fish Co. Ltd. | \$69.22
disputed by TSURUDA. Ltr. 25/46 and no
further action taken. |
| 12. Shinkichi SAKAI | \$60.00 - Settled through this office on
May 30/46. |

NOTE: See earlier Summary of Nov. 2/45 on this file which relates to same Claims.

(over)

DEC - 2 1947

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

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

11176

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

(1) NAME TSUBUDA HARRY SHUZO (RCMP) Reg. No. 05724
(Print) Surname Given Name

(2) Pre-Evacuation Address 706 EAST CORDOVA STREET, VANCOUVER, B.C.

(3) Present Address NAKUSP, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 706 E. CORDOVA STREET, VANCOUVER, B.C.
City or Municipality, Province

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

1. LOT - 3 BLOCK 60 D.L. 181 - 706 E. CORDOVA STREET
2. 393 POWELL STREET, VANCOUVER, B.C. - RENTED FROM THE CITY OF VANCOUVER.

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

- (i) ~~Farm~~ 706 E. CORDOVA STREET
1. (ii) ~~Residence~~ Type of business SINGER SEWING MACHINE SHOP - 393 POWELL STREET
2. (iii) ~~Business~~
- (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 - 706 E. CORDOVA STREET
LEASEHOLD - 393 POWELL STREET

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

- (i) Land, BUILDING AND IMPROVEMENTS - - - \$ 2015.00
- INCOME HOUSE RENT FROM AUG. 1942 TO JUNE 1943 - 275.00
- (ii) Buildings CUSTODIAN PAID ME ONLY - - - 183.19
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) INSIDE HOUSE REPAIRS AND FURNITURE - - - \$ 250.00
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - \$ 2448.19
- (v) Amount at which Custodian sold property and credited your account - - - \$ 846.25
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1601.94

(5) PERSONAL PROPERTY

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

706 E. CORDOVA STREET, VANCOUVER, B.C.

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

IN MY HOUSE - ONE ROOM ON THE SECOND FLOOR. DOUBLE LOCKED DOOR AND DOUBLE WINDOW

(c) How stored or packed at time of evacuation IN BOXES, SUITCASES, TRUNK, TIN CANS, CARTONS AND ALL THE OTHER BIG OBJECTS STORED TOGETHER IN THE SAME ROOM.

(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")

CUSTODIAN'S CARE (LEFT IN THE CARE OF REMBERTIN REALTY CORPORATION LTD., BUT CUSTODIAN TOOK THEM AWAY)

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

1. Loss of Business	Estimated Value \$ 10,000.00
2.	Estimated Value \$ 10,000.00
3.	Estimated Value \$ 10,000.00
4.	Estimated Value \$ 10,000.00
5.	Estimated Value \$ 10,000.00
6.	Estimated Value \$ 10,000.00
7.	Estimated Value \$ 10,000.00
8.	Estimated Value \$ 10,000.00
9.	Estimated Value \$ 10,000.00
10.	Estimated Value \$ 10,000.00

TOTAL CLAIM FOR PROPERTY LOSS \$116,000.00

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

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

(g) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)
(b) Do you require the services of an interpreter at the hearing? Yes or no YES

NEW DENVER LE PASSIBLE

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:

1. *Harry J. Lawrence* of the *Province of Ontario* in the *County of York* DO SOLEMNLY DECLARE THAT:
The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the *City of Toronto* in the *County of York* on this *14* day of *November* A.D. 1947. *H. J. Lawrence*
A Commissioner etc.

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

Harry Shuzo TSURUDA

Item (4)(e) Figures all crossed off..

(iv) amended to \$1600.

(v) amended to \$900.

(4) (f) Loss amended to \$700.

(5) (e) Claim of \$10,000.00 for loss of business crossed off
and marked "Abandon"

Personal property under Item (5)(e) listed on 2 separate sheets attached to claim have been amended and now shows Total as \$1650.90.
~~\$1217.12 + \$433.78 = \$1650.90, making Total \$1650.90~~

I hereby certify that the above statement is correct.

April 19, 1948

ms. malinstace

Name of Claimant **YOUNGER, Harry Shuse**Case **377**Custodian File **11176**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
900.00	45.00 12.50									77.50
<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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
233.30	76.70	23.07	33%	756.70	249.71		272.78			
TOTAL RECOMMENDATION										330.28

11176

November 3rd, 1950.

Mr. Harry Shuzo TSURUDA,
c/o McLean & Fitzpatrick Ltd.,
R. R. #1,
Kelowna, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 377

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$330.22.

Cheque in your favour is enclosed for \$247.71
and we have paid the Co-Operative Committee .. \$ 82.57
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

Form G - Chattels
Form E
Urban Property
Land & Bldgs.

BRIEF

NELSON
Mar. 11/48

Notes in Defence

In the Matter of the Claim of
Harry Shuzo TSURUDA

File No. 11176

Case No. 377

Claims:

1. Urban Property - Land and Buildings - 706 E. Cordova St., Van., B.C.
2. Personal Property - Household Chattels.

Claim 1:-

Urban Property - Land and Buildings - 706 E. Cordova St., Vancouver, B.C.

Amended Amount of Claim	<u>\$1600.00</u>
Custodian's Sale Price	\$ 900.00 (Nov. 29, 1943)

Defence: Real Property was sold for its fair market value.
Merely a question of value.

Defence Points:

1. Exhibit No. 2 - Appraisal - Pemberton Realty Corp'n.
Value - \$800.00 Oct. 14, 1943.
Remarks: 7 roomed, 2 storey frame house, 52 years old, only plumbing is sink and toilet; on post foundation. Very much run down.
2. Exhibit No. 1 - Statement - The claimant alleges that this property was purchased June 1, 1939 from the City of Vancouver, for \$900.00, whereas the Conveyance, dated 19 Jan. 1944 (in Claim File) shows \$750.00.
3. 1943 Assessment: Land \$500.00
Buildings \$700.00
Total \$1200.00 Taxes \$54.00
4. The Custodian called for tenders on this property and no satisfactory one was received. Custodian's negotiated sale price \$900.00, which is \$100.00 over and above the Appraised Value.

Claim 2:-

Personal Property - Household Chattels.

Amended Amount of Claim	\$1067.00
Custodian's Sale Price	71.15 for chattels -
- valued by the claimant at	364.34 (identified),
Custodian's miscellaneous sales	38.85
Shipped (see para. 4 (infra))	50.00
Abandoned (no value)	52.59
No record at any time (5 pieces carpet)	30.00
Recorded but now missing	570.07
	<u>1177.00</u>

Defence:

1. Personal Property sold by the Custodian was sold for its fair market value, at public auction.
2. Prices claimed for personal property not sold are exorbitant.
3. Agency - Pemberton Realty Corporation.
4. Negligence of the Claimant in neglecting to properly inventory his chattels and packing them in trunks, boxes and cans, so that no one knew what they contained.
No chattels were declared on the claimant's J.P. Form, Ex. No. 4.

Defence Points:

1. Total sales by auction by the Custodian - \$110.00.
Of this amount, only \$71.15 can be identified with the chattels of the claimant.
2. The amount realized by the Custodian by Auction Sale is only 19.5 % of the amount claimed for the same chattels by the claimant.
3. The claimant left his chattels stored in his house at 706 E. Cordova Street, when he was evacuated. Some were in use and some were in a locked room upstairs. The claimant's agent, Pemberton Realty Corporation, subsequently rented the claimant's house, and there is an assumption that many of these chattels were used by the tenants. Sometime afterwards, the claimant's chattels were removed by the Custodian to a warehouse. Then, and only then, did they come under the control and custody of the Custodian.
4. The Custodian's Release Form, dated Sept. 14, 1943, shows that the following chattels were shipped to the claimant.

1 can of personal effects	\$12.50	for which claimant claims 4 cans	\$50.00
1 box of books	37.50	" " " "	" 2 boxes \$75.00
Total	\$50.00		
5. The Auctioneers and Custodian's Reports, dated June 14th, 19th and 29th, 1944, show that the following Chattels were Abandoned as having no value.

1 cupboard (broken)	\$15.00	for which the claimant claims 5 cupboards	\$75.00
3 tables (home made)	19.29	" " " "	" 7 tables 45.00
2 iron beds	6.00	" " " "	" 3 beds 9.00
11 chairs (8 H.M.3 broken)	12.30	" " " "	" 17 chairs 19.00
Total	\$52.59		
6. The large item - Recorded but now missing \$570.07 is due mainly to the negligence of the claimant, in that he packed these chattels in trunks, cans and boxes, and did not properly inventory them. See: Defence No. 4 (supra).

Witnesses:

1. Pemberton Realty Corporation - Mr. W.S. Moore
Real Property Appraiser. Agency.
2. W.S.B. Thompson - Auctioneer - Chattels abandoned as having no value.

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

10

Nelson, B. C.,
March 12th, 1948.

IN THE MATTER OF THE CLAIM OF
NAKAY SHUZO TERUODA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

A.W. FISHER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.B. UPTON, Esq.,

Official Interpreter.

T.P. HORNORIN, Esq.,

Official Reporter.

30

2
H.S. Tsuruda,
in Chief.

MR. FISHER: My lord, the next case is No. 11 on the list, Tsuruda.

HARRY SHUZO TSURUDA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

10 MR. FISHER: My lord, speaking to the claim in this matter, the real estate claim, there is quite a substantial change. The real estate itself will be \$1600.00 and the rest of the figures on that page should be struck out.

THE COMMISSIONER: Now just one moment. \$1600.00 is the value.

MR. FISHER: That is the value.

THE COMMISSIONER: And the credit?

MR. FISHER: The credit is \$900.00 even.

THE COMMISSIONER: That makes the claim \$700.00.

20 MR. FISHER: And then the loss of business on the back will be abandoned, and the chattel claim \$1067.00 your Lordship could possibly change. Attached to the claim is a list of the personal assets there that when amended the figure for the total on the first page is now \$705.00 and the total value of the claim is \$1067.00 for chattels.

THE COMMISSIONER: Does that include the \$705.00?

MR. FISHER: Yes. It makes a total of \$1067.00 as a claim for chattels. The Custodian's sales were \$110.00, leaving a net claim of \$1046.90.

THE COMMISSIONER: \$956.00, would it not be?

30 MR. FISHER: Mr. Leckie's mathematics there are very poor. \$956.90 is correct, and bringing forward

3
H.B. Taurada,
In Chief.

the \$700.00 from the other side makes it \$1656.90,
my lord.

THE COMMISSIONER: Yes.

DIRECT EXAMINATION BY MR. FISHER:

Q Dealing first with the real estate, Mr. Taurada,
you had a house at 706 East Cordova Street in the
City of Vancouver? A: Yes.

10 Q You are making a claim for it and you have given
the details to Mr. Lackie, and are they true and
correct? A: Yes.

Q I would ask you to sign the statement.

MR. FISHER: I would just explain this man, my lord,
had the Singer Sewing Machine agency for quite a
large Japanese district. That is why he placed
the value of \$10,000.00 on that agency and when
he left there the Singer people weren't able to
fix him up with an agency in any other territory.
There is a picture attached to this claim form
20 which I will have marked Exhibit 1. My learned
friend might just look at it if he wants to see
it.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. FISHER: I ask to file the appraisal, my lord, on
behalf of my learned friend of the Pemberton
Realty Corporation by Mr. Moore for \$800.00. It
is very brief and I might read it. (Reading).
The appraisal will be Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2).

30 MR. FISHER: In that connection, my lord, the comments

H.S. Taurala,
In Chief.

have been brought to the attention of the claimant. He states that he fixed the house up after acquiring it. He rented one side of the house and put in new 6 x 6 lumber at the base and put in new posts and removed the wall and put new lumber on the west side in 1940, which cost him approximately \$250.00, and he put a new tarpaper roof on in 1939.

Q Was that roof limited to the garage?

10 A There was a small portion which was flat. The flat portion of the roof leaked, therefore he put a sloping shingle roof in the form of an apex, and the garage, too.

Q Just a tar paper roof on the garage?

A Yes.

Q And he states that he cleared off the land and put it in nice lawn and garden. Did you rent the property before leaving there?

A Yes.

20 Q At how much per month? A: \$25.00 a month.

MR. FISHER: I don't think there is anything further, my lord, in regard to the real estate.

Q Coming now to your claim with regard to personal property, did you also give Mr. Leckie information which appears on this sheet with regard to your personal chattels, and also go over with him the list attached to the claim form?

A Yes.

Q Would you sign that? It is true and correct, is it?

30

A: Yes.

5
H.S. Taurada,
In Chief.

MR. FISHER: I ask my learned friend to file the personal property analysis sheet as Exhibit 3.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 3).

MR. FISHER: Now, my lord, Mr. Leckie apparently hasn't transposed the amended figures from the claim list to the inventoried list. I don't know whether I should trouble your Lordship to correct all the figures on the claim from there. I have corrected the totals. Quite a few of the items have been deleted, possibly.

THE COMMISSIONER: You might let me know which items have been deleted.

MR. FISHER: About the eighth item down, one bundle of clothes hangers, and about the middle of the page just about two lines under 20 picture frames, the two mattresses have been deleted. Then if your Lordship skips one, the "God Box" has been eliminated, or one cod box.

THE COMMISSIONER: One "God Box" it is here.

MR. FISHER: Well, I guess that is it.

THE COMMISSIONER: A "God Box", is it?

MR. FISHER: Is that "cod" or "God" box?

THE INTERPRETER: It is a Buddhistan, my lord.

MR. FISHER: There is one further correction that possibly might be put in in red on the left to come off the total further. Since going over the list he wishes to delete the water tank which is about four under the "God box" which we have been discussing. 75 gallon water tank for a stove. That is \$4.00 to come off which might be marked on

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the left. The next deleted item is one package of dried leaves, which is about 5 or 6 down further. That completes that page.

Q Was there one other item of three dollars you spoke to us about this morning that was to come off that page?

MR. FISHER: Yes, I now have it, the water can. There will be \$3.00 to add to the deletion on the left, one water can. That appears at about the 15th line down. That comes out.

THE COMMISSIONER: I do not find the water can.

MR. FISHER: Let me see if I can place it for you.

It is 3 above the picture frames, my lord. You see the figure 20 at the middle of the page, it is 3 above that, the water can.

THE COMMISSIONER: That is another deduction?

MR. FISHER: Yes. So there will be a total deduction of \$7.00 just on that page. He has drawn to my attention one other item, a hot water tank. Is that on this page? I don't think it is on that page. It is all right on that page, my lord. It has already been taken care of. That is the tank I spoke of. Now dealing with the second page, the items he has deleted are the third item, the floor mop, and then just below a few items he deletes the window screen, the letter rack, and one box of bottles, and down at the bottom he deletes the last three items, the Japanese bath, the Japanese cherry blossom trees, and the rose roofs. In the discussions with Mr. Leckie,

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In Chief.

in reducing the claim from \$1692.75 to \$1067.00, those items were eliminated and the values that he has on the sheet were substantially written down for all the other items. So that that page will now read \$1060.00 even, and the claim should be corrected accordingly by the diminution of \$7.00 further. I think that leaves it at \$1053.00.

Q Now, the total of the values that you have now arrived at of \$1060.00 is correct?

10 A Yes.

Q And do you feel those values you have now arrived at with Mr. Lockie are fair and reasonable for those articles? A: Yes, I think they are fair market values.

MR. FISHER: In the course of arriving at those, my lord, he gave Mr. Lockie certain information on costs. I think it involves too much detail to go all through it, so we will let it stand at that. I think this case is pretty much a case of valuations. There is no discrepancy, I believe, in the inventories.

20

THE COMMISSIONER: Are you putting in the Custodian's analysis, or is it already in?

MR. FISHER: Yes, it is in, my lord.

Q What arrangements did you make with regard to the personal property as it appears on the analysis sheet? Who did you leave it with?

A I had those things put in an upstairs room. They were double locked and the windows were carefully secured and I gave the key to Pemberton's.

30

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In Chief.

Q What about the Custodian? When did you bring it
to his attention? A: I am not perfectly
certain, but about the 16th of July, 1942.

MR. FISHER: Has my friend the J.P. form?

Q Do you recall signing a J.P. form when you left --
a Japanese property form?

A I signed this, but at that time there was nothing
written here at all (indicating).

Q When was that put on? A: I don't know, but

20 I presume it was put on by the Custodian. At that
time I hadn't completed a list of my chattels.

Q Did you ever take a completed list in?

A No, I didn't.

Q And was that on there when you left?

THE COMMISSIONER: He said that it was not.

MR. FISHER: That is the position that this man takes, my
lord. I will leave it to my learned friend to
develop.

20 THE COMMISSIONER: You better put the J.P. form in as
Exhibit 4.

(J.P. FORM MARKED EXHIBIT NO. 4).

THE COMMISSIONER: His own statement of personal chattels
is Exhibit 3, I think, is it not? Oh no, you did not
put it in.

MR. FISHER: I am still holding it, my lord. It will go
in as Exhibit 4, I guess.

THE COMMISSIONER: Make the statement of personal chattels
Exhibit 5.

(STATEMENT MARKED EXHIBIT NO. 5).

3 MR. FISHER: That is all, my lord.

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MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is further submitted that the personal property was sold for its fair market value. I don't know whether your Lordship's copy of the amended schedules to the claim form shows the individual values opposite the items?

THE COMMISSIONER: No, they do not.

MR. HUNTER: I believe as a basis of comparison between these and the claim, I could give you some of those which might be of some help.

THE COMMISSIONER: I think we might adjourn now. It is just one o'clock, and we can go on with it this afternoon. Is 2:30 satisfactory?

MR. FISHER: Yes, my lord.

(PROCEEDINGS ADJOURNED UNTIL 2:30 P.M.)

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

J. P. Horrobin
"J.P. HORROBIN"
Official Reporter.

(2:30 P.M. PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

MR. FINCH: My lord, I am afraid due to an oversight we didn't get your copy marked up. I will hand you your Lordship's copy. My learned friend's copy is made up on this as well. These are the figures that Mr. Leslie gave to the auctioneer in arriving at the valuation.

MR. HUNTER: Now, my lord, in the limited time available, I was able to take certain items off the auction sheets with certainty. There are others which are rather hard to identify. "A table" doesn't mean very much, and things like that. I thought that if I could give you half a dozen or more, it would be of some assistance.

On page 1 of the inventories attached to the claim sheet, the step ladder, which is down under "gramophone", "pair of roller skates,"

THE COMMISSIONER: Yes.

MR. HUNTER: For which claim is made at \$3.00, that was sold for \$1.50.

THE COMMISSIONER: Step ladder reduced to \$3.00, sold for \$1.50.

MR. HUNTER: The gas heater, the next item for which claim of \$15.00 is made, was sold for \$12.50. The gas lantern for which \$5.00 is claimed was sold for \$2.50. The curtain stretcher for which \$3.00 is claimed was sold for \$2.50. The ironing boards for which \$5.00 is claimed was sold for \$1.00.

THE COMMISSIONER: For one dollar?

MR. HUNTER: One dollar, my lord. The heater, down

further, two below the "God box", for which \$5.00 is claimed, was sold for \$1.00. Down further, below "wicker basket", smoke stand for which \$3.00 is claimed was sold for \$1.00. The dolls for which \$3.50 is claimed--

THE COMMISSIONER: Which set?

MR. HUNTER: Both sets, my lord.

THE COMMISSIONER: Both, yes. \$35.00 claimed for each, is it?

10 MR. HUNTER: No, the claim is \$15.00 for the first set and \$20.00 for the second.

THE COMMISSIONER: I see.

MR. HUNTER: They were sold for \$6.00. The electric clock for which \$10.00 was claimed was sold for \$5.25. Above that, the Christmas tree decorations for which \$5.00 is claimed were sold for \$2.75. On page 2, my lord, the roll of tarpaper which is about half way down, together with the rolls of building paper, which is just above the three
20 stricken out items at the bottom, were sold together for \$1.50. The claim for the tarpaper is \$2.00 and for the building paper, \$5.00. The bundle of shingles --

THE COMMISSIONER: Just one moment. The paper was sold for how much?

MR. HUNTER: The tarpaper and the building paper was sold for \$1.50.

THE COMMISSIONER: Yes.

MR. HUNTER: The total claim for the two is \$7.00.

30 The bundle of shingles just below the two items

that were stricken out, and for which a claim of \$2.00 is made, were sold for \$3.00. A masterly victory by the Custodian, my lord.

There were about all in the short time that I had that I was able to identify but they may be of some assistance, my lord.

There doesn't seem to be much concerning the real estate. It is a straight question of appraisal and valuation.

10 I presume that the claim sheet has now been reduced to \$1067.00 which would make the new net claim, the total net claim, \$1099.90, as I see it.

THE COMMISSIONER: Yes.

MR. HENDER: There are no questions, my lord.

THE COMMISSIONER: Yes. There are one or two big items on the personal property claim sheet. There is the claim for the trunk and the personal effects, \$315.00 reduced to \$150.00. You were not able to 20 identify that with anything sold, is that the situation?

MR. HENDER: There were two trunks sold, my lord, one at 75 cents and another at a \$1.50, and it would seem incredible to me that they could refer to the same item.

THE COMMISSIONER: I agree with you.

MR. HENDER: Unless it is the contents that make it so valuable, I don't know. Possibly the witness could explain that.

3 THE COMMISSIONER: I think perhaps it would be desirable

to get some evidence on those larger items, as to what they were.

MR. HUNTER: Q Witness, this trunk and, in brackets after it, personal effects, for which you are claiming \$150.00, would you just tell us what that was?

A: There were different chattels inside, Japanese table sets. He had \$79.00 down for those, and of course this has been reduced to \$315.00. A Samisen, which is a Japanese musical instrument, that was about \$40.00. There are the keys for playing Japanese instruments made of whale ivory. He had a violin, a picture of Napoleon in a frame, an ancient Japanese picture in a frame, and a large plate.

Q When did you make up that list?

A When I went away.

Q How much does that total? A: \$315.00.

Q I see. What about the trunk itself?

A \$9.00 for the trunk.

MR. HUNTER: That might refer to the one we sold for \$1.50, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: There is no record of any sale of these musical instruments and the things he has mentioned in there unless they were sold under the odd item such as miscellaneous.

Q There is another item, witness, further down. You say, "cane (personal effects)" and then in writing afterwards you put "set of dishes and bowls, \$50.00".

A Japanese dinner dishes and service of porcelain.

MR. HESTER: It is impossible to identify that, my lord. He did sell a number of dishes and bowls, the total receipts from the same were \$3.10.

THE INTERVIEWER: As he said they were for special purposes, and of very good quality. He said he had sets of Japanese dishes for a party of forty people.

MR. HESTER: As far as the item of \$75.00 for five cupboards is concerned, my lord, I can't identify these from the auction sheets. One cupboard is abandoned as having been broken. There are a number of things called bureaus. Whether these would be the same things, I don't know, my lord. One of these was sold for \$3.25.

THE COMMISSIONER: That is apparently as much as you can do in comparing the claim with the auction sheets.

MR. HESTER: The only other thing that might be of some assistance, on the second page, is in connection with four flower stands and eight flower pots. One of the flower stands and the flower pots sold for 75 cents. The other large item, the books including the encyclopedia formerly estimated at \$150.00, now at \$75.00, there is an item in the auction sheets showing books sold but it is such a minor item that was received that I hesitate to compare it. The only thing shows books, a \$1.00. Providing that was an orthodox encyclopedia, it doesn't appear to me it would

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Have sold for a dollar.

THE COMMISSIONER: No. All right, we will leave it at
that. Have you any re-examination, Mr. Fisher?

MR. FISHER: No further questions, my lord.

THE COMMISSIONER: All right, thank you, Mr. Tsuruta.

(Witness aside)

(PROCEEDINGS ADJOURNED NINE TEN)

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

Carson Hambleton
"C. HAMBLETON"
Official Reporter.