

11667

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: Seisaku Uchida
HOME ADDRESS: 8722 Selkirk Street
REGISTRATION NUMBER 01662 SEX: male AGE: 56
OCCUPATION: gardener

(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:

MARRIED? widower

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

Takiko
Haruko

ADDRESS OF CHILDREN: Roseburg

AGE OF CHILDREN: Takiko 23 Haruko 21

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

1. LOCATION AND DESCRIPTION:

8722 Selkirk
House

2. BUILDINGS AND OTHER IMPROVEMENTS:

House

3. INSURANCE (Give particulars; state where policies are):

4. TAXES (Amount and where payable) \$7475 - Paid 1942

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

6. OCCUPANCY AND LEASES (If vacant so state)

Vacant

*Active, 11 &
12, 13, 14
15, 16*

STATEMENT OF REAL PROPERTY OCCUPIED

7. STATE WHEREABOUTS OF TITLE DOCUMENTS.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.
9. IF FARM LAND STATE CROPS SOWN.

Wm. H. H. H.

2. LANDLORD'S NAME AND ADDRESS:
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
 1. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.

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

CLAIM ON ANY SUCH PROPERTY.

4. INSURANCE CARRIED ON ABOVE PROPERTY:

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom):

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

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

10. INTEREST IN ANY ESTATES OR TRUSTS:

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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 19 day of Sept 1942

(Signature)

S. Uchida

J. J. Philson
Witness

FOR DEPARTMENTAL USE

11667

INFORMATION FROM R.C.M.P.

DATE July 2, 1943

Our File No. 11667

Full Name UCHIDA, Seisaku
(Surname in Block Letters)

Registration No. 01662

✓
Male - Female
(Check)

Age August 17, 1888

Former Address 8722 Selkirk Street, Vancouver, B.C.

Date Evacuated 31/3/42

✓
Naturalized - Canadian-Born - National
(Check)

Present Address

~~8722 Selkirk Street, Vancouver, B.C.~~ C/o Montreal Day Nursery,
865 Richmond Square,
Montreal, P.Q.

✓
Married - Single
(Check)

9/5/47. Camp advise they have only "Montreal, Que."

Name of Wife Deceased

Name of Husband _____

Name of Mother Deceased

Name of Father Deceased

Names of Children under 16 _____

Requested by L.F.

Registered with Custodian
(Yes or No)

Additional Information Gardener.

TELEPHONES
1181-1182



F. A. CLELAND
A JUSTICE OF THE PEACE
FINANCIAL & INSURANCE BROKER

REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO.
RENTAL AGENT
MONEY TO LOAN

ROOM 23
239 PENDER STREET, W.

VANCOUVER, B.C. Oct. 27th. 1943.

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

Dear Sirs:-

Re Catalogue # 241

Lot 10, Block C. D.L. 318, known as 8722 Selkirk St.

This property consists of a 5 room dwelling with
Living room, Dining room, Kitchen and two Bedrooms on second floor.
Toilet only.

Full cement basement with hot air furnace.

House not plastered.

Exterior in very bad condition including the roof.

My valuation \$1,000. ✓

Yours very truly,

F. A. Cleland

FAC/C.

EXHIBIT No. 1353-3
DATE 4 June 1948
FILED BY J. M. G. Hunter



F. A. CLELAND
A JUSTICE OF THE PEACE
FINANCIAL & INSURANCE BROKER

REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO.
RENTAL AGENT
MONEY TO LOAN

ROOM 23
539 PENDER STREET, W.
VANCOUVER, B.C.

Nov. 15th. 1943.

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

Rec'd	NOV 19 1943
File No.	
Ans.	
Referred	

Dear Sirs:-

Re Catalogues # 242 and #243.
Lots 11 & 12, Blk. C. Dist Lot 318, known as Vacant lots.

This property is located on the South East Corner of Selkirk Street and 71st. Avenue, and are about 4' below the Street level and are all cleared and in garden, being 66' on Selkirk Street by about 160' on 71st. Ave.

In my opinion the two lots together are worth \$450.00 and if sold with Lot # 10, Blk.C.Dist.Lot 318, immediately adjoining should be worth \$1400.00 to \$1450.00.

Yours very truly,

F. A. Cleland

FAC/C.

J. W. FAIRHALL

Notary Public

REAL ESTATE - INSURANCE - CONVEYANCING
LOANS - RENTALS1318 Southwest Marine Drive
VANCOUVER, B. C.

RECEIVED

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

SEP 18 1942

EXHIBIT No. 1353-4

DATE Dec 5749

FILED BY

Mr. J. A. Macdonald

Sept. 17, 1942.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B. C.Dear Sirs: Re Seisaku Uchida, File # 11667.

We have your letters of the 15th. instant with reference to our handling of the property at 8722 Selkirk Street belonging to the above Japanese. We agree to manage the said property on the terms mentioned in your letter.

We have to-day inspected this house. It is locked and boarded up, but we forced an entry by removing boards from a window. It is apparently being used as a storage space for furniture and household effects for several houses. It is filled with sundry boxes, garden tools, heavy furniture and general household effects.

We have arranged to rent the house only to Mr. A.J.H. Weber, whom you suggested as tenant in your letter. The rent is to be \$20.00 per month, payable in advance. This is a six room house with basement, toilet, but no bath (except the Japanese variety under the back porch).

In the rear of this house on the same lot is a long building which contains two separate suites. These also are boarded up and contain some household furniture such as stoves, tables, a chesterfield, etc. There is no plumbing in these suites, except the water. It occurred to us that the furniture from the main house could be stored in these suites for the time being at least. That would give a quick way of readying the house for the new tenants, who would like to get possession as quickly as possible.

Awaiting your further instructions, we remain,

Yours faithfully,

J. W. FAIRHALL

per

[Signature]

Rent of property
from 2619
monthly in
advance

Monthly
rent

ANALYSIS OF REAL PROPERTY CLAIM

April 20, 1948.

CLAIMANT: Seisaku UCHIDA Reg. No. 01662 File No. 11667
SUBJECT
of CLAIM: Lots 10, 11 & 12, Blk. "C", D.L. 318, Group 1, N.W.D., Plan 1903
ADDRESS: 8722 Selkirk Street, Vancouver, B. C.

ASSESSED
VALUE: 1943 - LAND Lot 10: \$315.00
 Lot 11: 315.00
 Lot 12: 390.00
 IMPROVEMENTS
 Lot 10: \$950.00
 Lot 11: Nil
 Lot 12: Nil

Total 1943 Assessment - \$1970.00

CATALOGUE Nos. - 241, 242, 243. (Tenders closed October 4, 1943)

APPRAISAL - Lot 10 (Dwelling) - \$1,000.00. F.A. Cleland, Oct. 27/43.
 Lots 11 & 12 - \$450.00 for two lots together. If sold
 (Vacant) with Lot 10 adjoining - \$1400.00 to
 \$1450.00. F.A. Cleland, Nov. 15, 1943.

TENDERS: -(Undated) - \$610.00 from Moore & Moore on Lot 10 only. Rejected
Oct. 4/43 - \$900.00 from Messrs. Fox & Hollenberg through
Home Investments on Lot 10 only. Rejected.

OFFERS: Nov. 12/43 - \$730.00 from Moore & Moore on Lots 10, 11 & 12.
Rejected.
Dec. 28/43 - \$1000.00 from Messrs. Fox & Hollenberg through
Home Investments on Lots 10, 11 & 12.
Rejected.

July 21/44 - \$1450.00 from Dan Billous through J.W. Fairhall.
Accepted.

Approved by Advisory Committee - July 27, 1944.

Mr. Uchida advised of sale - August 21, 1944.

SOLD: \$1450.00 to Dan Billous.

Date of Adjustments - August 19, 1944.

Net credit derived from sale - \$1385.04, as per Statement
of Sale on Claim File.

CLAIM:

- | | | |
|-----|--|-----------|
| (1) | Estimated value of Lots 10, 11 & 12 given
by claimant as | \$2750.00 |
| | Less amount at which property was sold by
Custodian | \$1450.00 |
| | Amount of loss claimed | \$1300.00 |
| (2) | A claim for tulip bulbs, daffodil bulbs,
crocus Irish, Lilies & other plant
bulbs to value of \$950.00 is filed by
S. Uchida. These were never declared to
the Custodian and if still there at time
of sale would be sold with real property. | |

/ER

E. Robertson

11667

September 16, 1942

J. W. Fairhall Esq.,
1318 South West Marine Drive,
Vancouver, B. C.

Dear Sirs:

Re: Seisaku UCHIDA

As arranged with you on the telephone, we will be glad if you will undertake the management and rental of the property owned by the above at 8722 Selkirk Street. We are enclosing our form letter in this connection.

This man has not actually registered his property with us but in view of the fact that he has been evacuated, his affairs automatically come under our control and we therefore have the necessary authority to investigate and manage his affairs.

We are aware that this house is boarded up. Will you please report to us as soon as possible as to whether there is furniture stored. If necessary, in order to make this property revenue bearing, we could have the furniture removed to a central storage, unless it was feasible to store same in one room of the house.

We informed you that a Mr. A. J. H. Weber of 8778 Selkirk Street called at our office some time ago and his employers, the West Coast Shipbuilders Ltd., have also written to us on his behalf stating that he is anxious to have the opportunity of renting these premises.

A Mrs. J. Therrien of 139 Frances Road, c/o. Septans Box, Steveston has also called at our office on a number of occasions stating that she desires to rent this property.

We are advising both of these parties that the matter has been placed in your hands.

Yours truly,

Encl.
FGS/PMH

F. G. Shears,
Assistant Manager.

ANALYSIS OF REAL PROPERTY CLAIM

April 20, 1948.

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Total 1943 Assessment - \$1970.00

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 Lots 11 & 12 (Vacant) - \$450.00 for two lots together. If sold with Lot 10 adjoining - \$1400.00 to \$1450.00. F.A. Cleland, Nov. 15, 1943.

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CLAIM

- | | | |
|-----|---|-----------|
| (1) | Estimated value of Lots 10, 11 & 12 given by claimant as | \$2750.00 |
| | Less amount at which property was sold by Custodian | \$1450.00 |
| | Amount of loss claimed | \$1300.00 |
| (2) | A claim for tulip bulbs, daffodil bulbs, crocus Irish, Lilies & other plant bulbs to value of \$950.00 is filed by S. Uchida. These were never declared to the Custodian and if still there at time of sale would be sold with real property. | |

/s/

G. Robertson

11667

November 24, 1948.

Mr. Seisaku UCHIDA,
Reg. No. 01662,
865 Richmond Square,
Montreal, Que.

Dear Sir:

Personal goods now in Custodian storage include one bundle photos listed in the name of Seisaku UCHIDA.

If this item belongs to you and you wish to receive it, please inform the Custodian on or before the 31st day of January, 1949, giving your full name and address for shipment.

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

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

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ:NS

Encl. 1

C
O
P
Y (Original on file 13884)

October 17th, 1947

Mr. E. Robertson,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re file to 10560.

I have on hand a letter from Mr. S. Uchida of Montreal requesting me to inform you that he has made proper settlement with me. Settlement in reference to the chattel I left in store at 8722 Selkirk Street, Vancouver, B. C. Please proceed with Mr. Uchida account hereafter without further attention to me.

Thanking you I remain,

Yours truly,

"Jisaburo WAKABAYASHI"

11667
10560
13884

October 23, 1947

Mr. Seisaku UCHIDA,
Reg. No. 01662,
865 Richmond Square,
Montreal, Quebec.

Dear Sir:

We acknowledge with thanks your letter of October 13, 1947 and in accordance with your wishes have transferred the balance of funds in your account, namely \$23.90, to the joint account of Mr. and Mrs. Jisaburo WAKABAYASHI representing settlement in full of their share of the chattel proceeds from goods of theirs which were sold at auction in your name.

Your file and account with this office are now being closed.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

SeiMaku Uchida
J.R. No. 01662
865 Richmond Square
Montreal, Que.

October 13, 1947

Mr. E. Robertson
Department of the Secretary of State
Office of the Custodian
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	OCT 18 1947
File No.	11667
Ans.	23/10/47
Referred	Robertson

Dear Sir:

Before me is your letter dated September 3rd regarding the settlement which I made with Mr. J. Wakabayashi; relative to the chattels he left in storage at 8722 Selkirk Street, Vancouver, my former home.

In going over the copy of Mr. Wakabayashi's letter which you enclosed, I cannot help but feel that I am been accused of with-holding more of his money. At this point I hasten to add in order to clear myself from being unduly accused of unfairness, I am submitting the following explanations. You will find when you refer back to your file that my former home was ransacked prior to the taking of the inventory by the Custodian. I have the list of the chattels which your office has given me and from it I have tried to identify, with the aid of my two daughters, the chattels belonging to Mr. and Mrs. Wakabayashi and we are of the opinion that we have done a good job of selection and the money that I have sent him should be satis factory.

Furthermore, Mr. Wakabayashi is owing me money from the pre-evacuation days amounting to over one hundred dollars. Theoretically admitting that I did underpay him, he has no reason to "beef" because he knows that I had no intention of making claim against him for this amount because of the unfavourable economical situation he was in, or was in. To this day I have made no claim against him excepting for the ten dollars mentioned in his letter.

In order to clear your record of the amount still credited to my name, please send this remaining amount to Mr. Wakabayashi so that this matter may be finalized.

Please use your discretion in regards to this letter but if necessary please do not hesitate to send a copy of this letter to him.

Thank you for your endless service.

Yours truly

S. Uchida
S. Uchida

COPY - original on J. Wakabayashi's file 13884.

c/o Ords Hop Yard,
R. R. No. 1,
Kamloops, B. C.

August 15, 1947.

Dear Sirs:

In the recent letter we received we were told to sign a sheet saying that we would discuss of the difference between Mr. Uchida and myself. Since that we have heard from him and he has paid us just a mere sum of \$15. (fifteen dollars) as the sum after deducting \$10. (ten dollars) as he says was used for expenses making it \$25. (twenty-five dollars) total for our things or property consisting of:

1. China cabinet
2. Stove
3. Closet
4. 3 pc. set dresser, 2 bed springs, 2 beds
5. Cut glass set
6. Japanese dolls and antique
7. Paper box of pictures
8. 2 trunk tops containing
 - (1) Lighters
 - (2) pen and pencil set
 - (3) pipe
 - (4) neck tie
 - (5) brief case genuine
 - (6) clothings
9. Kitchen ware of pots and pans
10. Kitchenette
11. Portable gramophone
12. Sets of records approx. 30 records
13. Several albums
14. Silverware
15. Linen

These things were left at 8722 Selkirk Street, Vancouver, B. C. The rest were left at a buddhist church at Kitsilano on First Avenue. The things were as follows:

1. 20 pc. sets of books of knowledge
2. Other books sets
3. Chinaware
4. Two book cabinet
5. Trunk

For all these things we cannot imagine that it would only be about \$25.00. I think that at least we ought to have gotten more and seeing that you sold our property we would like to know about how much you did sell it at. So please let us know as soon as possible. Until then I am not enclosing those sheets. The file number of our list of contents left at Vancouver is #13884.

Yours sincerely,
"J. Wakabayashi".

40 Montreal Day Nursery,
865 Richmond Avenue,
Montreal, P.Q.

May 17, 1947.

Office of the Custodian,
Ottawa, B.C.

EVACUATION SECTION	
Rec'd	MAY 26 1947
File No.	10560/11667
Ans.	May 27/47
Referred	Chapman

Dear Sir:

Re: File No. 10560-11667. *surveys*
I am in receipt of your letter of May 12th
and in reply I wish to inform you that
those chattels mentioned in your letter were
my possession, altho' they may not have appeared
in the list that I signed.

I believe there still is some money with
you to my credit and this I would like to
receive as soon as feasible.

I will make direct settlement with
Mrs. J. Wakabayashi for those chattels that
were stored with mine.

Thank you for your services.
Yours truly,

Sisakent Akida.

c/o Montreal Day Nursery,
865 Richmond Square,
Montreal, P.Q.

July 15, 1946

Mr. P. Douet,
Administration Dep't,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

Re: File No. 1167
UCHIDA Seisaku, Reg. No. 01662

EVACUATION SECTION	
Rec'd	JUL 18 1946
File No.	1167
Ans.	
Referred	Chisholm

I am in receipt from Mr. S. Omiya a letter requesting yours truly to forward to your office the list of chattels which were stored at 8722 Selkirk St., Vancouver prior to disposition by the Office of the Custodian.

I believe Mr. Omiya has been instructed by your office to contact me with regards to the claim he has made for the chattels that were auctioned along with mine.

At this point I must make clear that I did not accept any responsibility for Mr. Omiya's properties when the claimant requested me for storage. And as it is impossible for me to know exactly what chattels of his remained from the results of the theft (this I was informed by Mrs. Chisholm of Shaughnessy St.) may I instruct your office to forward to Mr. S. Omiya of Tashme, B.C., the amount of fifty dollars (\$50.00) from my remaining credit with the Custodian. Please forward to me if possible the balance of the credit.

I am informed that Mr. Omiya is leaving for Japan in the very near future, wherefore, your immediate attention to this matter will be greatly appreciated.

Thanking you for your endless services, I remain:

Yours respectfully,

S. Uchida

P.S. Correction:

The claimant is MRS. MASA OMIYA instead of Mr. S. Omiya.
I am making this addition to prevent confusion.

11667

August 3, 1944.

J. W. Fairhall, Esq.,
1318 Southwest Marine Drive,
Vancouver, B. C.

Dear Sir:

Re: Catalogue Nos. 241, 242 & 243
6722 Salkirk Street

Your letter of July 21st, enclosing cheque for \$145.00 and offer to purchase the above property for the sum of \$1,450.00 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, \$1,305.00.

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.

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 you will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.

GP:EB

11667

August 28, 1942

Mr. A. J. H. Weber,
8778 Selkirk Street,
Marpole, B. C.

Dear Sir:

Re: Seisaku UCHIDA

We regret that the writer was unable to see you when you called at our office on Tuesday as arranged.

However, as previously mentioned to you Mr. Uchida has not registered his affairs with us. While it is true that on account of his being evacuated, his affairs automatically come under our control, on searching at the Land Titles Office we find that this property is not registered in his name.

Until we can be assured of what interest, if any Mr. Uchida has in this property, it is of course impossible for us to make any commitments.

We have written to the registered owner and if we can get a reply from him this may lead to something definite to Mr. Uchida's connection with the property.

As soon as we have any further information we will write to you in connection with this matter.

Yours truly,

F. G. Shears,
Assistant Manager.

FGS/PMH

11667

August 28th, 1942.

Mr. Albert Edward North,
Eburne, B. C.

Dear Sir:

Mr. Seisaki UCHIDA has informed us that he purchased from you, Lot 10, Block 6, D.L.318, Group 1, Plan 1749. I presume that he holds from you, an Agreement for Sale of this property but a copy at present, is not available from him. If you will kindly send me your copy of the Agreement for inspection, I shall be much obliged to you and will return it to you after noting some of the provisions.

Yours truly,

Ian Macpherson
Title Examiner

IM:PB

30/9/42 - Mr North phoned that
Mr North does not own
property described
J.M.

August 5th, 1942

MEMORANDUM

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 7 1942

TO: MR. GREEN

FROM: MR. K. W. WRIGHT

Mr. A. J. H. Weber of No. 8778 Selkirk Street, Marpole, called at the office to-day. He is working at the West Coast Shipyards and his number is 2595.

He requires a house and informed me that there is a house at 8722 Selkirk Street, owned by a Japanese and boarded up. It would meet his requirements and he would like to rent it.

Would you be kind enough to search the Assessment records at the City Hall and ascertain the owner. The land is described as Lot 10 Block C, 10th L 318. You may obtain information which will lead you to an evacuee file and get further details.

I ^{will} instruct an agent to make an investigation of this house and certain others that are said to be owned by Japanese and boarded up, situate on the same street.

My own view is that if the Custodian could do anything to put these homes to use, it is our duty to do so, in view of the present house shortage in Vancouver.

As soon as we have any further information we should communicate with Mr. A. J. H. Weber, 8778 Selkirk Street, Marpole.

K. W. Wright
K. W. WRIGHT

KWW/CM

Adida Seizaka
10, 11, 17
Pel C
DL 319

Catalogue Nos. 241, 242 & 243
File No. 11667
8722 Selkirk Street
10,11,12/C/318/Vancouver

Control of property at 8722 Selkirk Street, Vancouver, 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 copy of North British & Mercantile Insurance policy No. 685870, and cheque for \$22.10 representing closing adjustments on sale to me of this property.

Dated at Vancouver, B. C., this 28th day of November 1944.

Don Billson

Catalogue Nos. 241, 242 & 243
File No. 11667

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

Dear Sirs:-

Re: 8722 Selkirk 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,

Don Billings
.....Signed

MEMORANDUM

July 5th, 1945.

TO: FILE 11667

Re: CLAIMS

There are no claims on this file to date.

CERTIFIED CORRECT

Donet
P. Donet.

PERSONAL PROPERTY SUMMARY

File No. 11667

October 17, 1945

Re: Seisaku UCHIDA (Mr.)

Reg. No. 01662

Chattels: The above Japanese person declared a number of chattels in his JP form, under date of September 19, 1942. He also declared, on the back of his JP form, a number of articles belonging to Mrs. Masa Omiya and Mrs. Wakabayashi. (See Supplementary Summary and Chattel Schedule attached).

Monies owing to Evacuee:

In July 1945 the account of the above Evacuee was credited with \$7.31, representing Security Deposit for Light from the B. C. Electric Company Limited.

In a letter dated April 16th, 1945, Mr. Uchida lodged a claim with us against Robert E. Leary, formerly of 3791 W. 26th Avenue, Vancouver, for the sum of \$77.71. This amount is due to Mr. Uchida in return for gardening done for Mr. Leary in 1941. After locating the present address of Mr. Leary and writing several letters to him, we received a footnote to our letter of June 29th, 1945, stating he had no record of owing the above Evacuee anything and requested full and complete details. Again on July 25th, 1945 we wrote to Mr. Leary requesting him to call at this office to inspect the account, but no further reply was received, nor did he call at this office. A final effort is being made by us to obtain payment, and if unsuccessful the Evacuee will be advised to endeavor to collect this amount himself.

Mr. Leary again written Oct. 18/45 but no reply rec'd. On Dec. 11/45 we advised Uchida it had so far been unsuccessful in collecting above amount but would make one more effort to collect this sum if unsuccessful would have to leave for him to endeavor to collect himself. Mr. Leary was again written to Dec. 13/45 but still no reply therefore no further action was taken by this office.

Life Insurance

No life insurance was declared by the above Evacuee, but we have a record on file showing that the above Japanese person had a New York Life insurance policy. At no time did this policy come under the jurisdiction of the Custodian.

NO OTHER PERSONAL PROPERTY OF THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

The above summary is certified to be in accordance with the information on file:

P. Douet
P. Douet.

PD/ER

CHATTELS SUMMARY

Seisaku UCHIDA (Mr.)

Neg. No. 01662

File No. 11667

In his JP form dated September 19, 1942, Mr. Uchida declared a number of chattels as being left in the protected area. On the back of his JP form he stated "We got Mrs. Oniya and Mrs. Wakabayashi things too", and gave a list of them. (Their files 8303 and 10560, respectively).

On September 16, 1942 we asked Mr. J. W. Fairhall, agent, to report to us if any furniture was left at 8722 Selkirk Street, which, if necessary, could be moved to central storage to allow renting of the premises which were at that time all boarded up. In his reply on September 17, 1942 Mr. Fairhall advised they inspected the house and as it was boarded and locked up they had to remove some boards from the windows in order to enter the premises. Mr. Fairhall said these premises were apparently being used as storage space for furniture and household effects for several houses, there being sundry boxes, garden tools, heavy furniture and general household effects there. He also said that at the rear of this house, on the same lot, was a long building also boarded up which contained some household furniture such as stoves, tables, chaterfield, etc.

According to memo of September 22, 1942, Mr. Doust was in telephone conversation that day with a Mrs. Chisholm of 8592 Shaughnessy Street (a friend of Mrs. Masao Ishihara who at that time was living at 8722 Selkirk Street - Mrs. Ishihara being an adopted daughter of Uchida's). Mr. Doust stated that Mrs. Chisholm advised these premises had been broken into and as there was some good furniture in the house she was worried, she having been left with the key to the premises in order to keep an eye on it. At the same time Mrs. Chisholm said she had received a request from Mrs. Ishihara to store in her basement a bed, bureau and other items, but Mrs. Chisholm did not wish to take any action until she heard from the Custodian. Accordingly, as per Custodian Inventory 95 on file, the chattels were removed on September 24, 1942 from 8722 Selkirk Street to 8757 Selkirk Street, excepting a few goods left in the care of Mrs. Chisholm, for which she signed on October 3, 1942. Mr. Uchida was advised on September 28, 1942 that as his house did not afford proper protection the chattels were moved to safer storage. We enclosed a list of the goods shown on Custodian Inventory 95 (in duplicate) asking him to sign and return to us one copy if found to be correct, at the same time advising him that Mrs. Chisholm was caring for some of his effects. We told him we assumed the chattels removed from the rear cabin belonged to him as they bore no names for identification. This list was returned by Mr. Uchida, duly signed under date of December 17, 1942. However, an earlier letter of Uchida's (Oct. 16/42) said he knew there were many small things missing from the list but he was most concerned about the whereabouts of the piano. He was advised on November 23, 1942 that the piano was left in Mrs. Chisholm's care. (Piano was sold at Auction 511 on September 21, 1944).

On November 17, 1942 Mr. Uchida requested shipment to him of a dinner set left with Mrs. Chisholm, also crocks, carving set, spoons, pots and pans, and under date of November 25, 1942 we advised Uchida that Mrs. Chisholm had been into the office regarding shipment to him of some of his effects left with her, but that the correct procedure was for him to apply for shipment through the B. C. Security Commission. This file does not reveal whether or not a shipment was made to Uchida by Mrs. Chisholm.

All goods were removed ~~were removed~~ to Willard's Auction Rooms (memo Sept. 8/44) and were sold at the following auctions:

Vancouver 509 - Sept. 7/44 - Net proceeds \$272.13
Vancouver 510 - Sept. 14/44 - Net Proceeds \$ 29.03
Vancouver 511 - Sept. 21/44 - Net Proceeds \$236.89

On January 7, 1943 Mr. Green drew attention to the fact that Uchida declared goods belonging to Mrs. Omiya and Mrs. Wakabayashi, which goods were removed to storage at 8757 Selkirk Street along with those of Uchida, and that Mr. Uchida had signed our list on December 17, 1942 as comprising all his chattels in the restricted area. Mr. Green also remarked that it appeared from Mrs. Wakabayashi's file that she left nothing in the protected area, but from ink notations on the list signed by Uchida (17/12/42) it would appear that 4 bed ends, 4 bed rails, 1 dresser and 1 portable gramophone were her property. (A letter from Mr. Wakabayashi dated May 13/47 revealed goods were left by Wakabayashis at former home of Uchida).

OMIYA. With reference to the goods belonging to Mrs. Omiya, these were removed from 8722 Selkirk Street along with Uchida's and sold at auction in his name, due to the absence of identification marks. Mrs. Omiya wrote on June 26, 1946 regarding chattels she left with Uchida and Mr. Spain replied on July 3, 1946 that as these goods bore no identification marks all had been sold in Uchida's name and that the auction sheets had been sent to him in Montreal. Mr. Spain requested Mrs. Omiya to write to Uchida and have him notify us as to which items on the auction sheets belonged to her, at which time we would transfer the net proceeds from the sale of these articles to her account. Uchida wrote on July 15, 1946 requesting us to transfer \$50.00 to Mrs. Omiya's account in full settlement of her household goods. A copy of this letter was signed by Mrs. Omiya under date of July 26/46 accepting the above amount as settlement in full. Transfer, however, was not made until May 26, 1947 of \$50.00 from Uchida's account to that of Mrs. Omiya, who was repatriated to Japan in August 1946. Mr. Uchida was advised of the transfer of \$50.00 from his account on May 27, 1947.

WAKABAYASHI.

With reference to the chattels declared by both Mr. and Mrs. Wakabayashi (files 13884 and 10560), in our letter to Uchida of May 12, 1947, we asked him to advise if the goods marked with "w" on the list signed by him on December 17, 1942, belonged to Wakabayashi. In Uchida's reply of May 17, 1947 he said he would make settlement direct with the Wakabayashis in connection with the goods they left in the premises formerly owned by him (Uchida). Mr. Wakabayashi was informed of this on May 27, 1947 when we were replying to his letter of May 13/47 in which he stated he had left all his goods at Uchida's home in Marpole and had "not received a cent from it" or "heard from us about it". We told Wakabayashi that in the absence of identification marks everything had been sold in the name of Mr. Uchida, owner of the house, and that most of the chattel proceeds had already been remitted to Uchida. We asked Mr. and Mrs. Wakabayashi to sign the enclosed extra copy of our letter of May 27, 1947 if they were in agreement with settlement being made direct by Uchida. On August 15, 1947 Wakabayashi informed us that Uchida had paid them \$15.00 net, having deducted \$10.00 for expenses, which amount they felt was very little for their goods. We replied on September 3, 1947, that due to the absence of names of owners on the goods we were unable to separate them at auction and all had been sold in Uchida's name and as Mr. Uchida had declared a number of items similar to those declared by them it was impossible for us to determine the ownership but that all the auction sheets had been sent to Mr. Uchida and we suggested that perhaps at some later date they could arrange to go over the auction sheets together and come to a more agreeable settlement. We wrote to Uchida the same day (3/9/47) advising him of the apparent dissatisfaction of the Wakabayashis and sent him an extract of Mr. Wakabayashi's letter of August 15/47. We asked Mr. Uchida to again go carefully over the auction sheets and pick out all the items he could identify as belonging to the Wakabayashis and send a list of them to us, stating that if the proceeds from such items amounted to more than the settlement just made we would then transfer the difference from Uchida's account to the Wakabayashis.

Mr. Uchida however did not send in a list of goods identified by him as belonging to Wakabayashi but in a letter dated October 13, 1947 advised us to forward to Wakabayashi the balance of funds in his account with this office in order to finalise the matter. He said he felt he was being accused of with-holding some of Mr. Wakabayashi's money but pointed out that the premises had been ransacked (his letter July 15/46) prior to the taking of the inventory by the Custodian and that he with the aid of his two daughters had gone over the auction sheets identifying the goods belonging to the Wakabayashis and felt they had done a good job and that Wakabayashi should have been satisfied with the money already sent to him. In accordance with the above instructions we are now transferring from Uchida's account to a joint account in the names of Mr. and Mrs. Wakabayashi, the balance of funds, namely \$23.90, in Uchida's account. (Requisition dated October 23, 1947).

As will be seen from the Chateles Schedule a number of goods were sold at auction in Uchida's name which do not appear on the declaration or Custodian Inventory No. 95, but in a letter on file dated May 17, 1947, Mr. Uchida advised that the goods listed in our letter of May 12th, 1947 belonged to him although they did not appear on the list he signed (Dec. 17/42).

Our Chattel Schedule also reveals a number of items as "missing" and as pointed out in a memo on file dated February 8, 1947, the school building in which these goods were stored by the Custodian (8757 Selkirk Street), although securely boarded up and padlocked, was ransacked by thieves and vandals on several occasions, thus possibly accounting for the "missing" items.

The above summary is certified to be in accordance with the information on file:

E. Robertson
E. Robertson.

/ER
October 23, 1947

CHATELAIN SCHEDULE

Declared by S. Uchida in JP Form dated Sept. 19/42
 Cust. Inv. #95 of goods removed from 8722 Salkirk to 8757 Salkirk on 24/9/42. Sgd. by Uchida Dec. 17/42 as representing all his goods in protested area, although ltr. 16/10/42 states "lots of small things missing".

AUCTIONED

OTHER DISPOSITION

Piano & chair	Piano & stool	21/9/44	
3 pc. chesterfield	3 pc. chesterfield	7/9/44	
Gramophone	portable gramophone	21/9/44	
6 pc. dining suite	6 dining rm. chairs	7/9/44 (old din. suite)	
desk	1 rd. dining rm. table		
All Linoleum	desk	7/9/44 (H.M. writing desk)	
2 beds & -	1 roll lino	7/9/44	
springs	(2 pr. bed ends	21/9/44 (1 bed)	
	(2 pr. bed rails	7/9/44 (1 bed)	
	(2 springs	21/9/44 (1 spring)	
		7/9/44 (1 spring)	
Bookshelves with			Not found
desk			
Centre table	1 small table	21/9/44 (walnut gateleg)	
2 scales, big	2 pr. scales	7/9/44	
& small			
Sawdust burner	Kitchen range	7/9/44	
with kitchen stove			
Grass cutter		7/9/44	
Kima Refrigerator	Frigidaire	21/9/44	
All kitchen goods,			
including china,		7/9/44: Glassware, glassware,	
dishes for party	Carton dishes	Jap. Tea Set, crockery,	
-big & small,	Box dishes	14/9/44: Misc. crockery, dishes, plates,	
Japanese Ozen Set	Large bowl (fish bowl auctioned 14/9/44)	platters, misc. crockery	
Pots & Pans		21/9/44: Misc. ware, crockery	
	Iron cooker		
	Misc. cooking utens.		
1 box all picture	(1 large picture frame		
frames	(3 pictures	14/9/44 (1)	Missing
3 trunks	3 trunks	21/9/44 (2)	2 Missing
3 bureaus	2 dressers	7/9/44 (2)	1 missing
	1 small dresser	21/9/44	
Rd. desk	Desk	7/9/44 (H.M. desk)	
Shelves			
Records			
All tubs	2 wash tubs		Not found
	Wash tub		Not found
Preserving things	6 boxes sealers	7/9/44 (tub & contents)	Missing
	Box jars	These missing, unless included in "Glassware" sold at auction 7/9/44.	
Gallons	4 crocks		
	2 5-gal. buckets		
Tools			Missing
Garden tools	Bdle. garden tools	14/9/44 (tools)	Missing
Carpenter's tools		7/9/44 (sprinkling can)	Missing
			Not found

CHATELAIN SCHEDULE - page 2

Declared by Uchida
(JP) as being left
at 8722 Selkirk by
Mrs. Omiya (file
8303)

Cust. Inv. No.
95 - cont'd

Auctioned

Other Disposi-
tion

3 beds with springs

2 pr. bed rails }
2 pr. bed ends }
2 springs }
1 bed & spring

7/9/44 (2)

7/9/44

1 big ice box

ice box

21/9/44

1 tool box incl. all
kinds of tools

1 chest - wood

Missing.

1 bicycle

1 bicycle, Lic. #2550

Missing.

Declared by Uchida
(JP) from as being
left at 8722 Selkirk
by Mrs. Wakabayashi
(file 10560)

2 beds with springs

1 bed & spring

7/9/44 (1)

All kitchen goods

(some of these may be included in the auctions opposite "kitchen goods"
on page 1)

2 bureaus (1 mirror,
1 plain)

2 chests drawers

7/9/44 (1)

21/9/44 (1)

Missing

All toys, including May
Festival things

1 mirror

Large doll }

7/9/44 (dolls & toys)

5 boxes dolls }

Closet

1 cupboard

7/9/44

China shelves

1 sideboard

7/9/44

Small gramophone

Portable gramophone

7/9/44

with records

Records not found

7 kitchen chairs

7/9/44

1 highboy

Missing

1 end table

7/9/44

1 ward table

14/9/44

1 floor stoveboard

Missing

1 Budestan

Missing

1 music cabinet

7/9/44

1 heater

7/9/44

1 bookcase

7/9/44

2 ironing boards

14/9/44

1 cupboard

7/9/44

1 kitchen table

Missing

1 carved screen

14/9/44

1 chair

7/9/44

1 washstand

7/9/44

1 bamboo bookcase

Missing

1 mattress

Presumably discard-

1 small cabinet

Missing. 6d

CHATELAIN SCHEDULE - page 3

<u>Cust. Inv. #95 - cont'd.</u>	<u>Auctioned</u>	<u>Other Disposition</u>
1 bamboo stand	7/9/44 (Mag. Stand?)	
1 range	7/9/44	
Boiler	14/9/44	
4 buckets		Missing
Stepladder	14/9/44	
Screen	14/9/44	
3 card tables		Missing
Chesterfield	7/9/44	
2 small tables	7/9/44	
Heater	7/9/44	
Kitchen table	7/9/44	
Violin		Missing
Lamp		Missing
Gramophone		Missing
Gramophone		Missing
Small table	7/9/44	
2 cartons		
2 boxes		
2 boxes - large		
1 box	14/9/44 (box coathangers &	
1 carton	7/9/44 (books) cushions)	
5 cartons		
3 boxes - misc.	7&21/9/44 (2)	
2 small boxes - misc.	14/9/44 (lacquer box)	
	21/9/44 (lacquerware)	

Also sold at auction although not appearing on
declaration or Custodian Inventory No. 95:

7/9/44: Umbrella
(x) Child's sleigh
(x) Child's blackboard
(x) Mantel clock (old)
(x) Singer Sewing Machine

14/9/44: Clothes Line
(x) Clothes Dryer
(x) Carpet Sweeper
1 old ironing board

21/9/44: Baby swing
Old play pen broken
(x) Gameboard

NOTE: In a letter on file dated May 17, 1947 Uchida stated the above items marked
(x) belonged to him, therefore it is quite possible that the Clothes Line
Baby Swing and Old Play Pen were also his property.

*hfr
Oct 27/47*

SUMMARY of LIABILITIES

File No. 11667

October 17, 1945

Re: Seisaku UCHIDA, (Mr.)
Reg. No. 01662.

The file of the above Japanese person does not reveal
any claims against him.

The above summary is certified to
be in accordance with the informa-
tion on file:


P. Doust.

PD/ER

REAL PROPERTY SUMMARY

JAPANESE NAME: Seisaku UCHIDA Reg. No. 01662 File No. 11667.

CATALOGUE NOS: 241, 242 and 243.

PROPERTY ADDRESS: 8722 Selkirk St., Vancouver, B. C.

LEGAL DESCRIPTION: Lots 10, 11 and 12, Block "C", District Lot 318, Group 1, N.W.D., Plan 1903.

TITLE: Registered in the name of Seisaku UCHIDA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.
Vesting Order filed No. 35040, dated October 19th, 1942.

ASSESSED VALUES: Land - \$1020.00 Taxes: Lot 10 - \$41.48
Improvements - \$ 950.00 - \$1970.00. " 11 - 16.54
" 12 - 20.48
\$78.50.

CLASSIFICATION: This is a small 5 room dwelling built on a lot 33' x 160' - Lot 10, Blk."C", D.L. 318.
Lots 11 and 12, Blk."C", D.L. 318 - 66' x 160' have been sold together with Lot 10.

The valuator reports as follows: As to Lot 10 - "Full cement basement with hot air furnace. House not plastered. Exterior in very bad condition including roof" Value \$1,000.00.

As to Lots 11 and 12 he reports as follows: "This property is located on the S.E. corner of Selkirk St., and 71st Ave., and is about 4' below the street level and is all cleared and in garden being 66' on Selkirk St., by about 160' on 71st Ave."

"In my opinion the two lots together are worth \$450.00, and if sold with Lot 10, Blk."C", D.L. 318, immediately adjoining, should be worth \$1400.00 to \$1450.00".

HISTORY OF

ADMINISTRATION:

This property was leased by Seisaku UCHIDA, through the office of J.W. Fairhall to A.J. Weber, September 17th, 1942, on a monthly basis, from September 26th, 1942. Consideration \$20.00 per month, payable in advance. There was only a verbal agreement.

Rents collected - \$520.00 against which were the following charges:
Plumbing and repairs \$44.80
New steps 20.00
General repairs 19.25
Water rates 47.75
Commission 26.00 - \$157.80

Taxes - 1943 - \$75.55
1944 - 75.36
\$150.91

These were paid through the General account

account.

Page 2.

File 11667.

SOLD:

To Dan Billous for \$1450.00 as at August 19th, 1944.
Approval of Advisory Committee as at July 27th, 1944.

Funds released to the credit of Seisaku UCHIDA as at November 23rd, 1944 against which were the following charges: Real Estate Commission - \$72.50, Valuation - \$10.00, Advertising - \$12.00, Registration Fees - \$2.50, leaving a net credit of \$1353.00 from said transaction.

Adjustments as at August 19th, 1944, to the amount of \$4.37 - Purchaser's share of unexpired Fire Insurance Premiums and \$27.67 - Purchaser's share of 1944 Taxes, were placed to the credit of Seisaku UCHIDA'S account.

The following Fire Insurance Policy:-

North British & Mercantile Insurance Co., Policy No. 685870 - \$1,000.00, covering the private dwelling, was transferred to Dan Billous, September 22nd, 1944.

OLD CERTIFICATE OF TITLE

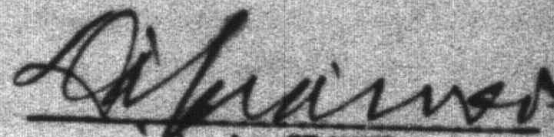
No. 15968-L:

Seisaku UCHIDA declared on his JP Form, signed September 19th, 1942, that the Title Documents were with his daughter. There is nothing on file to show that the Certificate of Title had been asked for by this office or that it had been deposited in the Land Registry Office, Vancouver.

Certificate of Title No. 110053-L, in the name of Dan Billous was delivered to him - see Geo. Peter's letter of November 30th, 1944, addressed to J.W. Fairhall.

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

July 26th, 1946.


D. A. CRAMER.

DAC:JS

NAME UCHIDA, SeisakuREGISTRATION NO. 01662FILE NO. 11667

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on September 7, 1944.

Umbrella	\$ 0.90
Glassware	3.00
Glassware	3.70
Japanese teaset	0.50
Crockery	1.85
Box of miscellaneous	1.10
Tub and contents	0.50
Books	1.75
Toys	1.70
Dolls	3.00
Dolls	2.10
Small cabinet	0.25
Grass cutter	1.10
Small cupboard	1.10
Small cupboard	1.00
Childs sleigh	0.50
Chest of drawers	3.75
Small cupboard	0.50
Small table	0.50
Roll old linoleum	0.75
5 Matched chairs	6.50
3 Odd chairs very poor condition	0.80
Homemade desk and table	0.95
Childs blackboard	0.90
Table	1.40
Oak cabinet	2.20
Homemade writing desk	2.00
Library table	4.70
Total	\$ 49.00
Less Expenses:	Carried forward
Net Proceeds Credited:	

~~Members of Custodian Staff Present:~~

~~Extracted from Auctioneering List No. x~~

~~Remarks:~~

NAME UCHIDA, SeisakuREGISTRATION NO. 01662FILE NO. 11667

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on September 7, 1944.

	Brought forward	\$ 49.00
- Panel bed and spring ✓		12.00
- Bed and mesh spring ✓		5.35
- Panel bed and spring ✓		13.25
- Bed and spring ✓		13.00
- Wooden bed and broken spring ✓		1.00
- Wash stand ✓		0.25
- Chesterfield suite Mohair ✓		24.00
- Magazine rack ✓		2.20
- Old oak dining suite ✓		15.00
- Mantel clock (very old) ✓		3.00
- Colonial gramophone broken spring ✓		6.75
- Dresser ✓		9.50
- Dressing table ✓		14.00
- Chesterfield single ✓		10.50
- 2 Homemade tables ✓		2.00
- Circulating heater (small) ✓		25.00
- Small coal and wood heater ✓		3.50
- Enterprise range (part of base missing) ✓		65.00
- Singer sewing machine ✓		37.00
- Beach coal and wood range ✓		26.50
- Brantford scale ✓		16.00

Total		\$	
	(Auctioneer's Fees \$ 35.38		353.80
Less Expenses:	(Advertising: 10.29	\$	81.67
	(Movings: 36.00		
Net Proceeds Credited:		\$	272.13

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 509.

Remarks.

Original sent to Bureau on July 4/45

NAME UCHIDA, Seisaku

REGISTRATION NO. 01662

FILE NO. 11667

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on September 14, 1944.

- Card table	\$ 0.60
- Fish bowl	1.80
- Miscellaneous crockery	0.80
Dishes	2.35
Plates	1.85
Platters	1.45
- Miscellaneous crockery	3.90
- Lacquer box	0.90
- Sprinkling can	0.50
- Box of coat hangers and cushions	1.20
- Wash boiler	2.60
- Clothes line	1.35
- Tools	3.10
- Carpet sweeper	2.00
- Picture and frame	0.10
- 3 Panel screen	1.50
- 3 Panel screen	5.50
- 3 old ironing boards	0.25
- Clothes dryer	0.10
- Step ladder	1.30

Total

\$ 33.15

Less Expenses: (Auctioneer's Fee: \$3.31
 (Advertising: 0.81
 (Moving: XX)

\$ 4.12

Net Proceeds Credited:

\$ 29.03

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 510

Remarks. XX - Moving charged in previous auction

*Original sent to Vancouver
 on July 4/45*

NAME UCHIDA, SeisakuREGISTRATION NO. 01662FILE NO. 11667

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on September 21, 1944.

Box of miscellaneous	\$ 0.60
Baby swing	0.55
Toy typewriter	5.50
Miscellaneous ware	2.30
Crockery	0.60
Lacqueware	1.10
Old broken spring ✓	0.25
Old play pen broken	0.20
Trunk ✓	7.50
Trunk ✓	6.00
Case board	0.70
Bed ✓	4.25
Chest of drawers ✓	9.75
Gramophone ✓	5.00
Walnut gateleg table ✓	20.00
Dresser ✓	26.50
Ice box ✓	30.00
Piano ✓	100.00
Old Beach refrigerator ✓	67.20

Total	(Auctioneer's Fee: \$ 28.80	\$ 288.00
Less Expenses:	(Advertising: 9.81	
	(Moving: 12.50	\$ 51.11
Net Proceeds Credited:		\$ 236.89

Members of Custodian Staff Present.

Mr. Smith

Extracted from Auctioneering List No.

Vancouver 511.

Remarks.

Original sent to home on July 4/45

NAME HEMMI, Sakichi

REGISTRATION NO. 02452

FILE NO. 469

1355

Filed Oct 1, 1946

The following chattels were sold by public
 auction at Victoria, B.C. on March 6, 1946.

X 2 Mirrors and medicine cabinet	\$ 1.85 F
X Line square	1.00 <i>Miss</i>
Child's cot and mattress	2.00 F
X Dining table and 6 chairs, hat tree	0.75 F
X Bridge lamp	1.00 F
5 chairs, table and sewing basket	0.50 F
X Bell stand	0.75 F
X Dressers and 2 stands	2.25 F
X Set of bins	0.75 <i>Miss</i>
X Heater and base	2.00 F
X Wardrobe	7.00 ✓

Total

Less Expenses:	{ Auctioneer's Fee & advertising: \$2.40	\$ 19.25
	{ Moving: \$4.50	\$ 6.90

Net Proceeds Credited:

\$ 12.35

Members of Custodian Staff Present.

Extracted from Auctioneering List No. Victoria 3.

Remarks.

Several small auctions were held at Victoria and consolidated
 into one. Handed to Accounts October 1, 1946.

30th August, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 11667

NAME: Seisaku Uchida

CATALOGUE NO: 241, 242 and 243 - 8722 Selkirk St. & vacant lots 8700 blk. Selkirk
- Dwelling & vacant land.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lots 10, 11, and 12,
Block "C", District Lot 318, Group 1,
New Westminster District, Plan 1903.

Encumbrances: None

Taxes: 1944 taxes of \$75.36 paid. No arrears
or consolidated.

Vested: 35040

VALUATION BY APPRAISER: \$1450.00

AMOUNT OF BID: \$1450.00

APPROVED BY ADVISORY COMMITTEE: July 27th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$1450.00

NAME OF PURCHASER: Dan Billous.

K.W. WRIGHT

KWW/DG
Attach

STATEMENT RE SALE OF:

Name: UCHIDA, Seisaku

Catalogue No: 241-242-243

File No: 11667

Street Address: 8722 Selkirk St.,
Vancouver, B.C.

Reg. No. 01662

Legal Description: 10, 11, 12/C/318

Date of Sale and Adjustments August 19th, 1944

Sale Price \$ 1,450.00

Real Estate Agents Commission \$ 72.50

Charge for Valuation 10.00

Charge for Advertising 12.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Unpaid taxes~~

~~Mortgages~~

~~Interest on mortgages~~

~~Other charges~~

Adjustments:

Fire Insurance 4.37

Taxes 27.67

~~Water~~

97.00 \$ 1,482.04

Net Proceeds credited to your account

1,385.04

Date: December 19th, 1944

Compiled by: George Peters

Catalogue Nos. 241, 242 & 243
File No. 11667
8722 Selkirk Street, Vancouver
10, 11 & 12/C/318

November 18, 1944.

DAN BILLOUS
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 19, 1944)

	DEBIT	CREDIT
Purchase price		
Cheques received	\$1,450.00	
<u>Amount of rental</u>		\$1,450.00
August 19th to August 26th - 7/31 x \$19.00		
August 27th to September 26th)		4.29
September 27th to October 26th)		
October 27th to November 26th) 3 x \$19.00		57.00
Registration fees on deed - \$1,450.00	7.15	
Insurance premium - 79.5% x \$5.50	4.37	
Purchaser's proportion of 1944 taxes -		
134/365 x \$75.36	27.67	
Balance owing to purchaser	22.10	
	<u>\$1,511.29</u>	<u>\$1,511.29</u>

BALANCE OWING TO PURCHASER \$22.10

File No. 11667
Reg. No. 01662

Setsuku UCHIDA

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 October 21	Balance as per statement sent	\$	\$2,066.59	
1945 July 26	Cheque to you	500.00		
August 6	B. C. Electric Railway - security deposit refund \$3.00 & \$4.31		7.31	
December 12	Cheque to you	1,500.00		
1947 May 28	M. Amiya - share of chattels	50.00		
October 24	J. & S. Wababayashi - share of chattels	23.90		
		<hr/>	<hr/>	
		\$2,073.90	\$2,073.90	

NTL

Accounting Department
April 21st, 1948

C
O
P
Y

Seisaku UCHIDA

File No. 11667
Reg. No. 01662

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 December 12	Rents collected			
	Repairs	10.00	60.00	
	Commission	3.00		
1943 July 13	1943 Taxes \$20.30 plus \$15.76 plus \$39.49	75.55		
December 3	Rents collected			
	Disbursements	103.85	240.00	
1944 January 6	Fire Insurance premium	5.50		
February 3	Land Registry Office - Certificate of Encumbrance	1.00		
June 27	1944 Taxes \$15.88, \$19.66, \$39.82	75.36		
July 3	Rents collected			
	Disbursements	20.15	140.00	
August 19	Water rates to Aug. 10			
	Balance rents to date	6.30	4.21	
	Credit re Sale of Property		1385.04	
October 6	Proceeds Auction Sale		272.13	
October 19	Proceeds Auction Sale		29.03	
October 21	Proceeds Auction Sale		236.89	
		\$ 300.71	\$2367.30	

CR \$2066.59

STATEMENT RE SALE OF:

Name: UCHIDA, Seisaku

Catalogue No: 241-242-243

File No: 11667

Street Address: 8722 Selkirk

Reg. No. 01662

Legal Description: 10,11,12/C/318.

Date of Sale and Adjustments .. 1944 .. 1944 ..

Sale Price \$ 1,450.00

Real Estate Agent's Commission \$ 72.50

Charge for Valuation 10.00

Charge for Advertising 12.00

Land Registry Office Transmission Fee 2.50

Encumbrances:

~~Unpaid Vendor~~

~~Mortgages~~

~~Arrears of Taxes~~

~~Other Charges~~

Adjustments:

Fire Insurance 4.37

Taxes 27.57

~~Water~~

77.00 \$ 1452.04

Net Proceeds credited to your account

1385.04

Date: December 19th, 1944.

Compiled by: George Peters

File No. 11667
Rec. No. 01662

Date

Particulars

Debit

Debit

Credit

Balance

1942 December 12

Rents collected
Repairs
Commission

1943 July 13

1943 taxes \$20.30 plus \$15.76 plus \$39.69

10.00
3.00

\$ 60.00

75.55

December 3

Rents collected
Disbursements

1944 January 6

Pure Insurance premium

103.85

240.00

February 3

Land Registry Office - Certificate of Insurance

5.50

June 27

1944 taxes \$15.82, \$19.66, \$39.82

1.00

July 3

Rents collected
Disbursements

75.36

August 19

Rates rates to Aug. 10
Balance rates to date

20.15

140.00

October 6

Credit re Sale of Property

4.21

October 19

Proceeds Auction Sale

1,385.04

October 21

Proceeds Auction Sale

272.13

29.03

236.89

\$ 300.71

\$2,367.30

CH \$ 2,066.99

CLAIM NO. 1353 - Seisaku UCHIDA

This claim is made in relation to the sale by the Custodian of a dwelling and 2 adjoining vacant lots situate at 8722 Selkirk St. Vancouver B.C. The entire property was assessed in the year 1942 at \$1970.00. It was appraised by F.A. Cleland, an experienced real estate valuator, on November 15th 1943, at \$1450.00, being \$1000.00 for the dwelling and one lot, and \$450.00 for the two adjoining lots. Upon his inspection of the property the valuator does not appear to have observed an additional building situate on the rear of the lot on which the dwelling stands. Another investigator employed by the Custodian, who inspected the property prior to the date of Cleland's appraisal refers to the additional building as "a long building divided into 2 suites".

The claimant in his testimony says that the cabins on the rear of the property were rented up to the date of his evacuation at \$12.00 per month. He further says that the vacant lots were under cultivation, where he grew bulbs and flowering shrubs for sale. The appraisal shows that the adjoining lots "are all clear and in garden".

It appears that the entire property, which was sold at the appraised price of \$1450.00 in August 1944 was resold in June 1946 for \$4000.00.

Counsel have submitted a joint proposal that a recommendation be made for payment of an additional sum of \$597.00 to the claimant, of which \$97.00 represents commission and other charges deducted from the sale price by the Custodian. This proposal is based upon the fact that neither the additional building nor the value of bulbs and flowering shrubs were taken into account by the valuator.

Since the additional building had produced an annual revenue of \$144.00 and the bulbs in the ground are shown

by the evidence of Fatkin (General Evidence page 1556)
to be worth in 1943 \$55.00 to \$60.00 per thousand.
I am of opinion that Counsel's proposal is fully warranted.
I THEREFORE RECOMMEND an additional payment to the
claimant in the sum of \$597.00.

*Check
700*

H. J. Lind

Commissioner.

December 20th 1949.

Name of Claimant
Custodian File

UCHIDA, Seisaku
11667

Case 1353

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount 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		
1450.00	72.50 84.50									500.00 57.00
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price					
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										597.00

11667

October 20th, 1950.

Mr. Seisaku UCHIDA,
865 Richmond Square,
Montreal, Que.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. **1353**

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 ... **\$597.00.**

Cheque in your favour is enclosed for **\$575.47**
and we have paid the Co-Operative Committee .. **\$ 21.53**
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.

DEFENCE BRIEF

Montreal,
June 4th, 1948

Susaku UCHIDA

File No. 11667

Case No. 1353

REAL PROPERTY CLAIMS

1. City of Vancouver Lots 10, 11, 12. Block "C" District Lot 318, Group 1, New Westminster District, Plan 1903.

<u>Claim</u>	<u>Appraisal</u>	<u>Sale Price</u>
\$2750.	\$1400.00 to \$1450.00	\$1450.00

Witness: F. A. Cleland appraised the property.

This appears to be a question of value.

NOTE: Re the discussion at pp. 7 and 8 as to whether the premises were rented by the Custodian or the claimant. A careful perusal of the Master file shows that the house was rented by the Custodian without the consent of the claimant. It also appears that the claimant ratified the rental by a subsequent letter Nov. 17, 1942, now in Claim file. See also letter of Sept. 19, 1942, wherein claimant states that he wants his house to remain boarded up. (A fortiori he doesn't want it rented.)

Personal Property Claim Abandoned.

Summary of Defence Witnesses

F. A. Cleland

FRS/mw

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

Montreal, P.Q.,

June 4th, 1948.

IN THE MATTER OF THE CLAIM OF
REISAKI HONDA.

PROCEEDINGS AT HEARING.

APPEARANCES:

J.V.G. HUNTER, Esq.,

appearing for the
Dominion Government.

ROGER QUINN, Esq., K.C.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

B.J. HANFORD, Esq.,

Official Interpreter.

T.P. HONNORIN, Esq.,

Official Reporter.

2
S. Uchida,
In Chief.
Discussion.

MR. QUINCY: The first case today, my lord, is
Seisaku Uchida. My lord, this is a claim for
\$2500.00 being the balance on real estate. The
original claim is \$2750.00, less \$2450.00, the
amounts for which the Custodian sold the property,
leaving a net balance of \$1300.00.

There was an original claim for \$950.00 for
flowers and flower beds, but that claim is out.

So the original claim is amended by subtracting
the amount of \$950.00 from \$2250.00, leaving a net
of \$1300.00.

SEISAKU UCHIDA, the claimant herein, being
first duly sworn, testified through
the interpreter as follows:

DIRECT EXAMINATION BY MR. QUINCY:

Q You are Mr. Seisaku Uchida?

A Yes.

Q The claimant in this case?

A: Yes.

Q Would you take communication of a real estate claim
bearing your signature?

A: Yes.

Q Would you identify this claim, as well as your
signature, and file it as Exhibit No. 1?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

Q I see that you mention rented cabins at the rear
of the property?

A: Yes, I
rented them as well.

Q The amount was \$12.00 a month. That was pre-war
rent?

A Yes.

Q How many cabins were there?

A: Two.

5
S. Echide,
In Chief.

Q Two cabins. Who built those cabins?

A I don't know because I just bought them as they stood.

Q You bought them with the property?

A Yes.

Q Now, what flower business were you conducting on your property?

A: Tulips and narcissi, lily bulbs, irises, and various other bulbs.

10 Q And the improvements that were made were made by you?

A: I made the improvements myself during about five years.

Q Now, the estimated value for the property was \$3,000.00?

A: Yes.

Q And your claim was only for \$2750.00?

A Yes.

Q Would you look at a photograph apparently taken on May 3rd, 1943?

A: Yes.

Q Would you identify the house that appears in that photograph?

A: Yes, I do.

Q Well, whose house is it?

A: This is my own house.

Q Does that give a fair idea of the property as it was on that day?

A: Yes, it does. The cabins don't appear in the picture.

Q I see something at the rear there. Would that be a cabin?

A I think it is.

Q I suppose that this is only part of the land. It was larger than that.

30 A There are two more lots besides that shown on the

S. Uchida,
In Chief.

Discussion.

picture.

Q This photograph which is tendered by Government counsel is identified by you and filed as Exhibit No. 2? A: Yes.

(PHOTOGRAPH MARKED EXHIBIT NO. 2).

MR. QUINCY: I think that is all, thank you.

MR. HUNTAR: It is submitted, my lord, that the real property was sold for its fair market value.

I tender the appraisal of F.A. Cleland, dated October 27th, 1943. He is referring to Lot 10 upon which the house is situated, known as 8722 Selkirk Street. He says:

"This property consists of a 5 room dwelling with Living room, Dining room, Kitchen and two Bedrooms on second floor. Toilet only.

Full cement basement with hot air furnace.

House not plastered.

Exterior in very bad condition including the roof.

My valuation \$1,000.00."

And his appraisal of November 15th, 1943, appraising the two vacant lots. He says,

"This property is located on the South East Corner of Selkirk Street and 71st. Avenue, and are about 4' below the Street level and are all cleared and in garden, being 66' on Selkirk Street by about 160' on 71st. Ave.

"In my opinion the two lots together are worth \$450.00 and if sold with Lot # 10,

"Bk.C.Dist.Lot 312, immediately adjoining
should be worth \$1400.00 to \$1450.00."

I would tender these two appraisals as Exhibit

3.

(APPRAISALS MARKED EXHIBIT NO. 3).

10 MR. MINTAK: These two lots and the dwelling were ad-
vertised separately under catalogues No. 241, 242,
and 243, tenders closing October 4th, 1943. There
was an undated tender on Lot 10 only, that is the
dwelling, of \$610.00 from Moore & Moore. This was
rejected.

There was one on October 4th of \$900.00 for
Lot 10 only from Fox & Hollenberg, through Home
Investments. This was rejected. The time for
tendering having expired, an offer was received on
October 12th, 1943, of \$730.00 covering the house
and other two lots from Moore & Moore. This was
rejected. On July 21st, 1944, an offer of
20 \$1450.00 from Ben Billous through J.W. Fairhall.
This was approved by the Advisory Committee on July
27th, 1944, and it was accepted and sold as of
August 19th, 1944.

The assessed values of these properties for
1943, land Lot 10, \$315.00; Lot 11, \$315.00;
Lot 12, \$390.00. The improvements, Lot 10 \$950.00;
and on the other two lots nil, making a total
1943 assessment of \$1970.00.

It appears to be entirely a question of value,
my lord. There are no questions.

30 MR. QUINCY: I only wish to point out, my lord, the

6
S. Uchida,
Discussion:
Re-Direct Exam.

assessment is \$1970.00 and the valuation \$1450.00.
Either the valuation was a little low or the
assessment was exceedingly high, not to say exorbitant.

THE COMMISSIONER: Vancouver Assessments do not bear
a very close relation to real value.

MR. QUINCY: But generally speaking they are much under
real value.

THE COMMISSIONER: They are thoroughly inconsistent from
my experience.

20 RE-DIRECT EXAMINATION BY MR. QUINCY:

Q Now, Mr. Uchida, in Exhibit No. 3 of October 27th,
1943, it is said about your property about the
house that the exterior was in very bad condition
including the roof. What have you to say about
that?

A When I left Vancouver it was in good condition.
Since then I don't know what the tenant may have
done to it.

20 Q Now, about the appraisal of a thousand dollars
that doesn't seem to include the cabins. What do
you value the cabins at?

A I valued them at about \$300.00.

Q Have you anything else you wish to add, Mr. Uchida?

A The Quotation insured my house against fire for
a thousand dollars. If my house wasn't worth a
thousand dollars, they wouldn't cover it for that
amount.

Q Anything else?

30 MR. QUINCY: Thank you.

At No.

THE COMMISSIONER: Q: Mr. Uchida, did you rent the property before you were evacuated?

A: The whole property, my lord?

Q: The dwelling.

A: It was

rented after I was evacuated by the Custodian.

MR. HUNTER: What was the answer?

THE COMMISSIONER: The dwelling was rented after the claimant was evacuated by the Custodian.

MR. HUNTER: My lord, that is incorrect. It was rented to Fairhall, the witness' agent.

THE COMMISSIONER: Then you better pursue it.

RE-CROSS EXAMINATION BY MR. HUNTER:

Q: Mr. Uchida, your agent to look after this house was Mr. J.W. Fairhall?

A: No, wasn't

my agent. I was informed by the Custodian he had been appointed my agent.

Q: You rented this property yourself? You signed the lease, didn't you?

A: No, I didn't.

MR. HUNTER: He will have to produce the lease, my lord.

MR. QUINN: Of course in all fairness to the claimant, he should be shown the document if my learned friend wishes to contradict him.

THE COMMISSIONER: I have no doubt that Mr. Hunter has not the document here or he would have presented it.

MR. HUNTER: I haven't it here.

THE COMMISSIONER: I want to be sure that the witness understands it. Government counsel states that the Custodian has in his possession in Vancouver a lease

of the dwelling signed by yourself. Do you say that is wrong?

MR. HUNTER: I am sorry, my lord, it is only a verbal agreement, it says.

THE COMMISSIONER: Oh? Never mind then. Explain to him, if you will, Mrs. Handford, that counsel tells me that is not correct, it was a verbal lease.

A I don't remember. I may have sent a letter back to the Custodian in reply, but I am not sure.

10 MR. HUNTER: Q: In reply to what?

THE COMMISSIONER: He says he may have. I take it what he means is he may have authorized the Custodian to lease the property, but he isn't sure.

MR. QUINN: Q: As a matter of fact, my lord, on September 17th, 1942, there is a copy of a letter from the Custodian advising him that his property was rented to a Mr. Webber.

A He says he doesn't remember.

MR. QUINN: Evidently it wasn't through him the property was rented, but through the Custodian. The report is ambiguous. It says this property was rented through the office of J.W. Fairhall to W.J. Webber, but it doesn't say it was leased by him directly without the intervention of the Custodian.

THE COMMISSIONER: We can clear it up later. I wanted to give the claimant an opportunity to understand what was said and get his own view. I think we have all the information we can get from him.

30 THE INTERPRETER: He said he may have received it, my lord, and he may have replied to it, but he has no

9
S. Uchida,
Discussion.

real recollection.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. F. Horrabin
"T. F. HORRABIN"
OFFICIAL REPORTER.