Name of Claimant KIDO, Rikisuchi Case 419

Custodian File 9938

REAL PROPERTY

Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
900	45.00 12.50										57.50

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear					
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & 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	
301.35	154.05	46.21	51.18%	502.65	257.25			303.46

TOTAL RECOMMENDATION	360.96

CASE NO: 419

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C.

June 23, 1948

IN THE MATTER OF THE CLAIM OF

RIKIZUCHI KIDO

PROCEEDINGS AT HEARING

Original

CASE NO: 419

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

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

New Denver, B.C.

June 23, 1948

IN THE MATTER OF THE CLAIM OF

RIKIZUCHI KIDO

PROCEEDINGS AT HEARING

APPEARANCES:

DONALD MACDONALD, Esq.,	appearing for the Dominion Government
A.E. COBUS, Esq.,	appearing for the Claimant.
W.J. STURGEON, Esq.,	Secretary to New Denver Sub-Commission
G.N.R. UPTON, Esq.,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter

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

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

MR. COBUS: I would ask leave, your honour, to amend the claim for realty. The amount claimed is $2000.00, but the amount at which the Custodian sold the property should have been $900.00. The amount shown under 4 (e)(iii), $970.25 was improperly placed there and is now transferred to 5 (e) under personalty so that the only thing on the front page of the form is $2000.00 for realty, less $900.00 credit, leaving a net of $1100.00.

The claim under 5 (e), that is, for personal property, has been revised showing a total of $811.00, rather than $980.25. Your honour will note that the claimant brought forward the realty under 4 (e) to (5)(e) which is obviously incorrect. The chattels claim, therefore, is $811.00, credit, $133.65, leaving a personal property claim of $677.35, and a total claim of $1777.35.

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

DIRECT EXAMINATION BY MR. COBUS:

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

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

A: Yes.

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

THE COMMISSIONER: That will be Exhibit 1.

(STATEMENT MARKED EXHIBIT NO. 1)

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

(Handed to Mr. Cobus)

MR. COBUS: I have had produced what purports to be an appraisal on the subject realty made by Loewen and Harvey Limited, dated at Vancouver on the 5th of October, 1943. The valuation placed on the property is from $850.00 to $900.00. That is filed on behalf of the Crown.

THE COMMISSIONER: Exhibit 2.

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

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

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

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

In 1930 he erected -- he reshingled the roof, rather, of the main house at a cost of $[illegible]00.00. In 1939 he did a complete job of exterior painting at a cost of $150.00. With respect to the appraiser's report, he admits that the cellar was low in the main house, but in

the addition which he built in '29 there was from seven to eight feet of clearance. There was no roof patching when he left the property. He points out that the roof was fully shingled in '39 and was in good shape. He points out that if the property was in need of repairs as the appraisal indicates, then the Custodian or his agent, Mr. Reeve, should have used further sums than they did from revenue to keep in good repair, his property. He considers the valuation to be much below a fair value, and says that he rented to a person whom he knew at a nominal rental of $10.00 per month, and says that the Custodian later revised this. Now he says "From $20.00." Probably that means "to."

THE COMMISSIONER: That was what it was revised to?

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

THE COMMISSIONER: Yes.

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

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

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

THE COMMISSIONER: Or $15.00, yes.

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

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

MR. COBUS: Yes, that apparently was so.

Would my friend produce, perhaps, the summary which indicates the history of the administration of the real property?

THE COMMISSIONER: It was sold for $900.00.

MR. COBUS: Yes, your honour.

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

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

THE COMMISSIONER: That will be Exhibit 3.

(REPORT MARKED EXHIBIT NO. 3)

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

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

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

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

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

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

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

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

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

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

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

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

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

A: Yes.

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

A: Yes.

THE COMMISSIONER: That is Exhibit 4.

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

(STATEMENT MARKED EXHIBIT NO. 4)

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

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

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

(Handed to Mr. Cobus)

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

(ANALYSIS MARKED EXHIBIT NO. 5)

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

On page 1 on the Analysis, which is marked Exhibit 5, under "Details of Claim" column three, under the heading "Basement," and the third item therefrom we have abandoned, the tea set claim. On page 2 under the heading "Upstairs," still in the "Details of Claim" column, column three, the 11 picture frames originally $46.50 are now being claimed for at $24.50; under the same heading, records, we

show $50.25 instead of $67.00; the books which immediately follow the records are now claimed for in the amount of $10.00; the wedding Veil is abandoned. Then, under the heading, "Furniture," still on page 2, three picture frames, Japanese type, originally $900, are now claimed at $600. The next item, 11 old curtains, is abandoned. Still further down the list, two rugs, one large, one small; both were sold for $37.00. We are abandoning that item entirely. Two items below that, the Findlay circulating heater, $15.00 is abandoned. In other words, we have reduced the total original claim of $970.25 by $159.25, leaving a gross claim of $811.00 as amended.

Perhaps it would be just as well if I indicated how we arrived at the credit of $133.65. From the Custodian's Analysis, the total auctions amounted to $196.65. Since we are abandoning certain items, the tea set of $7.00, the rugs at $37.00, the heater at $19.00, a total of $63.00, there remains from $169.65, total auction sales, a credit of $133.65. I think perhaps they can work the rest out for themselves.

Would my friend produce the J.P. form?

(Handed to Mr. Cobus)

MR. COBUS: Q: Witness, I produce to you a form known as a J.P. form bearing the date 23 of May, 1942, and a signature which appears to be

R. Kido. Do you recognize that signature?

A: This is my signature.

Q: And attached to the J.P. form is a list, while on page 2, under the heading, "Statement of personal property owned," are these words, "Complete household furnishings in owner's possession at 921 East Cordova Street, Vancouver, B.C., and when owner is evacuated, furnishings will be leased to Edward Cyr and wife, 236 Campbell Avenue, Vancouver, B.C. for a term of 1 year." Was this list which is attached to the claim form prepared at the time you made the J.P. form out?

A: Yes.

Q: Who prepared the list?

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

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

THE COMMISSIONER: Exhibit 6.

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

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

A: Yes, I did.

Q: Where did you get the list from?

A: I received this from Johnson and Reeve.

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

fied?

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

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

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

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

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

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

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

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

(LIST MARKED EXHIBIT NO. 7)

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

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

THE COMMISSIONER: Mr. MacDonald says that is correct.

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

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

should be on file.

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

MR. COBUS: Yes, I think it should be filed. That is filed on behalf of the Crown, your honour, the real property summary, a green-edged sheet.

(SUMMARY MARKED EXHIBIT NO. 8)

MR. COBUS: Your witness.

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

CROSS EXAMINATION BY MR. MACDONALD:

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

A: Yes.

Q: Were there goods belonging to Kiyoshi Kawagoya?

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

Q: Yes. And Rinzo Kitagawa?

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

Q: And Minoru Kira?

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

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

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

Q: Now, this house of yours on East Cordova Street, that was in an industrial part of the city of Vancouver? A: There were a lot of merchants in the district.

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

A: Yes.

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

A: No, there were no other buildings.

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

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

Q: His own house was the only house in the block, is that right? A: That is correct; there were no other buildings at the time he bought it.

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

A: I have no experience.

THE COMMISSIONER: Anything further, Mr. Cobus? You are finished, Mr. MacDonald?

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

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

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

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

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

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

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

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

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.

Gladon Hambleton

G. Hambleton, Official Reporter

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

H.W. Colgan
Sub-Commissioner

419

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.

ACKNOWLEDGED NOV 20 1947 File 9938 New Denver Arelsons

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

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

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

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

(4) REAL ESTATE

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

(b) Legal description (lot number, block number, section number, etc.)
Lot thirty-six (36) Block Forty-nine (49) in Subdivision of District Lot One hundred and eighty-one (181) Group One (1) New Westminster District Plan One Hundred and ninety-six (196)

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence Type of business Residence
(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~~

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ .....
(ii) Buildings - - - - - - - - - - - - - - - - $ 2000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $ 970.25
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2970.25 2000
(v) Amount at which Custodian sold property and credited your account - - $ 1043.45 900
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1926.80 1100

(5) PERSONAL PROPERTY Not — 1100.

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

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

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

(over)

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

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

1.	House	Estimated Value $ 2000.00
2.	Chattels	Estimated Value $ 970.25 811.00
3.		Estimated Value $
4.		Estimated Value $
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 2970.25

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) - $ 1926.80

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Nelson or New Denver, B.C.

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

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)
of)
TO WIT:)

I, Rikizuchi Kido of the Village
of New Denver in the Province of British Columbia

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 Village)
of New Denver)
in the Province of B.C.)
this 18th day of November)
A.D. 1947. Louis Bloomfield) R. Kido
Commissioner for Taking Affidavits) A Commissioner &c.
for British Columbia

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.

_____

_____

_____

_____

RE: Rikizuchi KIDO
File No.9938,
921 East Cordova Street,
Vancouver, B.C.

Inventory of furniture and the other personal effects stored in the Basement and one room upstairs at the above address and locked up. Leesees have keys.

Basement:

16	Glass cups	$ 1.00
6	Glass Bowls	.90
1	Tea Set (21 pcs.)	5.00
2	Japanese Tea Sets	2.50
1	Large Set dishes	13.00
1	Large Dinner dish	2.00
1	Dish (Small)	3.00
	Baking Dishes	1.00
	Expensive dishes	10.00
1	Cheap Tea Set	1.00
	Glass dishes	3.00
	Mixed Dishes	5.00
	Rice Bowles	5.50
	Soup Bowls	3.00
1	Flower Vase	2.00
4	Water Jugs	.65
10	Wine cups	.80
	Sake Bottles	1.00
1	Iron	2.00
1	Old Stove	2.00
1	Gas Stove	6.00
1	Gas Heater	4.00
1	Gas Boiler	5.00
1	Rice Boilers	3.50
2	Frying Pans	2.00
	No. 1 Box	5.00
	No. 2 Box	3.00
	No. 3 Box	3.00
	No. 4 Box	8.00
	No. 5 Box	5.00
	Box of Junk	10.00
2	Nail Bars	1.50
3	Lanterns	3.00
1	Nail Hammer	2.50
1	Machine Hammer	1.00
1	Oaken Hammer	8.00
1	Cop Wrench	2.00
1	Bise	1.25
1	Door Bell	.75
2	Saws	10.50
1	Wedge	2.00
4	Chisels	1.00
	Wood Planes	7.00
3	Steel Clamps	15.00
	Elbow - three kinds	6.00
	Pipes - four kinds	7.75
1	Dog Fish Roller	5.50
1	Tank	2.00
2	Torches	5.00
1	Anker	3.00
3	Shovels	1.50
1	Carpet - 9x9	5.00
	Wood - 32 ft.	16.00
1	Stove	15.00
9	Wire Baskets	4.50
1	Shrimp Boiler	1.50
	Tin Cans (4 doz. large)	8.00
	Forward	$ 255.10

	Brought forward	$ 255.10
1	large flat pan	2.00
1	Washing Dryer	2.00
	Stove Chimney - 3 ft.	1.50
1	Boat Lamp	3.00
4	Oil can	2.75
1	Motor	10.00
4	Box Chinaware (all sorts)	25.00
1	Rice Boiler & Japanese mixer	3.80
		$ 305.15

Upstairs:

11	Picture Frames	46.50
	Curtains	2.00
3	Blinds (Expensive)	6.00
1	Compass	20.00
	Records	67.00
	Books	20.00
	1 Wedding Veil	7.00
	1 Trunk	5.00
		$ 173.50

Furniture left at above address for use of Lessees.

4	Dressers	50.00
8	Curtains	8.00
9	Picture Frames	10.00
3	Picture Frames (Japanese type)	9.00
11	Old Curtains	1.50
16	Blinds (Old)	5.00
3	Blinds (Expensive)	10.00
3	Buffets and 2 Cabinets	15.00
4	Tables (Small)	4.00
1	Stand Clock	4.00
3	Lamp Stands	7.00
8	Linoleum Carpets	60.00
19	Kitchen chairs	5.00
2	Rugs (1 large, 1 small)	40.00
3	pc. Furniture set	145.00
1	Findlay Circulating heater	15.00
1	Gas stove	4.00
5	Beds - 5 springs - 3 mattresses	75.00
1	Garden Hose	4.00
1	Clothes Rack	2.00
1	Large round table	2.00
1	Kitchen table	1.00
1	Glass door cabinet	15.00
		$ 491.50

GRAND TOTALS $ 970.25

R. K. DO
(Claimant's Name)

EXHIBIT No. 419-1
DATE June 23/48
FILED BY Cobus

REAL ESTATE
(Other than farm)

01017
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
921 E Cordova St Vancouver BC 2 story dwelling 21'x54'	9 rooms (5 down - 4 up) + bath upstairs (2nd bath + toilet) Jap bath in basement	Frame on wood posts on concrete blocks - shingle roof - full basement but low head room - bath + plaster walls - fir floors -	Residence	25'x100'	1928	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
mixed oriental + occidental residential locality	$ 1800.00 (house + land)	(1) In 1929 added addition to house 14'x19' - frame siding walls on posts set on concrete blocks. Full cellar (high) and all floor concreted - V joint (spruce) papered and hot floor. This provided for 2 extra main floor rooms + basement - I am a carpenter + did the labour myself + bought materials - cost - $400.00 (2) Rechingled roof of main house in 1930 - cost $100.00 (3) Complete interior paint job in 1939 - cost 150.00	$2000.00 (land + improvements)

Comments re upkeep of premises:
all ordinary repairs were looked after as required.

Comments re Appraiser's report not covered above:
The cellar was low in the main house but in the addition I built in 1929 there was between 7'+8' from floor to ceiling. There was no roof patching when I left the property. Roof was fully shingled & in good shape. If the property was in need of repairs (as the appraisal - Oct 1943) would appear to indicate, then the Custodian or his agent Mr Reeve should have used further sums than they did from revenue, etc, to keep in good repair. I consider the valuation to be much higher a fair value.

SIGNATURE

Comment: Rented to a person I knew at a nominal rental of 10.00 per month - Custodian later revised this from 20.00 (unfurnished) fixed by Wartime Prices Board, etc 15.00 per mo. I believe property was worth at

Sent $2000.00 value ruled by us on 9 Feb 1945 for 900.00

EXHIBIT No.
DATE June 23/48
FILED BY Crown

LOEWEN & HARVEY, LIMITED

751 Dunsmuir Street
Vancouver, B.C.
5th October, 1943.

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

Dear Sir:-

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

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

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

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

Yours faithfully,

LOEWEN and Harvey, Limited.

"A. Rout Harvey"

Director.

ARH/F.

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

Sept.22/48

mabanstead

L. M.

JOHNSON and REEVE

EXHIBIT No. June 23/48
DATE
FILED BY Crown

Bank of Nova Scotia Building
602 West Hastings Street
Vancouver, B.C.

25th June, 1942.

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

Dear Sir:

re KIDO Rikizuchi
File No. 9938

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

Real Estate

1. Location — 921 East Cordova Street, Vancouver, B.C. Lot 36 Block 49 D.L. 181 Industrial district with dwellings.

2. Description — Land 25 feet by 100 feet
Building Two storey frame dwelling with part basement, no heating plant. 4 rooms and bathroom (tin bath) upstairs. 5 rooms on ground floor. Japanese bathtub in basement.
Condition fairly good.

3. Title — We have taken possession of Certificate of Title No. 43107K and have deposited same in the Land Registry Office (receipt attached)

4. Occupancy — Owner in possession with family. Owner has granted a lease for one year from date of evacuation to Edward Cyr and his wife, Christine Cyr of 236 Campbell Avenue. The rent is to be $120.for the term of the lease payable as follows:- Tenants to pay all the taxes, water rates, and fire insurance premiums on the house and furniture and whatever amount is necessary to keep the house in good repair; the balance of the rent money to be paid to owner or his agent at the end of the term. Tenant also covenants to keep house and furniture in repair and replace any furniture broken, damaged or lost.

5. Contents — Inventory not taken pending evacuation.

6. Insurance — We have possession of Policies of Fire Insurance (endorsed to show ownership vested in Custodian) as follows:-

House $1500. 3 years expiring 13th November, 1942. Nationale Fire Insurance Company No. 278259.

Contents $1000. 3 years expiring 19th March 1944. Nationale Fire Insurance No. 278903.

JOHNSON and REEVE

Bank of Nova Scotia Building
802 West Hastings Street
Vancouver, B.C.

25th June, 1942.

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

re KIDO Rikizuchi
File No. 9938

7. Liabilities	None on record. Water rates paid to 30th June, 1942. Taxes paid for 1941 (We have the receipts)
8. Cost of Real Estate	Conveyance in Land Registry Office dated 12th January 1928 shows consideration of $1800.
9. Recommendations	We are of the opinion that the lease made is an unwise one for several reasons:

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

Yours faithfully,

JOHNSON & REEVE.

per "D.W. Reeve"

DWR

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

Sept.22/48

Mildred Lee
L. M.

R Kido —
(Claimant's Name)

EXHIBIT No. 419-A
DATE June 23/48
FILED BY Cobus

PERSONAL CHATTELS

01017
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
11 Picture frames —	diff times	new	46 50	fair	22 00
1 Compass —	1930	new	30 00	good	20 00
67 Records —	diff times	new	67 00	fair	16 75
4 Heaters —	1932-1935	new	120 00	some good, some fair	50 00
8 Rug carpets —	1932-1942	new	125 00	" " " "	60 00
3 piece furniture set —	1937 —	new	215 00	good —	145 00
5 Beds (5 springs - 3 mattresses) (double size)	(2) 1935-1939 -	new	175 00	(2) fair (3) good -	75 00

Description of Storage of Goods: the above goods and all other goods for which I am claiming are listed on the Custodians analysis of claim form. The goods claimed (and all my other goods for which I am not making a claim) were stored in my home 921 E Cordova St, Vancouver —

General Statement as to Chattels not Described above: see analysis sheet for all chattels claimed I had my chattels insured for 1000.00 and the Custodian has the policy

Additional Comments, if any: The furniture consisted of chesterfield & 2 chairs. The goods for which I am claiming were exclusively my own property and have nothing to do with and do not include any of the goods of any other Japanese left at 921 E Cordova St. the Custodian has not sent me any monies from sales of my chattels (now claimed or not claimed) and for depreciation on all items claimed.

R Kido
SIGNATURE

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 9938 EXHIBIT No.

NAME Rikuzuchi KIDO REG. No. 01017

DATE
DECLARATION May 23/42
EVACUATION July 18/42

INVENTORY
TAKEN BY Johnson, Reeve & Watson, Agents,
DATE July 18, 1942.

DETAILS OF CLAIM

EXHIBIT No. 419-5
DATE June 23/45
FILED BY Crown

SALES — AUCTION | TENDER &c

SOLD WITH REAL PROP.

DECL. NOT FOUND

"Complete household furnishings in owner's possession at 921 E. Cordova St., Vancouver, B.C. and when owner is evacuated, furnishings will be leased to Edward Cyr and wife, 236 Campbell Ave. Vancouver, B.C. for a term of 1 yr."

(Attached to J.P. form) Further particulars of the registration of: KIDO, Rikuzuchi, Reg.No. 01017. 921 E. Cordova St. Vancouver, B.C.

The Declarant is leaving the following things in the house at the above address, which is rented to Mr. & Mrs. Cyr, who will use the following:
4 dressers,
2 desks,
8 Curtains,
8 picture frames,
3 Japanese Picture frames,
11 Old Curtains,
16 Blinds
3 Expensive blinds
3 Drawers,
3 Tables
Clock Stand,
3 standard lamps
8 Linoleum carpets
19 Kitchen chairs
Upright piano
Rugs(3 pc. set)
3 pc. chesterfield suite
Stove (dining-room)
1 Heater
1 Kitchen Stove
5 Beds
7 springs
3 mattresses
Garden hose.
Declarant has stored the following in the basement of the above address, in one room. Johnson & Reeve are the Agents who have taken full responsibility for this property.
16 Glass cups
6 Glass bowls
21 piece tea set
2 sets of Japanese tea set,
Set of large dishes,
small dishes
dinner dishes,
Baking dishes,
expensive dishes,
cheap tea set,
glass dishes,
mixed dishes,

921 East Cordova St.
Vancouver, B.C.
Inventory of Furniture at the above address left for the use of the Lessees, This Inventory and Values supplied by (Mr. KIDO.

4	Dressers -	$50.
8	Curtains,	8
9	Picture frames	10.
3	Picture frames Japanese	9.
11	Old Curtains	1.50
16	Old Blinds	5.
3	Blinds(expensive ones)	10.
3	Buffet and 2 cabinets	15.
4	small tables	4.
1	Stand clock	4.
3	Lamp stands	7.
8	Linoleum Carpets	60.
19	Kitchen Chairs	5.
2	Rugs(set) 1 large & 1 small,	40.
	Furniture(3 pc. Chesterfield & two Arm Chairs	45.
1	Stove(Dining-room)	15.
1	Gas Stove	4.
(5	Beds,	
(5	springs,	
(3	mattresses	75.
1	Garden Hose	4.
	Clothesrack	
1	large round table	
1	Kitchen table	

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

(over)

921 E. Cordova St.
Vancouver, B.C.
Inventory of furniture and the other personal effects stored in the Basement and one room upstairs at the above address and locked up. Lessees have keys.

Basement

		AUCTION	TENDER &c
16	Glass Cups	1.00	
6	Glass bowls	.90	
1	Tea set(21 pcs)	5.00 ✓	7.00
2	Jap. tea sets	2.50	
1	Large set dishes	13.00	
)1	Large dinner dish	2.00	
1	Dish(small)	3.00	
	Baking dishes	1.00	
	Expensive dishes	10.00	
1	Cheap tea set	1.00	
	Glass dishes	3.00)	6.30
	Mixed dishes	5.00)	7.70
	Rice Bowls	5.50	
	Soup Bowls	3.00	
1	Flower Vase	2.00	
4	Water Jugs	.65	
10	Wine cups	.80	
	Sake Bottles	1.00	
1	Iron	2.00	
1	Old Stove	2.00	
1	Gas stove	6.00	
1	Gas heater	4.00	
1	Gas boiler	5.00	
1	Rice boiler	3.50	
2	Frying Pans	2.00	
	No. 1. Box	5.00	
	No. 2 Box	3.00	
	No. 3 Box	3.00	
	No. 4 Box	8.00	
	No. 5 Box	5.00	
	Box of Junk	10.00	
2	Nail Bars	1.50	
3	Lanterns	3.00	
1	Nail Hammer	2.50	
1	Machine Hammer	1.00	
1	Oaken Hammer	8.00	
1	Cop Wrench	2.00	
1	Bise	1.25	
1	Door bell	.75	
2	Saws	10.50	
1	Wedge	2.00	
4	Chisels	1.00	
	Wood Planes	7.00	
3	Steel Clamps	15.00	
	Elbow- three kinds	6.00	
	Pipes - four kinds	7.75	
1	Dog Fish Roller	5.50	
1	Tank	2.00	
2	Torches	5.00	
1	Anker	3.00	
3	Shovels	1.50	
1	Carpet 9 x 9	5.00	
	Wood - 32 ft.	16.00	8.45
1	Stove	15.00	
9	Wire Baskets	4.50	
1	Shrimp Boiler	1.50	
	Tin Cans (4 doz. large)	8.00	
	Forward.	255.10	29.45

E No 9938 EXHIBIT No. CASE No.

G. No. 01017 VENUE Nelson

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								
7.00									
6.30									
7.70									
8.45									
29.45									

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 9938 EXHIBIT N

NAME Rikuzuchi KIDO REG. No. 01017

EXHIBIT No 4/19-5
DATE June 23/45
FILED BY Crown

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.
			AUCTION	TENDER &c	
DECLARATION May 23/42 EVACUATION July 18/42	TAKEN BY Johnson, Reeve & Watson, Agents, DATE July 18, 1942.				
"Complete household furnishings in owner's possession at 921 E. Cordova St., Vancouver, B.C. and when owner is evacuated, furnishings will be leased to Edward Cyr and wife, 236 Campbell Ave. Vancouver, B.C.for a term of 1 yr."	921 East Cordova St. Vancouver, B.C. Inventory of Furniture at the above address left for the use of the Lessees, This Inventory and Values supplied by (Mr. KIDO.	921 E. Cordova St. Vancouver, B.C. Inventory of furniture and the other personal effects stored in the Basement and one room upstairs at the above address and locked up. Lessees have keys.			
(Attached to J.P. form) Further particulars of the registration of: KIDO, Rikuzuchi, Reg.No. 01017. 921 E. Cordova St. Vancouver, B.C.	4 Dressers - $50. 8 Curtains, 8 9 Picture frames 10. 3 Picture frames Japanese 9. 11 Old Curtains 1.50 16 Old Blinds 5. 3 Blinds(expensive ones) 10. 3 Buffet and 2 cabinets 15. 4 small tables 4. 1 Stand clock 4. 3 Lamp stands 7. 8 Linoleum Carpets 60. 19 Kitchen Chairs 5. 2 Rugs(set) 1 large & 1 small, 40. Furniture(3 pc. Chesterfield & two Arm Chairs 45. 1 Stove(Dining-room) 15. 1 Gas Stove 4. (5 Beds, (5 springs, (3 mattresses 75. 1 Garden Hose 4. Clothesrack 1 large round table 1 Kitchen table	Basement 16 Glass Cups 1.00 6 Glass bowls .90 1 Tea set(21 pcs) 5.00 ✓ 7.00 2 Jap. tea sets 2.50 1 Large set dishes 13.00 1 Large dinner dish 2.00 1 Dish(small) 3.00 Baking dishes 1.00 Expensive dishes 10.00 1 Cheap tea set 1.00 Glass dishes 3.00 6.30 Mixed dishes 5.00 7.70 Rice Bowls 5.50 Soup Bowls 3.00 1 Flower Vase 2.00 4 Water Jugs .65 10 Wine cups .80 Sake Bottles 1.00 1 Iron 2.00 1 Old Stove 2.00 1 Gas stove 6.00 1 Gas heater 4.00 1 Gas boiler 5.00 1 Rice boiler 3.50 2 Frying Pans 2.00 No. 1. Box 5.00 No. 2 Box 3.00 No. 3 Box 3.00 No. 4 Box 8.00 No. 5 Box 5.00 Box of Junk 10.00 2 Nail Bars 1.50 3 Lanterns 3.00 1 Nail Hammer 2.50 1 Machine Hammer 1.00 1 Oaken Hammer 8.00 1 Cop Wrench 2.00 1 Bise 1.25 1 Door bell .75 2 Saws 10.50 1 Wedge 2.00 4 Chisels 1.00 Wood Planes 7.00 3 Steel Clamps 15.00 Elbow- three kinds 6.00 Pipes - four kinds 7.75 1 Dog Fish Roller 5.50 1 Tank 2.00 2 Torches 5.00 1 Anker 3.00 3 Shovels 1.50 1 Carpet 9 x 9 5.00 Wood - 32 ft. 16.00 8.45 1 Stove 15.00 9 Wire Baskets 4.50 1 Shrimp Boiler 1.50 Tin Cans (4 doz. large) 8.00 Forward. 255.10 29.45	
The Declarant is leaving the following things in the house at the above address, which is rented to Mr. & Mrs. Cyr, who will use the following: 4 dressers, 2 desks, 8 Curtains, 8 picture frames, 3 Japanese Picture frames, 11 Old Curtains, 16 Blinds 3 Expensive blinds 3 Drawers, 3 Tables Clock Stand, 3 standard lamps 8 Linoleum carpets 19 Kitchen chairs Upright piano Rugs(3 pc. set) 3 pc. chesterfield suite Stove (dining-room) 1 Heater 1 Kitchen Stove 5 Beds 7 springs 3 mattresses Garden hose. Declarant has stored the following in the basement of the above address, in one room. Johnson & Reeve are the Agents who have taken full responsibility for this property. 16 Glass cups 6 Glass bowls 21 piece tea set 2 sets of Japanese tea set, Set of large dishes, small dishes dinner dishes, Baking dishes, expensive dishes, cheap tea set, glass dishes, mixed dishes,	Checked and received July 18th, 1942. Values not checked nor agreed to. (over)				

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 9938 EXHIBIT No.

NAME Rikuzuchi KIDO CONTINUED.

REG. No. 01017

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION May 23/42	TAKEN BY Johnson, Reeve & Watson, Agents,			AUCTION	TENDER &c		
EVACUATION July 18/42	DATE						
rice bowls,	921 E. Cordova Street,	Brought Forward	255.10		29.45		
soup bowls,	Vancouver, B.C.	1 Large Flat Pan	2.00				
flower vase,	Inventory of Furniture	1 Washing Dryer	2.00				
water jug (4)	and other Personal	Stove Chimney - 3 ft.	1.50				
10 Wine cups,	Effects stored in the	1 Boat Lamp	3.00				
Sake bottles,	Basement and one Room	4 Oil Can	2.75				
iron,	Upstairs at the above	1 Motor	10.00				
old stove,	address and locked up.	4 Box Chinaware(all sorts)	25.00				
gas stove,	Lessees have the keys.	1 Rice Boiler & Japanese mixer	3.80				
gas heater,			$305.15				
gas boiler,	BASEMENT	UPSTAIRS:-					
rice boiler,	16 Glass cups - $1.	11 Picture frames	46.50				
frying pan (2)	6 Glass bowls .90	Curtains	2.00				
Boxes numbered,1,2,3,4,	1 Tea Set(21 pc) 5.	3 Blinds(Expensive)	6.00				
5, box of junk,	2 Jap. Tea Sets 2.50	1 Compass	20.00				
2 nail bars,	1 Large Dish set 13.	Records	67.00				
2 lanterns,	Dishes(small) 3.	Books	20.00				
1 hammer,	Dinner Dishes 2.	1 Wedding Veil	7.00				
machine hammer,	Baking Dishes 1.	1 Trunk	5.00		2.50		
oaken hammer,	Expensive dishes 10.		$173.50				
cup wrench,	1 Cheap Tea set 1.						
bise,	Glass dishes 3.00	Furniture left at above address for use of Lesees.					
door bell,	Mixed dishes 5.	4 Dressers	50.00	3	17.50		
2 Saws,	Rice bowls 5.50	8 Curtains	8.00				
wedge,	Soup bowls 3.	9 Picture Frames	10.00				
4 chisels,	1 Flower Vase 2.	3 Picture frames(Japanese type)	9.00	✓			
wood planes,	4 Water Jugs .65	11 Old Curtains	1.50	✓			
3 steel clamps,	10 Wine Cups .80	16 Blinds (old)	5.00				
3 kinds of elbows,	Sake Bottles 1.	3 Blinds (Expensive)	10.00				
4 kinds of pipes,	1 Iron 2.	3 Buffets and 3 Cabinets	15.00		2.10	1 Cabinet	
Dog fish roller,	1 Old Stove 2.	4 Tables (Small)	4.00				
tank,	1 Gas Stove 6.	1 Stand Clock	4.00		6.50		
torch(2)	1 Gas Heater 4.	3 Lamp Stands	7.00				
anchor,	1 Gas boiler 5.	8 Linoleum Carpets	60.00	old	1.75		
3 shovels,	1 Rice boiler 3.50	19 Kitchen Chairs	5.00	14	5.10		
9' x 9' linoleum carpet,	2 Frying Pans 2.	2 Rugs (1 large,1 small)	40.00	✓	37.00		
32 ft wood,	No. 1. Box 5.	3 pc. Furniture set	145.00		28.00		
stove,	No. 2 Box 3.	1 Findlay Circulating heater	15.00	✓	19.00		
9 wired basket,	No. 3 Box 3.	1 Gas Stove	4.00				
Shrimp boiler,	No. 4 Box 8.	5 Beds - 5 springs - 3 mattresses	75.00	)	47.75		
4 large tin cans,	No. 5 Box 5.	1 Garden Hose	4.00	)			
1 large flat pan,	Box of Junk 10.	1 Clothes Rack	2.00				
Washing dryer,	2 Nail Bars 1.50	1 Large Round Table	2.00				
3 ft stove chimney,	3 Lanterns 3.	1 Kitchen table	1.00				
boat lamp,	1 Nail Hammer 2.50	1 Glass Door Cabinet	15.00				
4 oil cans,	1 Machine Hammer 1.		$491.50				
motor,	1 Oaken Hammer 8.	Grand TOTALS	$ 970.25		$196.65		
4 boxes of all kinds of chinaware,	1 Cup Wrench 2.						
rice boiler & Japanese mixer,	1 Bise 1.25	Sundry small articles			79.75		
Declarant has left the following upstairs(at the same address)	1 Door Bell .75	Total -			$276.40		
11 Picture frames,	2 Saws 10.50						
1 bunch curtain rods,	1 Wedge 2.00	RECAP:					
3 expensive blinds,	4 Chisels 1.	Total claimed	970.25	$811.00			
compass,	Wood Planes 7.						
records,	3 Steel Clamps 15.	Total Gross Sales			276.40		
wedding veil,	Elbow(3 kinds) 6.	net amount					
books and one trunk,	Pipes (4 kinds) 7.75	$188.82 held for clarification					
N.B. Declarant registered the above house and gave full details of Insurance etc., but did not list the furniture on May 23rd.	1 Dog Fish roller 5.50	see memo under "Remarks".					
	1 Tank 2.						
	2 Torch 5.						
	1 Anker 3.						
	3 Shovels 1.50						
	1 Carpet 9 x 9 5.						
	Wood 32 ft 16.						
	1 Stove 15.						
	9 Wire Baskets 4.50						
	1 Shrimp boiler 1.50						
	Tin cans(4 large) 8.						
June 23rd, 1942.							

(over)

No 9938 EXHIBIT No. CASE No.

No. 01017 VENUE NELSON

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
CTION	TENDER &c								
29.45									
2.50									
17.50									
2.10	1 Cabinet								
6.50									
1.75									
5.10									
37.00									
28.00									
19.00									
47.75									
					4.00				Stolen Oct. 10/44.
196.65									
79.75									
276.40									
276.40									See Summary of sales attached.

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 9938 EXHIBIT No.

NAME Rikuzuchi KIDO CONTINUED REG. No. 01017

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION May 23/42 EVACUATION July 18/42	TAKEN BY Johnson, Reeve & Watson, Agents, DATE		AUCTION	TENDER &c		
See Pages 1 & 2.	1 Large Flat pan 2. 1 Washing Dryer 2. Stove Chimney (3 ft) 1.50 1 Boat Lamp 3. 4 Oil Cans 2.75 1 Motor 10. 4 Boxes(China-ware all sorts) 25. 1 Rice Boiler & Jap. Mixer 3.80 $305.15 UPSTAIRS ROOM 11 Picture frames 46.50 Curtain rods 2. 3 Blinds(expens-ive) 6. 1 Compass 20. Records 67. 1 Wedding veil 7. Books 20. 1 Trunk 5. $173.50 Total $ 478.65					

EXHIBIT No._____ CASE No._____

VENUE NELSON

ENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
				see attached memo				Oct. 7/44
				" "				Oct.31/44

The following named persons are said to have had Chattels at 921 E. Cordova Street, Vancouver, B.C.

File 2368-Kiyoshi KAWAGOYA,Reg.No. 10676
declared Apr. 9/42 on J.P. Form:-
"1 Cookstove, 2 tables, 10 chairs, 1 Chesterfield set, 1 bed, 1 crib, cooking utensils, dishes and silverware. 4 shrimp nets, 1000 ft. of 5/8" rope,100 shrimp traps, all at 921 E. Cordova St. Vancouver, B.C.

File (Ex-)(Int) 803- Rinzo KITAGAWA,-P/W/A.65
declared in Ltr. Feb. 12/46:-
"2 Shrimp nets and 150 fat. of Manila rope."

File 11376 Minoru KIRA, Reg. No. 00489
declared Feb. 9/44
"6 boxes of kitchenware at 921 Cordova St.E. Van. B.C."

File 2406- Kuichi SHIRAKAWA, Reg. No. 10787
declared March 21/42:-
" 3 boxes of carpenters tools in custody of KIDO at 921 E. Cordova valued at $300.00."

On account of the above data the proceeds of Auction sales in the name of Rikuzuchi KIDO re 921 E. Cordova St. Vancouver, B.C. are held for clarification -
net amount $188.82 -

COPY

Warehouse. . . . . .

Date Oct. 7 /41 . . . . . .

FILE NO. 9938

NAME KIDO, Rikuzuchi . . . . . .

ADDRESS . . . . . 921 Cordova E.. . . . . .

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

1 Homemade Table - Broken

1 Wash stand - Broken and no drawers

1 old leatherette couch - broken N.V.

Auctioneer (signed) W.G. Willard.

The above mentioned articles have been abandoned.

(signed) D. SMITH ?

C O P Y

Warehouse. . . . . .

Oct. 31/44
Date. . . . . .

FILE NO. . . . 9938. . . . . .

NAME . . . . . .KIDO,.Rikuzuchi. . . . . .

ADDRESS . . . . . .

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

1 kitchen scale - Rusty N.V.

1 express wagon - Broken -

1 heater (Gas) Rusty & Broken

3 Lanterns N.V.

Auctioneer (signed) W.G. Willard.

The above mentioned articles have been abandoned.

(signed) D.A. Smith

File
9938

Rikuzuchi KIDO,
Reg. No. 01017

February 18, 1948

PERSONAL PROPERTY
SECTION

SUMMARY OF SALES OF
CHATTELS
as shown on General Statement
of Account

Statement Date			Gross	Expenses
1944				
Nov. 20 -	Auction	#513	185.55	54.95
22-	"	514	.35	.04
Dec. 18-	"	516	34.75	16.25
1945				
Jan. 8 -	"	517	35.50	5.07
Jan. 24	"	519	12.55	9.30
1946				
Feb. 26-	"	56	2.50	.67
Mar. 18 -	"	57	3.60	.84
Apr. 20-	"	59	1.60	.46
			$276.40	87.58

Net amount $188.82

FORM "JP" FILE No.

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN

EXHIBIT No. 419 - 6

REAL ESTATE DATE June 23/48

FILED BY Crown

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KIDO, Rikuzuchi

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

REGISTRATION NUMBER 01017 SEX: Male AGE: 59

OCCUPATION: Fisherman

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

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

MARRIED? yes

NAME OF WIFE OR HUSBAND: Rin

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

NAMES OF ANY LIVING CHILDREN: Haruko (F)

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

AGE OF CHILDREN: 19

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

1. LOCATION AND DESCRIPTION: 921 E. Cordova St. City of Vancouver, Lot 36, Block 49, D.L. 181, Group No. 1, New Westminster District, Plan 196. Title No. 43107-K.

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

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

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

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

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present. Will be leased to Edward Cyr & wife, 236 Campbell Ave., Vancouver, B. C. for 1 yr. from date of evacuation for $120.00 a yr. Lease papers drawn up by A. H. Young, 1009 Dominion Bank Bldg., Van., B.C. and in owner's possession.

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

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

9. IF FARM LAND STATE CROPS SOWN none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: none

2. LANDLORD'S NAME AND ADDRESS: none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

none

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Complete household furnishings in owner's possession at 921 E. Cordova St., Vancouver, B. C. and when owner is evacuated, furnishings will be leased to Edward Cyr and wife, 236 Campbell Ave., Vancouver, B. C. for a term of 1 yr.

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

none

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

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: The Nationale Fire Ins.

on furniture, $1,000.00. Policy No. 278903. Policy in owner's possession.

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

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

none

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

none

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

9. LIFE INSURANCE: none

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 23rd day of May 1942

(Signature) R. Kido

A.G. McArthur
Witness

FOR DEPARTMENTAL USE

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

Sept. 22/48

A. M.

MEMORANDUM

Further particulars of the registration of :-

KIDO, Rikuzuchi, Reg.No. 01017.
921 E. Cordova St.,
Vancouver, B. C.

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

4 ~~Dressers~~; 2 Desks; 8 curtains; 8 ~~picture frames~~; 3 Japanese picture frames; 11 old curtains; 16 blinds; 3 expensive blinds; 3 drawers; ~~3 tables; clock stand; 3 stand lamps;~~ 8 ~~linoleum carpets;~~ 19 ~~kitchen chairs~~; upright piano; ~~rugs (3 piece set); 3 piece chesterfield suite;~~ stove (dining room); ~~1 heater;~~ 1 kitchen stove; 5 ~~beds~~; 7 ~~springs~~; 3 mattresses; garden hose."Stolen see letter 10/10/44." "1 spring"

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

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

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

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

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

June 26th, 1942.
"D.M.C."

Sold 14/12/45 Vancouver 57

sold by Auction 12/10/44 Vancouver 513

Signature "R.Kido"

Sold by auction 2/11/44 Vancouver 516

Sold by auction 19/10/44 Van.514

Sold by auction 9/11/44 Vancouver 517 (See Extract)

Sold by auction 7/12/45 Van.56

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

Sept.22/48

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

EXHIBIT NO. 419-7
DATE June 23/48
FILED BY Colwell

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

✓4	Dressers	$ 50.
~~2~~	~~Desks~~ gone	5.
✓ 8	Curtains	8.
✓~~8~~ 9	Picture Frames	10.
✓ 3	Picture Frames (Japanese)	9.
✓11	Old Curtains	1.50
✓16	Blinds old	5.
✓3	Blinds (expensive ones)	10.
✓3	~~Drawers~~ Buffet + 2 cabinets	15.
✓ ~~X~~4	Tables small	4.
✓1	Stand Clock	4.
✓3	Lamp Stands	7.
✓8	Linoleum Carpets	60.
✓19	Kitchen chairs	5.
~~1~~	~~Piano~~ sold	300.
✓ ~~X~~2	Rugs ~~(set)~~ 1 large 1 small	40.
	Furniture (3 piece) Chesterfield and 2 arm chairs	45.
✓1	Stove (Dining Room)	15.
✓1	Gas Stove	4.
✓5	Beds, ~~X~~ 5 Springs, 3 Mattress	75.
✓ 1	Garden Hose	4.
✓ 1	Clothes Rack	$ 676.50
✓ 1	Table large (round)	
✓ 1	Table (Kitchen)	
1	Glass door Cabinet	

$1500

Checked and received 18 July 1942

Ed Cyr

Mrs Christine Cyr

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

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

BASEMENT

16	Glass Cups	$ 1.
6	Glass Bowls	.90
~~1~~	~~Tea Set (21 piece)~~	~~5.~~ 7.00
2	Japanese Tea Sets	2.50
1	Large Dish Set	13.
	Dishes (small)	3.
	Dinner Dishes	2.
	Baking Dishes	1.
	Expensive dishes	10.
1	Cheap Tea Set	1.
	Glass dishes	3.
	Mixed Dishes	5.
	Rice Bowls	5.50
	Soup Bowls	3.
1	Flower Vase	2.
4	Water Jugs	.65
10	Wine Cups	.80
	Sake Bottles	1.
1	Iron	2.
1	Old Stove	2.
1	Gas Stove	6.
1	Gas Heater	4.
1	Gas Boiler	5.
1	Rice Boiler	3.50
2	Frying Pans	2.
	No. 1 Box	5.
	No. 2 Box	3.
	No. 3 Box	3.
	No. 4 Box	8.
	No. 5 Box	5.
	Box of Junk	10.
2	Nail Bars	1.50
3	Lanterns	3.
1	Nail Hammer	2.50
	FORWARD	$125.85

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

BASEMENT (Continued)

		FORWARD	$ 125.85
1		Machine Hammer	1.
1		Oaken Hammer	8.
1		Cup Wrench	2.
1		Bise	1.25
1		Door Bell	.75
2		Saws	10.50
1		Wedge	2.
4		Chisels	1.
		Wood Planes	7.
3		Steel clamps	15.
		Elbow (3 kinds)	6.
		Pipes (4 kinds)	7.75
1		Dog Fish Roller	5.50
1		Tank	2.
2		Torch	5.
1		Anker	3.
3		Shovels	1.50
1		Carpet (9x9)	5.
		Wood (32 ft.)	16.
1		Stove	15.
9		Wire Baskets	4.50
1		Shrimp Boiler	1.50
		Tin Cans (4 large)	8.
1		Large Flat Pan	2.
1		Washing Dryer	2.
		Stove Chimney (3 ft.)	1.50
1		Boat Lamp	3.
4		Oil Cans	2.75
1		Motor	10.
4		Boxes (Chinaware all sorts)	25.
1		Rice Boiler & Japanese Mixer	3.80
			$ 305.15

UPSTAIRS ROOM

11	Picture Frames	46.50
	Curtain rods	2.
3	Blinds (expensive)	6.
1	Compass	20.
	Records	67.
1	Wedding Veil	7.
	Books	20.
1	Trunk	5.
		$ 173.50

TOTAL $ 478.65

Copy

Custodian's
inventory
Claim based on the
SP declaration
& on SP list — identical.
values are claimants

L

EXHIBIT No. 419 - 8
DATE June 23/48
FILED BY

REAL PROPERTY SUMMARY

JAPANESE NAME: Rikuzuchi KIDO Registration No. 01017 File No. 9938 Crown

CATALOGUE NO: 91

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

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

TITLE: Registered in the name of Rikizuchi KIDO.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 35891 dated March 15th, 1943.

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

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

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

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

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

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

...2/

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

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

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

We enclose a copy of the tenant's agreement.

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

Yours faithfully,

JOHNSON REEVE AND WATSON."

Rents collected $330.00 against which were the following charges:

Water rates	$35.00
Taxes	35.62
Insurance	12.00
Repairs	48.01
New Gutters	42.50
Rental Board Fee	15.00
Commission	28.13
	$216.26

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

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

1..3/

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

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

OLD CERTIFICATE OF TITLE
No. 43107-K — Was deposited in the Land Registry Office, Vancouver, B.C. June 9th, 1942.

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

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

April 2nd, 1947.

"D.A.Cramer"
D. A. CRAMER.

DAC:ic

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

Sept.22/48

Mulvenstall
L.M.