

1400

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: TANII, KISHIJI

HOME ADDRESS: 2993 West 23rd Avenue, Vancouver, B.C.

REGISTRATION NUMBER 01833 SEX: Male AGE: 36

OCCUPATION: Gardner - Have own business in partnership with

Tasaku Sato, at 2993 West 23rd Avenue, Vancouver.

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Kiyo

ADDRESS OF WIFE OR HUSBAND: 52 Tajima Niitsu Machi, Niigata Ken, Japan.

NAMES OF ANY LIVING CHILDREN: Noriko (F); Hajime (M); Kuniko (F);

Kajuko (F).

ADDRESS OF CHILDREN: Noriko & Kuniko: Oriental Home (United Church), Victoria, Van. Is., B.C.

ADDRESS OF CHILDREN: Kajuko - Catholic Japanese Mission, Corner Dun-

levy & Cordova, Vancouver.

AGE OF CHILDREN: 6; 4; 2; 1. Hajime: - (52 Tajima Niitsu Machi,

(Niigata Ken, Japan.)

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

1. LOCATION AND DESCRIPTION: Lot 1, Block "B", D.L. 139 at 2993 West
23rd Avenue (Planted in flower) (Half interest only)

2. BUILDINGS AND OTHER IMPROVEMENTS: Hot House (Value \$1650); Boiler
house; Shed;

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

4. TAXES (Amount and where payable) About \$90. annually paid up to Decem-
ber 31/41 incl.

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

6. OCCUPANCY AND LEASES (If vacant so state) Nil

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In personal possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Yes - Tasaku Sato (1/2 interest)
9. IF FARM LAND STATE CROPS SOWN: Flower trees - totalling in value about \$800.00.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 2995 West 23rd Avenue, Vancouver, B.C.
Six-room, 2-storey, frame
2. LANDLORD'S NAME AND ADDRESS: Mutsu Tanii (F), (Mother)
Address: 52 Tajima Niitsu Machi, Niigata Ken, Japan.
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Does not pay rent but pays for taxes and upkeep.
4. STATE WHEREABOUTS OF LEASE: Nil
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) Nil
Fire
NOTE: Insurance held by Mutsu Tanii (Mother) in Mother's name,
Mutsu Tanii (F), \$5000., Guardian Assurance Co. Ltd., paid up till
February 20th, 1944. W.S. Doyle & Co
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: No.

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
Whole contents and furnishings of home have already been sold to a second-hand store;
Garden tools valued at about \$50.00, in barn. (Half interest)
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS Nil
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY Nil

4. INSURANCE CARRIED ON ABOVE PROPERTY: Nil5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: Nil

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

\$46. for plants supplied - owing from B.J. Abbott, 5355 W. 52nd, Vanc.\$34. labour & plants - owing from K.J. Hunter, 4791 Elm Street, Vanc.

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

None8. BANK ACCOUNTS: About \$150. at Imperial Bank, Granville & 4th.9. LIFE INSURANCE: \$1500 - 25 year endowment with disability,Manufacturers Life - Beneficiary, Miss Noriko Tanii (daughter),
having Tasaku Sato as guardian.10. INTEREST IN ANY ESTATES OR TRUSTS: No11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None2. TRADE DEBTS: None

REMARKS:

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 18th day of March 1942.

(Signature)

K. TaniiM. L. Trainor

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Nov. 30/42

Our File No. 1400

Full Name TANII, Kichiji
(Surname in Block Letters)

Registration No. 01833

^V
Male - Female
(Check)

Age Nov. 16/1903

Former Address 2993 West 23rd. Ave., City

Date Evacuated Mar. 20/42

^V
Naturalized - Canadian-Born - National
(Check)

Present Address Greenwood, B.C.

*R.M.P. Rec. 3046, C/o C.P.R. Coquitlam, B.C.
K.V.R. Princeton, B.C.*

^V
Married - Single
(Check)

Name of Wife (SAKUMI) Kiyo

Name of Husband

Name of Mother ^{nee} (TAMURA) Mutsu

Name of Father Tanii, Masaki

Names of Children under 16 Noriko(F) 22/11/35

Hajime(M) 5/9/37

Kuniko(F) 24/9/39

Kazuko(F) 28/12/40

Requested by E. Burraston

Registered with Custodian

(Yes or No)

Additional Information

Gardener.

Owner of a Truck.

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

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

18th February, 1944.

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

File No. 1514-1400

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

Dear Sir:

re Catalogue No. 35
Lot 1, Block "R" D.L. 139
3850 Carnarvon Street.

On the 19th July last, we filed with you a schedule of valuations made, which included the above property as appraised at \$1,300. We now beg to submit our written report at the request of Mr. Douet, of your office, as follows:-

Land The area of the land is approximately one acre. The dimensions of the boundaries being as follows:

North 296.95 feet
East 155.15 feet
South 287 feet with a gore on the Southwest corner 15.8 feet
West 142.82 feet.

The land was formerly used as a nursery garden, but is in a neglected condition having been vacant and unused for a considerable time.

The Southerly portion of Block "R" has been subdivided into Lots 2 to 7 and we have previously reported to you on the value of Lots 6 and 7 with the house known as 2993 West 23rd Avenue. The property in question might be made available for subdivision if 22nd Avenue were extended between MacKensie Street and Carnarvon Street, which would open up both this parcel of land and the land immediately north, which, as far as we know, has not been subdivided. If this were done, the North 33 feet of this land would have to be dedicated to the City for street purposes. This subdivision would involve provision of a water main and a sewer and we do not know whether the City would be willing to undertake this installation at the present time. We should mention, however, that the land to the North of 21st Avenue and some lots on the South side of 21st Avenue have been subdivided and buildings erected. There has been considerable activity in this neighbourhood recently. A subdivision of this property would provide 8 lots with a frontage of 37 feet each and a number of lots of that size have been sold further North for \$290, each, which would give a gross price of \$1,600.

Buildings There are two green houses adjoining each other and a boiler house with a boiler and heating system for the green house also some sheds.

It is unlikely that the property would be required for a nursery garden and if the property is to be regarded as a subdivision project, these buildings would be of no value except what salvage could be recovered. The buildings are badly depreciated and the cost of removing them would very likely offset any salvage value.

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

TELEPHONE MARINE 2264
CABLE ADDRESS "JOHRE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

- Page 2 -

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

The Custodian's Office,
Vancouver, B.C.

18th February, 1944.

Appraisal In view of the expense of subdividing and selling the lots, we are of the opinion that the present value of the property is \$1,300, in which we have included the sum of \$100, as salvage value of the boiler.

We think that in the circumstances, if you receive an offer of \$1,200, it would be advisable to accept it and if you receive an offer of a little less than this, we would suggest that you might refer the matter back to us for further consideration and in such case we would make another inspection of the property.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. W. Reeve

DWR

REAL PROPERTY SUMMARY

Files 1400, 1514

JAPANESE NAMES: Kichiji TANII - - Reg. No. 01833.
Tasaku SATO - - Reg. No. 00377.

CATALOGUE NO: 35.

PROPERTY ADDRESS: 3850 Carnarvon Street, Vancouver, B.C.

LEGAL DESCRIPTION: City of Vancouver, Lot 1, Block "R", District Lot 139, Group 1, New Westminster District, Plan 5532.

TITLE: In the names of Kichiji TANII and Tasaku SATO.

ENCUMBRANCE: Vesting 36439 - 21st June 1943.

ASSESSED VALUE: 1941 -
Land \$1200.00
Improvements 1000.00 Total \$2200.00 Taxes \$88.75.

CLASSIFICATION: In making valuation dated 18th February 1944, Mr. Reeves described the property as being approximately 1 acre, formerly used as a nursery garden, but at the time of inspection was in a neglected condition, having been vacant and unused. On it were two green-houses adjoining each other, a boiler room with a boiler and heating system for the green-houses and some sheds. The property was not re-subdivided into lots owing to lack of approach.

HISTORY OF ADMINISTRATION: Property was unoccupied and there was no revenue from it.

SOLD: To Edward DOLBY for \$1400.00 and approved by the Advisory Committee on the 19th April 1944.

FUNDS: Released to the credit of the joint account of Kichiji TANII and Tasaku SATO, sale price \$1400.00 less insurance \$7.60, Certificate of Encumbrance \$1.00, repairs \$2.50, sundries \$5.00, valuation \$5.00, taxes \$90.24, registration \$9.55, commission on sale \$70.00, advertising \$4.00, closing adjustments \$18.46, total \$213.35. Net amount released \$1186.65. (Joint account divided - 1/2 transferred to 1400 & 1/2 transferred to 1514)

TITLE: C. of T. number 102551-L, delivered to Edward DOLBY on the 1st June 1944.

OLD C. OF T. NO. 42675-L: In possession of Kichiji TANII.

The above summary is certified to be in accordance with the information on file and on record by accounting department.

DATED September 10th, 1946.

IN:NL

Paul Thompson

OFFERS: August 21/42 - The Royal Trust Company, Agent, advised they had a definite offer of \$1225.00 for Lot 1, Subd. R. of Block 10, D.L. 139, as a whole, including land, buildings, shrubs and tools. On referring this offer to TANII and SATO, joint owners, both replied (Sept. 3/42 & Aug. 31/42 respectively) that they had "no intention of selling".

March 4/44 - E. Dolby - \$1200.00. Custodian advised no offer for a sum less than \$1300.00 would be recommended to the Custodian in Ottawa for acceptance.

March 30/44: - L. O'Hagan - \$1050.00. Rejected.

April 24/44: - E. Dolby - \$1400.00. Accepted.

/ER
November 29, 1947.

E. Robertson

MEMORANDUM: File 1400

December 13, 1944

There is no record that a truck owned
by Kichiji TANII was surrendered to the R.C.M.P.

No truck is declared on JP, so the truck
referred to on the Information From RCMP sheet
was probably sold before he registered.

Jm Jackson

PERSONAL PROPERTY SUMMARY

File No. 1400

December 30, 1946

Re: Kichiji TANII (Mr.)
Registration No. 01833.

Chattels:

See Supplementary Summary attached.

Specified
Articles:

It is noted on the R.C.M.P. information sheet that the above Japanese person owned a Truck. However, there is no evidence on file that a truck was owned by Kichiji TANII and it is therefore assumed that the truck was disposed of by this Japanese prior to the date set on which surrender of such vehicles was to be made to the Custodian. (See Supplementary Summary attached).

Accounts
Receivable:

In his JP form dated March 18, 1942 TANII declared that the following accounts were owing to him:

\$46.00 - B. J. Abbott, 3333 W. 32nd Avenue, Vancouver
(for plants supplied)

\$34.00 - K. J. Hunter, 4791 Elm Street, Vancouver, B.C.
(for labour and plants).

In their report dated September 28, 1942 Foster & Barrett-Lennard stated Mr. Abbott denied owing any more than \$8.00, which amount he advised he had paid to Miss Tamura, niece of the registrant, and that Mr. Hunter denied his debt entirely giving the explanation that Tanii contracted to do certain work on Mr. Hunter's grounds and that the work was never completed. Foster & Barrett-Lennard advised they would not take any further action in the matter of these accounts. This file does not reveal any action taken by the Custodian, nor has any further claim been made by TANII in regard to these monies.

Bank
Accounts:

Declared by Tanii: "About \$150.00 at Imperial Bank, Granville & 4th Avenue, Vancouver, B.C." No action regarding this account has been taken by the Custodian.

Life
Insurance:

Declared by Tanii in his JP form: "\$1500.00 - 25 year endowment with disability. Manufacturers Life. Beneficiary, Miss Noriko Tanii, daughter, having Tasaku Sato as guardian. From information supplied by the insurance company it is revealed that the policy number is 665,011. No action regarding this policy has been taken by the Custodian.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

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

E. Robertson
E. Robertson.

NAME TANIL, KishiiREGISTRATION NO. 01533FILE NO. 1492

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver, B.C. July 27, 1944.

Garden tools	\$ 13.45
3 Cross cut axes (without handles)	2.60
Bundle of pipes	0.13
Box of broken garden tools	0.60
Gallon of coal oil & safety can	0.80
Garden roller	13.00

Total	\$ 30.60
Less Expenses (Auctioneer's Fee: \$3.06)	\$ 6.56
(Advertising: 0.86)	
(Movings: 2.64)	
Net Proceeds Credited:	\$ 24.04

Less one half transferred to SATO, Tasaku-File 1514: 12.02

Transferred January 3, 1947.

Members of Custodian Staff Present. <i>P. G. and Mr. Smith</i>	Net credited: \$12.02
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Extracted from Auctioneering List No. Vancouver 502

Remarks.

File 1400
1514

July 19, 1944

MEMORANDUM

To: The File
From: Mr. Spain

Re: Catalogue Number 35
3850 Carnarvon Street,
Owner: Kichiji TAKII
Purchaser: Mr. E. Dally

Investigation at the above address revealed:

- 1 Garden Roller -
- 1 Bench - Rubber -
- 2 Sledgehammers -
- 2 Tree Pruners -
- 1 lot of shovels, hoes, rakes
and general garden tools -

All of which are being removed to Willard's Auction Room to be
included in Auction Number 502.

There were several hundred common flower pots which Mr. Dally con-
tended were part of the greenhouse equipment and I agreed with his
contention.

The flower pots were allowed to remain in his possession.

GMS/MAC

W. K. Spain
S. See by notes 27/7/44 Pursuant 502

CHATTELS SUMMARY

December 30th, 1946

File No. 1400
File No. 1514

Kichiji TANII (Mr.)
Tasaku SATO (Mr.)

Reg. No. 01833
Reg. No. 00377

Kichiji TANII declared in his JP form dated March 18, 1942 that "whole contents and furnishings of home have already been sold to a second-hand store; garden tools valued at about \$50.00 in barn (half-interest)."

Tasaku SATO declared in his JP form dated March 18, 1942: "Garden tools valued at about \$50.00 (half-interest) in shed at 2993 W. 23rd Avenue. Contents of 2 rooms, furnishings valued at about \$150.00". In the Royal Trust Company's report on the real property section of file 1400 dated April 10, 1942 it is stated that Mrs. Sato had a number of chattels in two rooms at 1810 Burrard Street and they recommended that such effects as were not required by the family be sold and credited to their account. However, in Mrs. Sato's JP declaration of May 12, 1942 she declared no property in the restricted area of British Columbia and Mr. Green's memo on file dated June 25th, 1943 states it may be assumed that as Mrs. Sato declared nothing, only garden tools were left. (On checking file 11978 which covers the property known as 1810 Burrard Street there is nothing to indicate that any chattels were left at that address by Mrs. Sato).

In a memo dated June 29th, 1943 Mr. Spain listed a number of chattels stored in a cupboard upstairs at 2993 W. 23rd Avenue, Vancouver, and tools and garden equipment which were locked in a shed at the rear.

Under date of August 7, 1943 Custodian Release was filed by Kichiji TANII for shipment of the goods stored at 2993 W. 23rd Avenue to Greenwood, B. C. The B.C. Security Commission receipt covering the shipment is on file dated August 30, 1943 and Mr. Green's memo of July 10, 1944 states it would appear that shipment of everything stored upstairs was made as per Custodian Release dated August 7, 1943, but that there were still some tools of small value in a locked shed on the nursery property which Mr. Dolby would like moved.

According to Mr. Spain's memo of July 19, 1944 all garden equipment was removed and sold at Vancouver Auction 502 under date of July 27th, 1944, with the exception of the flower pots which Mr. Dolby considered were part of the greenhouse equipment and they were allowed to remain in his (Mr. Dolby's) possession.

As both Mr. Tanii and Mr. Sato declared they had a one-half interest in the garden tools and equipment and as these were sold under Kichiji TANII's name only at auction and the net proceeds credited to his account, we are now transferring one-half the net proceeds of \$24.04, namely \$12.02, from Tanii's single account to a single account in Sato's name. (Memo re transfer on file dated December 30, 1946).

Chattels accordingly closed.

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


E. Robertson.

MEMORANDUM

TO: Miss C. Girard

December 30, 1946

FROM: E. Robertson

Re: Kichiji TANII, Reg. No. 00833 and (File 1400)
Tasaku SATO, Reg. No. 00377 (File 1514)

In their SP forms the above two Japanese persons declared a one-half interest in the garden tools and equipment in connection with the nursery at 1850 Commercial Street, Vancouver, which was owned jointly by the above Japanese persons. However, it is revealed on File 1400 that the net proceeds from the sale of the garden equipment was credited to Kichiji TANII's single account. Will you therefore kindly transfer one-half the net proceeds (i.e. one-half of \$11.04 = \$5.52) derived from the sale of chattels from Kichiji Tanii's account 1400 to a single account in Tasaku Sato's name.
 (Vancouver Auction 502 - July 27, 1944).

E. Robertson

Accounting Department:

Charge to File 1400 and credit as follows:
 Vancouver 502:

Credit File 1514 -	Realized: \$15.30	--	Less Expenses: \$3.28	--	Credited: \$12.02
" File 1400	" \$15.30	--	" \$3.28	--	" \$12.02
					<u>\$12.02</u>

Transferred January 3, 1947.

1

C. Girard

Files # 1624, 1400, 1366.

March 26th, 1942.

Albert Percy Foster, Esq.,
25 Bank of Toronto Bldg.,
Vancouver, B. C.

Dear Sir:-

Under Section 12 of P.C. 1665 the Custodian is charged with the responsibility of taking over the control and management of the property of persons of the Japanese race other than the items excepted in the Order in Council, etc.

.....The cases referred to you herewith are as follows:

Matsuo, Chiyoji	- 01859
Tanii, Kichiji	- 01833
Mori, Densaburo	- 01517

It is expected that there will be further cases referred to you as registration of the persons of the Japanese race proceeds.

A copy of the Consolidated Regulations respecting Trading with the Enemy (1939) is enclosed.

Yours truly,

ORIGINAL COPY IN FILE # 113.

RFB:EB
Enc.

1400

March 30th, 1949.

Registrar,
Vancouver District
Land Registry Office,
Vancouver, B.C.

Dear Sir:-

In connection with the property of evacuated Japanese who have declared themselves owners of certain lands in the district for which you are Registrar of Titles I shall be glad if you will have the list below checked and inform me if title stands in the name set opposite to each parcel. If your records show the registered owner other than as given in the list will you please inform me of his name and address.

Will you kindly advise me also if the duplicate certificate of title to any or all of these parcels is at present in your possession.

Lot 1, Block 11, D.L. 302 - Motoi Masuda
Lot 2, Block 11, D.L. 302 - Motoi Masuda
Lot 23, Block 245, D.L. 526, Plan 290
- Tomizo Onodera
Lot 1, Block "R", D.L. 139 - Kichiji Tanii
Lot 20, Block 6, D.L. 196 - Kenichi Wakabayashi.

Yours truly,

Manager.

IMcP:EB.

1514

THE ROYAL TRUST COMPANY

VANCOUVER, B.C.

EXHIBIT No. 333-3
DATE 9 June 1942
FILED BY *Crown*

RE: TASAKU SATO
Registration #00377

April 10th, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 11 1942

LOCATION AND NATURE OF BUSINESS:

East side of Carnarvon street, between 21st and 23rd avenues. Street number 3850 Carnarvon. Nursery - trees, plants, flowers and bulbs.

PARTICULARS OF OWNERSHIP:

One half interest in the above property, legally described as Lot 1, Block R, D.L. 139. The owner of the other half interest is said to be Kichiji Tanii, at 2993 W.23rd Avenue, Vancouver. I am informed that these two individuals are cousins and are in partnership in this nursery business.

A search of the title at the land registry office, on April 9th, 1942 shows the following:

Registered owners - Kichiji Tanii and Tasaku Sato
2993 - 23rd Avenue West
Vancouver, B.C.

Indefeasible Title No. 42675-L mailed to Masaki Tanii on September 8th, 1939.

No encumbrances.

FINANCIAL POSITION etc.:

Both partners are understood to be at a camp for Japanese. No work has been done to the grounds this season, and the greater part of the stock seems to have been sold off. Some of it is reported to have been stolen. Some trees, shrubs, plants and flowers are still on the property. The partners being away, no particulars could be obtained regarding any other assets and any liabilities. The turnover, however, could not have been very great. The partners appear to have operated the nursery in conjunction with gardening. Their income tax returns, if filed, would be useful in this regard.

The land comprises approximately one acre. It is suitable for the purpose and has practically all been under cultivation.

Valuation of land alone as a whole - \$750.00.

The buildings comprise two glass houses, one 16' by 52' and the other 20' by 40'. Connecting with the glass houses is a frame boiler house with "Ideal" hot water boiler. Frame shed 12' by 12' attached to boiler house.

The shed was locked up but I understand it contains some garden tools. The key is said to be with Sato's uncle, whose name and address I was unable to obtain. There was a garden lawn roller apparently in good condition in the boiler house.

No liabilities, so far as could be ascertained.

INSURANCE IN FORCE:

Nil, so far as could be ascertained. We have arranged for temporary cover on the glass houses, boiler house, and shed, in the sum of \$500.00 and \$50.00 on tools and equipment, all for the account of Tasaku Sato.

EXISTING CONTRACTS AFFECTING BUSINESS:

Nil, so far as could be ascertained.

PROSPECTS FOR CONTINUED OPERATION OF BUSINESS:

Poor. The owners, I am informed, are now in a camp for Japanese.

GENERAL:

The property is now idle and, considering the season of the year, we are of the opinion that it would not be possible to realize more than \$500.00 for the green house and communicating buildings plus \$150.00 for the heating plant, miscellaneous tools and equipment, plus approximately \$50.00 for entire nursery stock on the grounds, making a total of \$700.00, to which the account of Tasaku Sato would be entitled to one half.

Green house properties depreciate very quickly. Nursery grounds soon run wild, and if this property is not disposed of very soon, the above valuation of \$700.00 will have to be discounted.

Total valuation of land, buildings, equipment and stock \$1,450. subject to depreciation owing to the property being idle.

RECOMMENDATIONS:

That the property, including nursery stock and equipment, be sold as soon as possible.

That the asking price as a whole be \$1,750.00 to test the market and be prepared to reduce that figure.

That a suitable "For Sale" sign be placed on the property now.

That the nursery stock be sold, if possible by itself, for \$50.00 cash or better now as a whole. Alternatively it might be sold piece meal. Edward Dalby, 2993 West 23rd Avenue might be a suitable man to undertake that work. On being interviewed, he said he was acting as caretaker of the property. His telephone number is Bayview 6002M. He also said that he rented 2993 West 23rd Avenue from Tanii, who is believed to be Sato's partner in this business.

NOTE:

Interviewed Mrs. Sato at 1810 Burrard Street, Vancouver, where she resides with her two small children. She, through an interpreter, furnished the following information:

Rental of the two rooms - \$5.50 a month. Paid to the end of April. Her husband is at Arrowhead, B.C. in a camp. The banking account is with the Imperial Bank, Granville and 4th Avenue.

Tanii (the other partner) has the title to the nursery property.

CONTENTS OF TWO ROOMS AT 1810 BURRARD STREET:

Beach kitchen stove	\$25.00
Side board	7.50
Kitchen table and two chairs	3.50
One double bed, spring and mattress	12.00
One cot	4.00
One dresser	5.00
One sewing machine (old)	15.00
Odds and ends	<u>2.50</u>

*Have checked
\$16.11.97 (1810)
Burrard
but I have
nothing to
take to
that Mrs. Sato
left 2 rooms at
1810 Burrard
which I have
checked
more taken
for at 1810
Burrard*

As a forced sale less than the above figure might have to be accepted. Mrs. Sato stated that all the above effects paid for.

RECOMMENDATION:

After provision has been made for the family, that the effects not required by them be sold and credited to this account.

Angus

Manager

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

1514

April 22nd, 1942.

The Royal Trust Company,
626 West Pender Street,
Vancouver, B.C.

Attention Mr. ^EEnglish

Dear Sir:-

re Sato, Tasaku ✓

We thank you for your report of the 10th instant on the above case.

Unless sale is the only alternative, it is the policy of the Custodian to retain possession for the Japanese. To avoid depreciation of the property we think you should endeavour to obtain a tenant, by having a "To Let" sign placed outside the premises.

Yours truly,

REP:EB.

C.L.Drewry
Manager

The Royal Trust Company

EXECUTORS AND TRUSTEES

836 PENDER STREET WEST

Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 27 1942

25th April, 1942

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

Attention Mr. C. L. DREWY

Dear Sir:

Re: Tasaku Sato - your file
number 1514.

Your letter of April 22nd was received,
and we note that unless a sale is the only alterna-
tive, it is the policy of the Custodian to retain
possession for the Japanese.

While this is a property which may be
difficult to obtain a tenant for unless a lease for
a suitable length of time can be given, we are follow-
ing your suggestion and will do our best to obtain a
tenant. With that end in view, a "To Let" sign is
being placed outside the premises.

Yours faithfully,

Garven
J. Garven
For Manager

JG:W

1514 and 1400

August 14, 1942.

The Royal Trust Company,
626 Pender Street West,
Vancouver, B. C.

Dear Sirs:

Re: Tasaku SATO

With reference to the property owned by the above and his partner, Kichiji Tanii, at 2993 West 23rd Avenue, Vancouver, we regret that since your letter of the 25th of April we have heard nothing from you, and shall be glad to know if anything has transpired, respecting the disposal of the nursery stock which was on hand, and the equipment. If nothing has been done, will you please advise what prospects there are of this property being sold--as a whole, or of leasing it for say two or three years.

Through an oversight this matter, we are afraid, has been overlooked by us, but we are anxious that something should be done with the property without delay. 1942 taxes on this property amount to nearly \$90.00, but there are no funds available with which to pay same.

We shall much appreciate your prompt attention to this matter.

Yours truly,

F. G. Shears,
Assistant Manager.

PD:BT

The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.

18th August 1942

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

ack

Dear Sir: Re: Tasaku Sato - File No. 1514 & 1400

Your letter of August 14th was received. In your letter of April 22nd, 1942, you said that unless a sale was the only alternative, the policy of the Custodian was to retain possession for the Japanese. Accordingly our efforts with a view to finding a buyer were stopped and we listed the property for rent, but no inquiries have been received.

We note you are anxious that something be done with this property without delay. Are we to understand that this means that you wish us to push a sale of it -- that is, of the real estate alone? Please let us know. Please also let us know whether, if your reply is in the affirmative, we are to list it for sale and at what price. It is thought that around \$1,250. gross would be the maximum price for the land and the buildings including the heating plant. Tasaku Sato, of course, would only have a half interest.

At the same time, we shall be glad to hear from you with regard to our account for insurance premium and services rendered, a total of \$18.80.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
AUG 19 1942

Yours faithfully,

J. Carven
J. Carven
For Manager

JG:W

1514 and 1400

August 19, 1942.

Mr. Takaki Sato,
Registration No. 00377,
Sloean, B. C.

Dear Sir:

With reference to the property owned by you and your partner, Mr. Kichiji Tanii, at 2993 West 23rd Avenue, the agents who are handling this property inform us that so far they have been unsuccessful in renting same, and it appears that the prospects are not too good from a rental standpoint.

In the circumstances, we are wondering whether you have given any consideration at all to selling this property if an offer was put forward for same. The agents intimated a figure in the neighborhood of \$1,250.00, but of course no attempt has been made to sell the property. If you would not consider selling at the above price, kindly advise us of the price you have in mind.

We would here mention that taxes for 1942, amounting to approximately \$88.00, are due, and if you are not willing to sell your property, will you kindly advise what arrangements you can make for payment of these taxes.

A copy of this letter is being sent to your partner, that he may be fully advised on this matter.

Awaiting your news,

Yours truly,

F. G. Shears,
Assistant Manager.

FD:BT

Copy sent to:

Mr. Kichiji Tanii, ✓
Registration No. 01833,
New Denver, B. C.

1514 and 1400

August 19, 1942.

The Royal Trust Company,
626 Pender Street West,
Vancouver, B. C.

Dear Sirs:

Re: Mr. Tasaku SATO, #00377.
Mr. Kichiji TANII, # 01833

We are in receipt of your letter of yesterday's date, re the above, and note your remarks in connection with the property owned by the above at 2933 West 23rd Avenue.

You do not state what efforts you have made to rent this property, but we note that no inquiries at all have been received by you.

We do not know if the owners would be willing to sell, particularly at the price you mention, which we note is some \$500.00 less than that indicated in your report of a few months ago. We have, however, written to the owners to ascertain their views, and will write to you further as soon as we hear from them.

Respecting the last paragraph of your letter, kindly let us have a copy of your account for services rendered, which we presume was for \$15.00, as we note that insurance premium was \$3.80.

Yours truly,

F. G. Shears,
Assistant Manager.

ED:ET

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

CABLE ADDRESS
ROYALTRUST

15149/100
TD

The Royal Trust Company

EXECUTORS AND TRUSTEE'S OFFICE OF THE CUSTODIAN
JAPANESE SECTION

626 PENDER STREET WEST

Vancouver, B.C.

RECEIVED

AUG 24 1942

21st August 1942

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

ack 2/18

Dear Sir: Re: Tasaku Sato - Lot 1, Subd. R of Blk. 10
D. L. 139

Referring to recent correspondence, we have a definite offer of \$1225. all cash, less 5% commission, for a clear title to this property as a whole, including land, buildings, shrubs, and tools. Acceptance is recommended and as buyers cannot usually be held very long, please let us know as quickly as possible whether we have your authority to close the sale.

The usual adjustments as between vendor and purchaser would be made. A deposit of \$50. has been received.

Aug 28/42. The referred to Sato & Sato

Sato wired Sept 2/42 "No intention of selling"

Sato wrote Aug 31/42 "No intention of selling"

Yours faithfully,

J. Garven
For Manager

JG:W

mt \$1163.75

1514 and 1400

August 25, 1942.

Hogant

Mr. Tasaku Sato,
Registration No. 00377,
Slocan, B. C.

Dear Sir:

With reference to our letter of the 19th of August, we have today received a letter from the agents who are handling your property at 2993 West 23rd Avenue, reading as follows:

"Referring to recent correspondence, we have a definite offer of \$1225. all cash, less 5% commission, for a clear title to this property as a whole, including land, buildings, shrubs, and tools. Acceptance is recommended and as buyers cannot usually be held very long, please let us know as quickly as possible whether we have your authority to close the sale.

"The usual adjustments as between vendor and purchaser would be made. A deposit of \$50. has been received."

From the above, it will be seen that the nett amount is \$1163.75, and if you are interested in this offer, we shall be glad if you will advise us at the earliest opportunity. As it may be necessary for you to communicate with your brother, it might be as well for you to telegraph us in the event that you accept the offer made.

Yours truly,

F. G. Shears,
Assistant Manager.

FD/ET

Copy sent to: Mr. Kichiji Tanii,
Registration No. 01833,
New Denver, B. C.

1514 and 1400

Hogarth

August 25, 1942.

The Royal Trust Company,
626 Pender Street West,
Vancouver, B. C.

Dear Sirs:

Re: Tanaka Sato

We thank you for your letter of the 21st instant, advising of the offer made for the property at 2993 West 23rd Avenue, owned by the above and Mr. Kichiji Tanii, and have put this offer forward.

As it will no doubt be necessary for Mr. Sato to communicate with his partner, it may be a few days before a reply is received, but as soon as we hear from him, we will advise you.

Yours truly,

F. G. Shears,
Assistant Manager.

FD:ET

MEMORANDUM

Files: 1400
1514

28th August, 1942.

TO: Mr. F.G. Shears
FROM: Mr. R.P. Alexander

Please refer to Mr. Douet's letters of August 25th addressed to Mr. Sato and to Mr. Tani. Mr. Garven of the Royal Trust Company telephoned on the afternoon of August 27th and stated that he was afraid that the would-be buyers may withdraw their offer unless a reply is received shortly.

Mr. Garven suggests that telegrams be sent to the two individuals mentioned on August 31st if replies are not received by us from them previous to that date.

RPA:FM

C
O
P
Y

Slocan, B. C.
August 31, 1942.

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

Gentlemen:

Thank you for yours of August 25th. This is to notify you that at present I have no intentions of selling my property at any price offered whatsoever.

In event of my change of intentions of selling such property I will notify you in due course.

Thanking you, I remain,

Yours truly,

"T. Sato"

(Original on file 1514)

Exclusive Connection
with
**WESTERN UNION
TELEGRAPH CO.**
Cable Service
to all the World
Money Transferred
by Telegraph

CANADIAN NATIONAL TELEGRAPHS

Form 4108

CLASS OF SERVICE DESIRED

Full-Rate Message

Day Letter

Night Message

Night Letter

Patrons should mark on the
message the class of service
desired. If no class is marked,
the message will be trans-
mitted as a full-rate
telegram.

RECEIVER'S No.

D. E. GALLOWAY, ASSISTANT VICE PRESIDENT, TORONTO, ONT.

TIME FILED

CHECK

Send the following message, subject to the terms on back hereof, which are hereby agreed to

Mr. Kichiji TANI,
Registration No. 01833,
New Denver, B. C.

August 31, 1942.

OUR LETTER AUGUST 25 AS OFFER MAY BE WITHDRAWN IF
NOT ACCEPTED PROMPTLY PLEASE TELEGRAPH REPLY IMMEDIATELY OUR EXPENSE

Charges: Office of the Custodian
506 Royal Bank Building

Office of Custodian
506 Royal Bank Building
Vancouver



CANADIAN PACIFIC TELEGRAPHS

World Wide Communication

BY 8 7 COLLECT VIA ROSEBURY

NEW DENVER DC SEPT 3 1942 1132A

OFFICE OF CUSTODIAN

404

506 ROYAL BANK BLDG VANCOUVER BC

RECEIVED WIRE NO INTENTION OF SELLING

KICHUI TANI

1142A

THIS IS A COLLECT MESSAGE AND
WILL BE CHARGED TO YOUR ACCOUNT
IF UNACCEPTABLE PLEASE PHONE
4231 WITHIN 24 HOURS.

1514 and 1403

September 12, 1942.

Mr. Kichiji Tani,
Registration No. 01833,
New Denver, B. C.

Dear Sir:

We duly received your telegram of the 3rd of September in reply to ours of the 31st of August, and note that you have no intention of selling your property at 2993 West 23rd Avenue. *not sold*

Owing to the fact that your telegram of the 3rd was mislaid and did not reach this department until yesterday, we telegraphed Mr. Sato again on the 10th of September, so that if he communicates with you, you will understand that our second telegram was sent because your reply had not reached the writer.

A special effort is being made by our agents to rent your property, and we will advise you as soon as we have any definite news. We understand that you have no objection to this property being rented provided the terms are satisfactory.

We now learn that taxes for 1942 are paid in full—we were not aware of this when we wrote you on this point some little time back.

A copy of this letter is being sent to Mr. Sato for his information.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Copy sent to Mr. Tasaku SATO, Registration No. 00377, Slocan, B. C.

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

Gibson
CABLE ADDRESS
"ROYALTRUST"

1514 *The Royal Trust Company*

EXECUTORS AND TRUSTEES

686 PENDER STREET WEST

Vancouver, B.C.

sent to District
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 16 1942

14th September 1942

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

Dear Sir:

Re: Insurance on Japanese Property
Tasaku Sato

Your form letter #69 dated September 10th was received. In accordance, we are enclosing herein the following insurance policy:

London and Scottish #72027

Amount - \$500.00

Coverage - Greenhouses, Carnarvon & 23rd Ave.

Premium - \$3.80 for 1 year

Expiration - 9th April 1943

Insured - G.W. McPherson, Deputy Custodian,
Japanese Evacuation Section, Dept.
of The Secretary of State of Canada,
for Tasaku Sato.

Yours faithfully,

Garven
Garven
For Manager

JG:W
ENC.

1400

September 16, 1942.

Mr. Kichiji Tani,
Registration No. 01833,
New Denver, B. C.

Dear Sir:

Re: Files 1514 and 1400

Further to our letter of the 12th of September, we observe that on your registration form mention is made that the landlord's name and address is Mutsu Tani (your mother), of Japan, but we are not clear whether this refers to 2993 West 23rd Avenue, Vancouver, or to your nursery property. Mention is made also that Fire Insurance for \$5,000 is in your mother's name.

If the above reference is to 2993 West 23rd Avenue, which we understand is rented to Mr. Dalby, will you please advise who is receiving the rent.

It is quite clear that the title of the nursery is held by you and Mr. Sato, but as mentioned above, we shall be glad to know what interest your mother has in either your nursery property or 2993 West 23rd Avenue.

An early reply to this letter will be appreciated.
A stamped and addressed envelope is enclosed.

Yours truly,

P. Douet,
Administration Department.

PD:BT

C. C. to Mr. Tasaku Sato, Registration No. 00377.

1514 and 1400

September 16, 1942.

The Royal Trust Company,
626 Pender Street West,
Vancouver, B. C.

Dear Sirs:

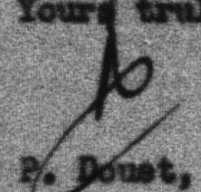
Re: Tasaku SATO, File 1514
Kichiji TANII, File 1400

With reference to the correspondence we have had with you in connection with the nursery and equipment owned by the above, and described as Lot 1, Block "R", D. L. 139, and our recent telephone conversation, we informed you that we had heard from the above, advising that they had no intention of selling this property, and therefore the offer you put forward cannot be accepted.

We understand that you will be placing a more prominent sign on this property, and that you will advertise same for renting. We shall be glad if you will advise us as soon as you have a satisfactory offer. We presume, in view of the nature of this property, that a lease for at least two years would be required, and we would have no objection to such an arrangement.

We would mention in passing that taxes have been paid in full for 1942.

Yours truly,


P. Doust,
Administration Department.

PD:BT

RECEIVED
SEP 14 1947

Mr. J. Doran

Administrative Bldg.

506 Royal Bank Building
Vancouver B.C.

New Denver Street
Sept. 20th 47
Kichij Tanii
Reg # 01833

ack. 114.

Re: Files 1514 and 1400

Dear Sir -

Referring to your letter of Sept 16th 47. I wish to state that the house at 2993 West 23rd Ave. does belong to my mother in Japan. She has no claim whatsoever on the property.

The insurance is also in my mother's name and I have paid the premium up to 1946.

In regards to the rent I have not received any payment. I would like the custodian to collect rent and pay for the taxes and water, etc. Up to now I would want you to keep it until my mother returns.

The title of the property is held by myself and Mr. Jato only and no interest of any kind by my mother or anyone else.

Yours truly,
K. Tanii

1400

September 25, 1942.

Mr. Kichiji Tanii,
Japanese Registration No. 01833,
New Denver, B. C.

Dear Sir:

We thank you for your letter of the 20th of September regarding the house at 2993 West 23rd Avenue, which we note belongs to your mother in Japan.

Will you please advise us the terms on which this house was rented (presumably to Mr. Dalby), ie the rent per month, etc.

Was any other declaration made on behalf of your mother in connection with this property, other than that on the form you signed on the 18th of March, as we appear to have very little information respecting this property at 2993 West 23rd Avenue on our files.

Your early reply will oblige.

Yours truly,

P. Doucet,
Administration Department.

PD:BT

400 - out Mrs. Kiship
1574
A. F. FOSTER, C.A.
W. J. BARRETT-LENNARD, C.A.
R. E. UNDERHILL, C.A.
R. E. KEAY, C.A.

FOSTER & BARRETT-LENNARD
CHARTERED ACCOUNTANTS

25-28 BANK OF TORONTO BUILDING
410 SEYMOUR STREET
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION
RECEIVED
OCT 2 1942

28th September, 1942

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

Attention Mr. C. L. Drenary

Re: Tamii Kishiki - No. 61833

Dear Sir:

1. Real property in which the registrant has one-half interest is situated somewhere in an area bounded on the East side by McKensie Street; on the West side by Canarvon Street; on the South by 23rd Avenue and on the North by 21st Avenue, in the City of Vancouver, B.C. The legal description of the property is: Lot 1, Block "R", D.L. 139 G.L. N.W. 5532.
2. The registrant and his partner, Tasaku Sato, own the property, each having a one-half interest. Taxes are paid in full for the year ended 31st December, 1941. I am informed that there are no encumbrances on the property.
3. The lot is about one and one-quarter acres in extent and until this Spring the part not occupied by buildings was under cultivation and planted in trees and shrubs. Buildings consist of greenhouses, heating plant, tool sheds, etc.
4. Assets of the partnership in which the registrant has a one-half interest consist of the growing trees and shrubs; miscellaneous gardening tools, such as shovels, picks, mattocks, etc., one large iron lawn roller, a considerable number of earthenware flower pots and a miscellany of odds and ends, usually found around a market garden. The registrant, in his information report (Form "J.P."), gives the value of flower trees as \$800.00. This value appears to me to be greatly in excess of any sum that one could hope to realize in the event of a sale. I believe that \$100.00 would be closer to the correct value.

The registrant reported two accounts receivable:-

B.J. Abbott - 3333 West 32nd Avenue	
Vancouver, B.C.	\$46.00
K.J. Hunter - 4791 Elm St. Vancouver	34.00

Mr. Abbott denies owing any more than \$8.00, which amount he has now paid to Miss Tamura, niece of the registrant.

Mr. K.J. Hunter denies his debt entirely and gives the explanation that Tamii contracted to do certain work on his grounds and that the work was never completed.

I do not intend to take any further action in the matter of the above accounts.

5. No insurance was carried by the registrant to protect his interest against loss by fire or vandalism and no insurance has been placed by me.

about
Smoother
later
P.D.

now
revised

The Office of the Custodian
Japanese Evacuation Section

28th September, 1942

6. With the exception of accruing taxes on the real property, there are no known liabilities.

7. I would make the following recommendations:-

That insurance be effected at once to protect the registrant's interest in the greenhouses and other property which might be subject to damage by fire or vandalism.

That the Royal Trust Company, which is already acting as agent for Tasaku Sato, be appointed Trustee or Administrator for the real property and other assets of the partnership.

I would draw attention to the real property situated at 2993 West 23rd Avenue, Vancouver, B.C., legal description of which is :- Lots 6 & 7, Block "R", D.L. 139. This property, which contains a six-room two storey frame house, is owned by Mutsu Tanii, mother of the registrant. The house is now occupied by Edward Dalby, who has a one year's lease, dated 20th March, 1942. According to the lease, the property is rented to Mr. Dalby for one year at a rental of \$300.00, payable at \$25.00 per month; water rates and taxes to be paid by the owner. As the above property adjoins that of the registrant, I would suggest that some consideration be given to the advisability of grouping the two properties, for administration purposes.

I now consider this case closed.

A. P. Foster

A. P. Foster, Trustee,
Japanese property.

CAK/MC

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

CABLE ADDRESS
ROYALTRUST

The Royal Trust Company

MA 211

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

RECEIVED
OCT 13 1942

Vancouver, B.C.

10th October 1942.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
City.

Reg. No 00377
Re: T. Sato. Fyle # 1514.
2993-W 23rd Ave.

+ K. TANII.
Reg. No 01833

Dear Sirs:

We enclose our sign company's account for erecting a sign two feet by three feet on the property line at the above mentioned address. This board stands at the lane leading to the greenhouses and is easily read from all adjacent roadways. The charge for erecting and lettering is \$ 5.00.

We shall be pleased to receive your cheque at your convenience, or if you wish, to have you remit direct to Hoppe Sign Company, 538 Cambie Street.

Yours faithfully,

S. V. Smith.
Manager, Rental Department.

HLR.
Encl.

C
O
P
Y

*original present
to Alice 1910
to pay
Royal*

THE ROYAL TRUST COMPANY

626 Pender Street West

Vancouver, B. C.

10th October, 1942.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
City.

Dear Sirs:

Re: T. Sato. File # 1514. * K. Janis.
2993 W. 23rd Ave.

We enclose our sign company's account for erecting
a sign two feet by three feet on the property line at the
above mentioned address. This board stands at the lane
leading to the greenhouses and is easily read from all adjacent
roadways. The charge for erecting and lettering is \$5.00.

We shall be pleased to receive your cheque at your
convenience, or if you wish, to have you remit direct to
Hoppe Sign Company, 538 Cambie Street.

Yours faithfully,

"S. V. Smith"
Manager, Rental Department.

HLR.

Encl.

• 1400 & 1514

October 13, 1942.

Messrs. Foster & Barrett-Lennard,
25 - 26 Bank of Toronto Building,
410 Seymour Street,
Vancouver, B. C.

Dear Sirs:

Re: Kichiji TANII, File 1400
Tanaku SATO, File 1514

We are in receipt of your report of the 28th of September regarding the property of the above, and regret this was not reported on earlier by you--see your letter of the 29th of April, 1942. As a matter of fact, the nurseries have been handled by the Royal Trust Company, but so far they have not been successful in renting same, and the owners are not prepared to sell.

We thank you for the information given us regarding the house at 2993 West 23rd Avenue--adjoining the nursery, and we have only recently heard from Tanii that he had rented this house, but he gave us no details as to monthly rental, etc.

We are arranging with the Royal Trust Company to handle this property with the nursery, and note that you are now closing your file on this matter.

Yours truly,

P. Doust,
Administration Department.

PD:BT

1400

October 14, 1942.

The Royal Trust Company,
626 West Pender Street,
Vancouver, B. C.

Attention Mr. S. V. Smith.

Dear Sirs:

Re: Kichiji TANII

In your report of the 10th of April relating to the nursery and greenhouses owned jointly by Tasaku Sato and the above, reference is made to 2993 West 23rd Avenue, which we now understand is owned by Mrs. Mutsu Tanii, at present resident in Japan. We understand the legal description of this property is Lot 6 and 7, Block B, D.L. 139, and that it is a six-room two-story frame house. It was rented by Tanii to a Mr. Edward Dalby, who has, we understand, a year's lease dated the 20th of March, 1942, the rental being \$300.00 payable \$25.00 per month, water rates and taxes to be paid by the owner. In a recent letter from Tanii he states that no rent has been received by him, and he requests that same be collected.

We shall be glad if you will get in touch with the tenant and advise us what has happened so far in connection with rental payments, and if none have been made, shall be glad if you will collect and report to us in due course.

We do not think there is any need for you to make an extensive report on this property, as we have a certain amount of information on our file. If necessary we will write Mr. Dalby, instructing him to pay the rent to you.

Yours truly,

P. Doust,
Administration Department.

PD:BT

P. S. We understand the house is insured for \$5,000.00 with the Guardian Assurance Company, Limited, and that the premium is paid up until February 20th, 1944.

*Person to be investigated
Sato*

C
O
P
Y

THE ROYAL TRUST COMPANY,
626 Pender Street West,
Vancouver, B. C.

23rd October 1942.

Attention Mr. Douet.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
City.

Re: Kichiji Tani. File 1400
2993 West 23rd Avenue.

Dear Sir:

We wish to advise that our representative called at the above mentioned address yesterday and that the tenant would volunteer no information.

Mr. Dalby said that as we had no interest in this house he was going to give us no information. Before he came to the door we gathered from Mrs. Dalby that the rent was paid to some Japanese girl, but no name was given. The tenant did say, however, that all particulars could be ascertained from Mr. Carl Kahlan of Foster, Barrett/Leonard, at 410 Seymour Street, phone number Pacific 7467.

Will you please let us know if you wish us to manage this property so that we can proceed to set up rental sheets and investigate the matter further.

With regard to your postscript, we would recommend that the insurance agent be asked to value the house for insurance purposes, \$5,000 seems a lot on this risk which only rents for \$25.00.

Yours faithfully,

(Signed)

S. V. Smith,
Manager, Rental Department.

HLR.

1403

October 28, 1942.

The Royal Trust Company,
626 Pender Street West,
Vancouver, B. C.

Dear Sirs:

Re: Kichiji TANII

We thank you for your letter of the 23rd instant regarding the property at 2993 West 23rd Avenue. We would advise that as this house is owned by Mrs. Tanii, a resident of Japan, the matter will be dealt with by our Enemy Alien Section. We have passed all the necessary information on to them to deal with this matter, and you will be doubtless hearing from Mr. E. W. Wright at an early date in reply to your above mentioned letter.

Yours truly,

P. Douet,
Administration Department.

PD:BT

File No. 1400

October 28, 1942.

MEMORANDUM

To: Mr. K. W. Wright.

FROM: Administration Department.

Re: Mrs. Mutsu TANII, resident of Japan

With reference to our conversation with Miss Carroll yesterday, we have been handling a nursery property owned by the son of the above. This property adjoins 2993 W. 23rd Ave., Vancouver, which is owned by Mrs. Mutsu Tanii of Japan.

In a report dated the 28th of September we have on file in connection with the nursery, the following information is given regarding 2993 W. 23rd Ave., and we have no more useful information on our file respecting these premises:

"I would draw attention to the real property situated at 2993 West 23rd Avenue, Vancouver, B.C., legal description of which is: Lots 6 and 7, Block "R", D.L. 139. This property, which contains a six-room two storey frame house, is owned by Mutsu Tanii, mother of the registrant. The house is now occupied by Edward Dalby, who has a one year's lease, dated 20th March, 1942. According to the lease, the property is rented to Mr. Dalby for one year at a rental of \$300.00, payable at \$25.00 per month; water rates and taxes to be paid by the owner. As the above property adjoins that of the registrant, I would suggest that some consideration be given to the advisability of grouping the two properties, for administration purposes."

We understand that fire insurance is in the name of Mrs. Mutsu Tanii for \$5,000, Guardian Insurance Co. Ltd., and the premiums paid up to February 20, 1944.

We are enclosing copy of our letter dated the 14th of October to the Royal Trust Co.; also their letter in reply dated the 23rd of October, and would explain that the nursery property is in the hands of the Royal Trust Co., but so far they have been unsuccessful in renting the premises.

In the circumstances might we suggest that you let the Royal Trust Co. handle Mrs. Tanii's property, and in the meantime we have written them advising that you will be replying to their letter of the 23rd of October.

We regret that Mrs. Tanii's property was not handed over to you earlier.

PD:BT

Enclosures 2



1157 (Internee)
1400 (Evacuee)
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
November 9th, 1942.

Messrs. Foster & Barrett-Lennard,
25-26 Bank of Toronto Bldg.,
410 Seymour Street,
Vancouver, B. C.

Gentlemen:

Re: Kichiji TANII

We have received a memo from the Evacuee Section calling our attention to the fact that property known as 2993 West 23rd Avenue is owned by Mrs. Mutsu Tanii, a resident of Japan. The title will be searched and Vesting Certificate filed in accordance with provisions of the Consolidated Regulations Respecting Trading With The Enemy (1939).

In the meantime, will you be kind enough to let us have complete information regarding the rents. It is noted that the house was rented to a Mr. Edward Dalby and that he has agreed to pay \$300.00 per annum payable \$25.00 per month. Who has been collecting this rent? Is the property insured? Please let us have a complete report at your early convenience.

Yours truly,

E. W. WRIGHT
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/s

1157 (Internee)
1400 (Evacuee)
Legal Department

912 Royal Bank Bldg.,
Vancouver, B. C.
November 9th, 1942.

The Royal Trust Company,
626 Pender Street West,
Vancouver, B. C.

Gentlemen: Re: Kichiji TANI.

The Evacuee Section has transferred your letter of the 23rd ult. to this Department, and we are writing Messrs. Foster & Barrett-Lennard for complete information as to the rental arrangements.

We will write you again following receipt of their report.

Yours truly,

K. W. WRIGHT
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/W

File #1167 (Internee)
#1400 (Evacuee)

November 9th, 1942.

MEMORANDUM

TO: MR. GIBSON

FROM: MR. K. W. WRIGHT

Re: Kichiji TANII (Evacuee)
Mrs. Nutsu TANII (in Japan).

Our attention has been drawn to the fact that the above named, Mrs. Nutsu Tanii, a resident of Japan, is the owner of property known as 2993 West 23rd Avenue.

You will note from Mr. Douet's memo that he understands that Fire Insurance is in the name of Mrs. Nutsu Tanii for \$5,000 and that the Royal Trust Company, in their letter of the 23rd ult. state that this is high.

Will you be kind enough to look into the matter and let us have your report in due course.

K. W. WRIGHT

KWW/W

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

Amst
CABLE ADDRESS
ROYALTRUST

The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.

20th. November 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
NOV 23 1942

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

Dear Sir:-

1400
Re: Acreage - 23rd. Ave. - File #151

We wish to advise that we have given an order to Mr. D.D. Collie, to check the boiler, heating system, and any water pipes on the premises to make sure that no damage might result through winter freezing in pipes.

We will forward you the bill in due course, when it is received.

Yours faithfully,

S. V. Smith

S. V. Smith,
Manager, Rental Department

HR/TR

ADDRESS ALL COMMUNICATIONS
TO THE COMPANY

CABLE ADDRESS
ROYALTRUST

1514

The Royal Trust Company

EXECUTORS AND TRUSTEES

628 PENDER STREET WEST

Vancouver, B. C.

December 10th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION
RECEIVED
DEC 11 1942

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

Dear Sir:

RE: TASUKU SATO

On April 11th of this year, at your request, we searched the Land Registry Office in connection with the title to Lot 1, Block R, District Lot 139, 23rd Avenue and Carnarvon in connection with the above named Japanese at a cost of fifty cents (\$.50) and we also obtained from Brown Brothers and Co. Ltd. a valuation of the greenhouses on this property at a cost of \$7.00. No rent has been collected for these premises although the dwelling house on the property owned by Mrs. Tani is rented and the rents are collected by us. Please let us know if it is in order to deduct the \$7.50 disbursements from the rent of the dwelling house or if you would prefer to send us a remittance for the amount.

We also had a report and valuation made on the 11th April, 1942 by Guilding and Folley Limited in connection with the effects at the Togo Rooms, 331 Main Street, 738 Cordova Street and 688 Hastings Street East, for your office at a cost of \$10.00. No collections for any of these properties have been made by us so that perhaps you could arrange to forward us a remittance to cover.

Yours faithfully,

R. Barr,
Accountant.

RB.MB

uf

edit
1386
8

MB 11

1400 & 1514.

January 4, 1943.

The Royal Trust Co.,
626 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Kichiji TANII, Reg. #01833 &
Tasaku SATO, Reg. #00377
Lot 1, Block "R", D.L. 139, -
23rd Ave. and Carnarvon.

Your letter of the 10th of December is
on hand regarding your charges in connection with
the above property and in reply, would ask that
you forward your account for \$7.50 in duplicate to
this office and it will duly receive attention.

Yours truly,


G. D. Wilson,
Administration Department.


BFD:sp.

1400 and 1514

January 14, 1943.

Messrs. Simpson, MacPherson Limited,
2549 Alma Road,
Vancouver, B. C.

Dear Sirs:

Re: Richiji TANII, file #1400
Tamaki SATO, file #1514

With reference to our phone conversation of this morning, as explained, there is a small nursery with one or two greenhouses on the corner of 23rd Avenue and Carnarvon owned by the above Japanese. Actually the title is described as Lot 1, Block "B", D.L. 139. We shall appreciate it if you will kindly have a look at this property and let us know if you think same could be rented. We understand there is a small house next door to the nursery which is rented to a Mr. Dally for \$25.00 per month and we think he has been keeping an eye on the property but not to any great extent, as we understand quite a lot of the nursery plants etc. have been stolen.

You will appreciate that we do not want a full report on this property as we already have same on file, but just whether you think it will be possible to rent same at a nominal figure, even if it were only sufficient to take care of taxes and depreciation etc.

Yours truly,

P. Doust,
Administration Department.

PD:BT

A. E. SIMPSON

TELEPHONE: ALMA 1137

C. MACPHERSON

SIMPSON-MACPHERSON, LIMITED JAN 16 1943

POINT GREY AND RITSHILANO SPECIALISTS

REAL ESTATE, LOANS, RENTS

1245 ALMA ROAD

VANCOUVER, B. C.

January 15, 1943.

EVACUATION SECTION	
File No.	
Ass.	
Referred	<i>Donet</i>

Office of the Custodian,
675 West Hastings St.,
Vancouver, B. C.

Attention Mr. Donet.

Dear Sir:

Re: Kichiji Tanii, file #1400
Takaku Sato, file #1614.

Thanks for your letter which we received this morning and as the writer will be out of the City for a few days it will be impossible to view the property until some time the forepart of the week. However at that time we will do so and communicate with you.

Yours very truly,
SIMPSON-MACPHERSON, Limited,

Per *Macpherson*

CM:LC

*9/2
Hand note
to
Macpherson*

The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 27 1943
File No	1514
Ans.	274
Referred	Don't

26th January 1943

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

Dear Sir: RE: T. SATO, File 1514
K. TANII, File 1400

Dalby

Mr. Dalby, the tenant of Tannii's house,
2993 W.23rd, telephoned us today that before Tanii
left he gave him an option on the nursery property
which is understood to be owned jointly by Tanii and
Sato. We do not know whether the nursery property
is going to be for sale but, if it is, Dalby may have
the first chance to buy.

If you see fit you may, at the appropriate
time, communicate with Tanii for the purpose of ascer-
taining whether he did give Dalby an option on the
nursery property and, if so, whether the option still
continues and at what price.

We feel that you should be in possession of
the above information in case of any change in the sit-
uation. We recall that last year we had a buyer for
the nursery property but Tanii and Sato refused the
offer.

Yours faithfully,

Garven
J. Garven
For Manager

JG:W

1514 and 1400

January 27, 1943.

Mr. Michiji Tani,
Japanese Registration No. 01839,
New Denver, B. C.

Dear Sir:

With reference to your nursery property at
West 23rd Avenue, Vancouver, we have just received a letter
from the Royal Trust Company advising that Mr. Dalby, the
tenant of your house, telephoned to say that before you
left you gave him an option on the nursery property owned
jointly by yourself and Mr. Sato.

In view of the fact that you have advised
us that you do not wish to sell your property under any
circumstances, we are a little surprised to hear of the above,
and shall be glad if you will kindly confirm or otherwise
the statement made by Mr. Dalby.

Your early reply to this letter will oblige.

Yours truly,

P. Donet,
Administration Department.

PD:BT

CC to Mr. Tasaku Sato, #00377, Slocan, B. C.

EVACUATION SECTION	
Rec'd.	JAN 28 1943
File No.	1400 & 1514
Ans.	✓
Referred	Douet

2761 W. 23rd. Ave.
Vancouver, B. C.
Jan. 28th. 1943

Mr. P. Douet,
Office of the Custodian,
508 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir:

re: Your files Nos. 1400 & 1514
K. Tanii and T. Sato

With reference to our conversation
of this date in connection with the property,
house and greenhouses, owned by the above named
Japanese. I am interested in this property and
should be glad if you will get in touch with me
should same be offered for sale by your Office.

Yours very truly,

G. Thistle

EVACUATION SECTION	
Rec'd	FEB 11 1943
File No	1514
Ans.	
Referred	<i>Ames</i>

2761 W. 23rd. Ave
Vancouver, B. C.
Feb. 10th. 1943

Boyd and McArthur

ATTENTION - MR. DOUET

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

Dear Sir:

re: Your files 1400 and 1514
Tanli property - 23rd. Ave
and Carnarvon St.

*Carson - Milton Laine
Feb. 18/43*

Further to my letter to you of January 28th.
I wish to make an offer of Twenty-eight hundred dollars
(\$2,800.00) for the above property - House and Nursery.

I shall be pleased to hear from you as soon
as possible in this connection and would thank you for
any information you can give me.

Yours truly,

G. Thistle

SL

214 3281 W. 22 Ave

151 00
14
EVACUATION SECTION
MAR 22 1943
File No. 1400
Ans. 2nd 3
Referred Robert

custodian of Enemy Property

675 West Hastings City

Dear Sirs.

As the season is near
at hand for spring gardening, I
am writing you with the hope I
may obtain your permission to use
a portion of property now under your
control.

This property is located at
2993 W. 23rd Ave. about one half
of a acre, also has a green house
and has been vacant since last
spring. The owner is a Japanese
Gami Masahiro.

If you have not arranged
to lease or sell this garden, I
would more than appreciate the
chance of using a small portion
for my own purposes.

This property is going back
due to not being cultivated,
and should be used for garden
purposes this season. as I think
every one concerned would benefit
from it.

Yours very truly
H. Gould.

1525 and 1400

March 24, 1943.

Mr. F. A. Gould,
3281 West 22nd Avenue,
Vancouver, B. C.

Dear Sir:

2993 West 23rd Avenue.
Re: K. TAHITI and T. SATU

We are in receipt of your letter of the 20th of March and would advise that as this property may be either leased or sold in the not distant future, we regret that it is not possible to allow you to use a portion of this land for the purpose of growing vegetables etc.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Pick up
70-2

EVACUATION SECTION	
Rec'd	AUG 11 1943
File No.	1400
Ans.	0-165-A
Referred	

BRITISH COLUMBIA SECURITY COMMISSION.

CUSTODIAN RELEASE FORM

Address _____

Date August 7, 1943

Greenwood, B. C.

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

I, TANII, Kichiji, Police Registration No. 01833

hereby request you to release to me the under-noted property
stored at 2993 West 23rd Ave., Vancouver, B. C.

in possession of Custodian

and I release you from any claim whatsoever with respect to
such property.

Description of Property:

1 bed cover	in drawer upstairs room
2 bed sheets	
4 pillow cases	
20 separate books (Japanese) 1" to 1 1/2" thickness	upstairs room
(only separate books wanted, not magazines)	
1 Bible (Japanese) in case 2" thick	
4 pieces Fencing tools,	5 or 6 Fencing sticks
2 " " shirts (black & white)	2 pieces Fencing
2 " " skirt (black)	stick guard

Original Address 2993 West 23rd Ave., Vancouver, B.C.

Date Evacuated to Vancouver _____

Date Evacuated to Present Address November 2, 1942

Number in Family - 12 years and over 1

Number in Family - 5 to 11 years old 1

Number in Family - under 5 _____

TOTAL NUMBER IN FAMILY 2

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

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature]

[Signature]

Claimant Signs Here

August 10th, 1943

Office of the [Signature], Vancouver, B. C.

Two copies of Release. Shall make shipment when mutually
convenient. Have \$5.00 deposit on charges.

BRITISH COLUMBIA SECURITY COMMISSION

[Signature]
C. W. Fisher

OWP:jd

2718 - W 4th
Jan 12th 44

Custodian Enemy Property
675 Hastings West

EVACUATION SECTION	
Rec'd	JAN 13 1944
No.	1514 + 1400
Ins.	
Registered	<i>[Signature]</i>

Sirs:

Re Japanese property on 23rd ave
at Barnarvon Str. vis Greenhouse & Garden.

This property is now in bad shape from
lack of use & care. Glass, tools & shrubs
stolen.

I tried to rent this property 18 months
ago from Royal Trust Co but they did not
seem interested.

I would now like to rent said property
for \$10⁰⁰ per month on a one year lease
with option to purchase.

Will guarantee to improve value of
this property 100% in one year.

I would appreciate an early reply.

Yours Truly

G. M. Mortimer

2718 - W 4th ave

Vancouver

BC

1400 & 1514

February 8th, 1944.

Mr. G. H. Mortimer,
2718 West 4th Avenue,
Vancouver, B. C.

Dear Sir:

With reference to your letter of the
12th of January regarding the renting of the
property at 23rd Avenue and Carnarvon Street,
we shall be glad to discuss this matter with
you and perhaps, therefore, you will either tele-
phone or call in and see us at an early opportunity.

Yours truly,

P. Doust,
Administration Department.

PD/ER

1400 & 1914

February 19th, 1944.

Mr. E. Dalby,
2993 East 23rd Avenue,
Vancouver, B. C.

Dear Sir:

Re: 3850 Carnarvon St. -
Lot 1, Blk. B, D.L. 132

With reference to the above nursery property adjoining the property at 2993 East 23rd Avenue, which you at present occupy, and referring to our telephone conversation with Mrs. Dalby yesterday morning, our understanding is that you have been merely keeping an eye on this nursery property and that you have no Lease on the property, nor any option to purchase.

If this is incorrect, please advise us by return of mail.

Yours truly,

P. Douet,
Administration Department.

PD/ER

1400/1514

February 24th, 1944.

Mr. C. H. Mortimer,
2718 West 4th Avenue,
Vancouver, B. C.

Dear Sir:

With reference to your recent call regarding the renting of the nursery property at 23rd Avenue and Carnarvon Street, you did mention that you might be interested in purchasing this parcel of land and as we are anxious to dispose of same if possible, we shall be glad to know if you are willing to make us an offer for it.

Perhaps you would care to telephone the writer on this matter at an early opportunity.

Yours truly,

P. Douet,
Administration Department

PD/ER

1187, 1400 & 1514
(Int.) (Evacuee)

509-10 Royal Bank Bldg.,
Vancouver, B. C.
February 29th, 1944.

H. S. Durkee, Esq.,
Executive Assistant to the
Advisory Committee on Japanese
Properties in Greater Vancouver,
1012 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Durkee:

Re: Mutsu TANII (in Japan)
Kichiji TANII and Tassaku SATO

The property known as 2993 West 23rd Avenue is owned by Mutsu TANII, a resident of Japan. We advertised the property for sale by tender last April and the bids ranged from \$1800.00 to \$2550.00, but all were rejected as Mr. Reeve valued the property at \$3500.00. We advertised the property again on January 22nd, 1944, and several bids were received between \$1700.00 and \$2850.00. Again we rejected the offers and have been negotiating with the prospective purchasers with a view to having them increase the bids.

Last week Mr. L. O'Hagan offered us \$3050.00 and we wrote Mr. Reeve for an expression of his opinion and received a reply as per attached report dated 28th February, 1944. You will note he recommends acceptance but suggests that it may be possible to obtain an offer from the tenant for \$3100.00. Mr. Reeve was in last night and advised that in talking with the tenant a few days ago a suggestion was made that he purchase this property together with property at 3850 Carnarvon Street, catalogue #35, and described as Lot 1, Block B, D.L. 139. A copy of Mr. Reeve's report under date of 18th instant is attached.

We have been in touch with the tenant and he has promised to come in late today or early tomorrow and submit a written offer for both properties and leave a deposit. Provided we receive such an offer and know that you will recommend acceptance of an offer for \$1200.00 on the Carnarvon Street property, we will feel free to reject the offer which we have from Mr. O'Hagan to purchase the 23rd Ave. house for \$3050.00. We do not want to lose this offer, however, if you are not interested in the tenants offer, which we understand will be \$4300.00 for the whole and apportioned— - \$3100.00 for enemy property, \$1200.00 for evacuee property.

Yours truly,

E. V. BRIGHT
COUNSEL TO THE CUSTODIAN

C
O
P
Y

ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN
GREATER VANCOUVER

1012 Royal Bank Building,
Vancouver, B. C.

File 35.

March 1st, 1944.

Mr. K. W. Wright,
Counsel to the Custodian,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Wright:

Re: Mutsu TANII (In Japan)
Kichiji TANII & Tasaku SATO

29th ultimo:

With reference to your 1187, 1400 & 1514 of the

After viewing the situation from its several angles,
the Committee decided that Mr. Dolby could have this property "as is"
for the original appraised valuation of \$1300.00.

We shall expect advice in due season in order that
our Statistics may be completed.

Yours truly,

"H. S. Durkee"

H. S. Durkee
Executive Assistant

HSD/MS

2993 West 23rd Ave.,
Vancouver, B.C.
March 4, 1944

1400

ENEMY SECTION	
Rec'd	MAR 6 1944
File No.	<i>1407</i>
Ans'd	<i>NA</i>
Refer'd	<i>NA</i>

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

Dear Sir:

Re: Lot 1, Block R - DL 139
3805 Carnarvan St. Nursery

I have been Caretaker of the property listed above since the Owner left. I have letters from the Royal Trust Company stating that I should take care of this property and keep all people from trespassing. I have done so for the past two years.

In view of the above circumstances, I think I am entitled to some consideration and would ask you to consider my offer of \$1200.00 for this property.

Yours truly,

E. Dolby

Edward Dolby

*Pls. app. to file
K.W. 10*

509 Royal Bank Building,
Vancouver, B. C.
March 6th, 1944

1187
1400 (Evac)
Legal Department

Mr. Edward Dolby,
2993 - West 23rd Avenue,
Vancouver, B. C.

Re: Lots 6 and 7, Block B, D.L. 139,
2993 West 23rd Avenue, and
Lot 1, Block 4, D. L. 139, known as
3850 Camarvon Street

Dear Sir:

We beg to acknowledge receipt of your letter of the fourth instant, offering to purchase the property described as Lot 1, Block B, D.L. 139, at a price of \$1,200.00.

We wrote you on the first instant stating that an offer on the property known as 2993 West 23rd Avenue was under consideration.

The Custodian is now willing to consider an offer for the two properties noted above, but this Office will not recommend any offer to the Custodian in Ottawa for a sum less than \$4,400.00, made up of \$3,100.00 for 2993 West 23rd Avenue, and \$1,300.00 for 3850 Camarvon Street.

Please let us know if you are interested in purchasing both parcels, and if so, please send your certified cheque amounting to \$400.00 on or before the tenth instant.

Yours truly,

K. B. WRIGHT
COUNSEL TO THE CUSTODIAN

GWP/JV

1187
1400 (Evac)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
March 7th, 1944

The Point Grey Realty Company Ltd.,
2605 Alma Road,
Vancouver, B. C.

Re: Lots 6 and 7, Block B, D.L. 139,
known as 2993 West 23rd Avenue, and
Lot 1, Block B, D.L. 139, known as
2990 Garman Street

Gentlemen:

In response to your telephone call of today, and further to our letter of February 16th last, we beg to advise you in connection with 2993 West 23rd Avenue, that the corner Lot No. 7 is triangular in shape, with a width at the rear of 96.8 feet. Lot 6 has a width of 40 feet. The whole frontage is approximately 186 feet.

The property described as Lot 1, Block B, D.L. 139, is not subdivided into lots and is of the following dimensions:

North - 296.95 feet
East - 155.15 feet
South - 287 feet with a gore on the south west corner of 15.8 feet
West - 142.62 feet

We are informed that a subdivision of this property would provide eight (8) lots with a frontage of 37 feet each.

We hope that the above information will be of assistance to you.

Yours truly,

K. W. BRIGHT
COUNSEL TO THE CUSTODIAN

GMB/JT

1187
1420 (Rev)
Legal Department

509 Royal Bank Building,
Vancouver, B. C.
March 15th, 1944

The Point Grey Realty Company Ltd.,
2805 Alma Road,
Vancouver, B. C.

Gentlemen:

With reference to our letter of the 7th instant,
we beg to advise you that a purchaser has been found for the
property known as 2993 West 23rd Avenue.

The property known as 3830 Carnarvon Street is
still unsold.

Yours truly,

K. W. WRIGHT
COUNSEL TO THE CURATOR

GWP/37

Don't

1400
1514

March 28th, 1944.

Mr. Richiji TANII,
Reg. No. 01833,
GREENWOOD, B.C.

Dear Sir:

In connection with the nursery
property at 23rd and Carnarvon Street, Vancouver,
we have expended the following amounts:

Drawing water from pipes to avoid freezing	\$2.50
1943 Insurance	\$3.50
1944 Insurance	\$3.50
TOTAL	<u>\$9.50</u>

As there are no funds in your
account we shall be glad to receive your remittance
for the above and we would further add that 1943
taxes on this property were not paid as no funds
were available, the amount in question being \$28.54.
As this property is up for sale, you may not wish to
pay these taxes, but as same could be deducted from
the proceeds of the sale, however, we would like you
to settle up by return, for the three items above
mentioned.

Yours truly,

P. Douet,
Administration Department.

PD:AM

cc: Mr. Tasaku SATO.

Rec'd	MAR 31 1944
File No.	1400/1514
Ans.	V.H.N.
Referred	HARRIS

3240 W. 28th Ave
Vancouver B.C.

May 30 1944

Office of the Justices
506 Royal Bank Bldg.
Vancouver B.C.

Rejected

Re catalogue No. 35
File Nos 1400/1514
3850 Fairview St.
Lot 1, Bldg. R. U.L. 139

● Dear Sir,

The above described property is immediately behind the house at 2093 W. 23rd Ave which I purchased from you at a price of \$3050.00. At the present time this property is a definite eye-sore to the residence of the district and the development of it would necessitate considerable expense such as the removal of the existing butchery which are a liability rather than an asset. There is no sewerage

and the street 12nd Ave only runs
to the property line, as it is an
acreage it would be necessary
to survey and subdivide and the
low situation of the property would
make the resale value of the
lots very small.

After consideration I am
prepared to submit a tender of \$1050.00
with a view to improving the district.
Having purchased a home in the
district I hope you will regard
my offer favorably.

Yours sincerely
L. O. Hagan

1400/1514

4th April, 1944.

L. O'Hagan Esq.,
3240 West 20th Avenue,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 35
3650 Carleton St.

Your letter of the 30th March in which you submitted an offer to purchase the above property for the sum of \$1,050.00 has been received and considered.

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

This property has been independently appraised and the Custodian will not be interested in any sum less than \$1,300.00.

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

Yours truly,

F. G. Shears,
Director.

PMH

2992-23 Week

Vancouver B.C.

April 15, 1914.

Dep't. of the Secretary of State,
Office of the Custodian,
509 Royal Bank Building,
Vancouver, B.C.

Rec'd	
File No.	1400/1514
Ans.	PRH
Referred	HARRIS

Dear Sir:

Re: Lot., 1 Block R. D L 139
Cat. No. 35.

I am sending in my offer of \$1,400.00
for the said property listed above.
Hoping you will give this some
consideration.

Yours truly

Edmund Dolly

~~Mr. P. H. P. P. P.~~

M. P. P.

100/100

21st April, 1944.

Edward Taylor Esq.,
100 West 10th Avenue,
New York, N.Y.

Dear Sir,

Re: Catalogue No. 75
- 100/100 -

Your letter of the 17th instant in which you submit
an offer to purchase the above property for the sum of \$1,000.00
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 check for \$1,000.00, the full amount of the purchase
price.

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

The necessary documents will then be prepared and for-
warded to the Secretary of State at Ottawa, and if our recom-
mendation is noted upon, the documents will be signed and returned.

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

Yours truly,

F. G. Shears,
Director.

Mr. Reeve's valuation - \$1,300.00
Committee approved - April 19th, 1944.

Rec'd APR 25 1944
File No. 1514/1400
Ans.
Referred HARROP

2993 West 23rd Ave.,
Vancouver, B.C.
April 24, 1944

F. G. Shears, Esq.,
Director,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville St.,
Vancouver, B.C.

Dear Sir:

Re : Catalogue No. 35,
3850 Carnarvon St.

With reference to your letter of April 21st, I
now enclose certified cheque in the amount of \$1,400.00,
being the full amount of the purchase price of the above property.

Kindly have the property registered in the name of
Edward Dolby, address 2993 West 23rd Ave., Vancouver, B.C. Occupation, logger.
I am a British subject.

Yours very truly,

Edward Dolby

Encl.

1400 & 1514

April 27, 1944.

Mr. Kichiji TANII,
Registration No. 01833,
Greenwood, B. C.

Dear Sir:

Re: Catalogue No. 35
3850 Carnarvon Street
1/11/39

Please be informed that property consisting of 3850
Carnarvon Street, Vancouver, is in course of sale on the basis of a
valuation independently made and following directions issued from
Ottawa. A statement showing the result of this sale will be sent to
you when the matter is concluded.

Kindly send either to this office or to the Land
Registry Office, Vancouver, Title No. 42675-L covering this land.

Yours truly,

George Peters,
Administration Department.

GP:MA

1400/1514

21st April, 1944.

Edward Dolly Esq.,
2993 West 23rd Avenue,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No.35
3850 Carnarvon St.

Your letter of the 15th instant in which you submit an offer to purchase the above property for the sum of \$1,400.00 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 \$1,400.00, the full amount of the purchase price.

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

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

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

Yours truly,

F. G. Shears,
Director.

FME

1514/1400

25th April, 1944.

Edward Dolby Esq.,
2993 West 23rd Avenue,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 35
3870 Cameron St.

This will acknowledge receipt of your letter of the 24th instant in which you enclose certified cheque for \$1,400.00, the full amount of the purchase price of the above property.

We note that you wish this property to be registered in the name of Edward Dolby, logger of 2993 West 23rd Avenue, Vancouver, B.C. and that you are a British subject.

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

Yours truly,

F. G. Shears,
Director.

FMS

1400
1714

May 15, 1944.

Edward Dally, Esq.,
2993 West 23rd Avenue,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 35
3850 Carnarvon Street
1/7/39

Deed to the above property in your name has now been registered. You will be informed when title is received by us from the Land Registry Office and at that time calculations of adjustments and other incidentals will be completed as of April 25, 1944, the date of acceptance of this sale.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to A. E. Austin & Co. Ltd.

1400 & 1514

July 5, 1944.

Mr. Kichiji TANII,
Registration No. 01833,
Greenwood, B. C.

Dear Sir:

Re: Catalogue No. 35
3850 Carnarvon Street
1/1/39

Please be informed that real property known as 3850 Carnarvon Street has been sold as of April 25th, 1944 for the sum of \$1,400.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to the joint account of you and Tasaku SATO #00377, and adjustments of unearned taxes and any insurance premiums have also been credited to you.

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

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Tasaku Sato

File Nos. 1490 & 1514.
Catalogue No. 35.

June 14th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gower

RE: 1490

and

1514

City of Vancouver

Lot 1, B.M. 48, D.L. 179.

Co. 1, S.V.D., Plan 552.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated May 17th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 102550-L, dated May 17th, 1944, registering the property in the name of the Canadian (Transmission).
2. Copy of application number 102551-L, dated May 17th, 1944, registering the property in the name of Edward Dalby (Deed).
3. Duplicate of Transmission dated May 4th, 1944.
4. Duplicate of Deed dated May 4th, 1944 - Secretary of State to Edward Dalby.
5. Certificate of Indefeasible Title No. 102551-L, dated June 1st, 1944, covering the above property in the name of Edward Dalby.

W. J. Gower

W. J. Gower
Solicitor

1400
1514

June 15, 1944.

City of Vancouver,
Tax Department,
453 West 12th Avenue,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 35
3850 Carnarvon Street
1/R/139

The above property has been sold to Mr. Edward Dolby,
2993 West 23rd Avenue. Please send all assessment notices, tax state-
ments and water bills to the new owner instead of to this office.

Yours truly,

George Peters,
Administration Department.

GP:EB

1400 & 1514

July 5, 1944.

Mr. Kichiji TANII,
Registration No. 01833,
Greenwood, B. C.

Dear Sir:

Re: Catalogue No. 35
3850 Carnarvon Street
1/R/139

Please be informed that real property known as 3850 Carnarvon Street has been sold as of April 25th, 1944 for the sum of \$1,400.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to the joint account of you and Tasaku SATO #00377, and adjustments of unearned taxes and any insurance premiums have also been credited to you.

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

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Tasaku Sato

The Royal Trust Company

EXECUTORS AND TRUSTEES

626 PENDER STREET WEST

Vancouver, B.C.

4th November 1944

EVACUATION SECTION
NOV 5 1944
1410 Y 1514
Donut

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

Dear Sir:

We have a record of the following
properties:

Tasaku Sato - $\frac{1}{2}$ interest in Lot 1, Blk. R,
D.L. 139, 3850 Carnarvon St.

Kichiji Tanii - do

Will you please let us have your
authority to write this record off our books
as we understand this property has been
disposed of.

We shall be glad to hear from you.

Yours faithfully,

Garven
Garven
Manager Real Estate
& Mortgage Dept.

JG:W

1400 - 1514

November 8th, 1944.

The Royal Trust Company,
626 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Attn: J. Carven, Manager
Real Estate & Mortgage Dept.

Re: Tasaku Sato and Kichiji Tanii - half
interest each in Lot 1, Blk. R, D.L. 139.
1850 Carnarvon St., Vancouver, B. C.

We are in receipt of your letter of the 4th instant and confirm that this property, which was number 35 in our Catalogue, was sold for \$1400.00 as of April 25th, 1944 to a Mr. Edward Dolby, of 2993 West 23rd Avenue, Vancouver and that, therefore, this property may be written off your books.

Yours truly,

P. Douet,
Administration Department

PD/ER

PHONE PACIFIC 6121

PLEASE REFER TO

FILE NO. 1400

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

808 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

REGISTERED MAIL

January 9th, 1947

Mr. Kichiji TANII,
Registration No. 01833,
c/o Canadian Pacific Railway Co.,
Coquitella, B. C.

ORIGINAL
(RETURNED)

Dear Sir:

We enclose herewith Custodian cheque in the sum of \$605.35, representing the total funds standing to the credit of your account with this office.

On July 5th, 1944, you were forwarded a statement relating to the sale of Lot 1, known as 3850 Carnarvon Street, Vancouver, owned jointly by you and Tasaku SATO, together with a statement of the joint account in your name and that of Tasaku SATO, which showed a credit balance of \$1186.65 as at April 25th, 1944. No entries have been made in the joint account since that date, and this account has now been divided equally, one-half of the above balance, i.e. \$593.32, being credited to a single account in the name of Tasaku SATO, and one-half, namely \$593.33, being credited to your single account with the Custodian.

The garden tools and equipment which were owned jointly by you and Mr. Sato and stored at 2993 W. 23rd Avenue, Vancouver, were removed and sold at auction in July, 1944, for the net amount of \$24.04. One-half of the net proceeds derived from the sale of chattels, \$12.02, has been credited to Mr. Sato's single account and the other half credited to your single account, thus making a total credit of \$605.35 in your account, the amount of the cheque now enclosed.

On looking through your file we find we wrote to you on April 27th, 1944, requesting you to send to us the Certificate of Title No. 42675-L relating to Lot 1, mentioned above. Since we do not appear to have received this Title and since the ownership of this document is in the Custodian, we now ask you to send it to this office without further delay.

It would now appear that we have accounted for all the property of every kind left by you in the protected area which came under the control of the Custodian, and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson

E. Robertson,
Office of the Custodian.

/ER

Enc.-Custodian cheque \$605.35
-Return envelope.

February 20, 1947.

Mr. M. L. Brown,
Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B. C.

Dear Sir:

Re: Kichiji TANII (Mr.)
Reg. No. 01833

This is to advise you that Custodian cheque in the sum of \$605.35, representing the above Japanese person's entire credit with this office, was returned to us today for redeposit to his credit, Kichiji TANII having refused acceptance of it.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Feb 14 1947
H.V.R. Cognitella B.C.

Office of the Custodian
Vancouver B.C.

EVACUATION SECTION	
Recd. FEB 15 1947	
File No. 1490	
Re: File	
Submitted	Chetwin

Dear Sir:

I am extremely sorry to
become unable to receive your cheque
in which I have expected to get
I have intention of being dissatisfied
with my great regret

Yours truly
K. Janie.

December 22nd, 1948.

REGISTERED MAIL

Mr. Kichiji TANII,
Registration No. 01833,
K. V. R.,
Princeton, B. C.

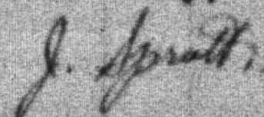
Dear Sir:

We are presently making final distribution of all funds in this office which were derived from the sale of real and personal properties and we are, accordingly, enclosing herewith Custodian cheque in your favour for the sum of \$605.35.

Acceptance by you of this cheque does not prejudice in any way your claim for loss which you may feel you sustained in the sale of your property, as the Commissioner, Mr. Justice H. I. Bird, has made a ruling to this effect.

Kindly acknowledge receipt of the enclosed cheque.

Yours truly,



J. Spratt,
Office of the Custodian.

/JS

1 encl. - cheque \$605.35.

MEMORANDUM

April 21st, 1944.

TO: Files 1400 and 1514.

FROM: Administration Department.

Re: CLAIMS

There are no claims on these files to date.



P. Donohue.

FD/ER

01033

NAME _____

TANII, Kichiji
(See also File 118711, File 1914)

FILE NO.

2403

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Guardian Assurance Company Ltd.	(See also File 11871) 7472560	\$5,000.	Feb.	28	1944	Lot 5, Blk. 10, D.L. 139 2093 Twenty-third Ave. W. Vancouver, B. C.
London & Scottish Assce. Corp'n. Ltd.	(See also File 1514) 72027	\$500.	April	9	1943	Near corner of Camberton St. & 23rd Ave., Vancouver
London & Scottish Assce. Corp'n. Ltd.	(See also File 1514) 72653	\$500.	April	9	1944	Near corner of Camberton St. & 23rd Ave., Vancouver
London & Scottish Assce. Corp'n. Ltd.	(See also File 1514) 72790	\$500.00	April	9	1945	Near corner of Camberton St. & 23rd Ave., Vancouver

DEFENSE BRIEF

Grand Forks, B.C.
June 8, 1948

Kichiji TANII

File No. 1400

Case No. 333

REAL PROPERTY CLAIM

(All Claims shown are Gross)

NOTE: This property was owned jointly by Tasaku SATO, Case 1285, and Kichiji TANII, Case 333. Each is claiming for a one-half interest, and Tasaku SATO has stated that he is willing to be bound by the evidence of Mr. Kichiji TANII, which was heard before Mr. Justice Colquhoun (Sub-Commissioner) at Grand Forks, B. C., on June 8, 1948).

1. Real Property
Claim

(Legal Desc.: Lot 1, Blk. "R", D.L. 139, Gp. 1, N.W.D., Plan 5532 -
3850 Carnarvon Street, Vancouver, B. C.)

\$1500.00 (half-int.)

Appraisal
\$1300.00 (full amount)

Sale Price
\$1400.00 (full
amt.)

Witness: D. W. Reeve - appraiser

Ref. (1). In his appraisal report of Feb. 18, 1944 Mr. Reeve stated that the above appraisal of \$1300.00 included \$100.00 as salvage value of boiler. He also said "If you receive an offer of \$1200.00 it would be advisable to accept it" and "The buildings are badly depreciated and the cost of removing them would very likely offset any salvage value" (Filed as part of Ex. 3.)

In Trans. 5, Line 6-12, (see also Ex. 1), the claimant's counsel says the claimant was given to understand that the Custodian's appraiser considered the property from the viewpoint of a subdivision into building lots, but he says he and his co-partner never considered it from that angle as they had intended to carry on as nurserymen.

(2) The Royal Trust Company reported on April 10, 1942 "Total valuation of the land, buildings and equipment and stock \$1450 subject to depreciation owing to the property being idle". (Filed as part of Ex. 3.)

(3) Letter from Royal Trust Company to the Custodian dated Aug. 18/42 states "It is thought that around \$1250.00 gross would be the maximum price for the land and buildings including the heating plant". (See also 2nd paragraph of letter of Mar. 30/44 to Custodian from L.O'Hagan).

2.

- (4) No tenders were received.
The following offers were received:

- (a) \$1200. Mar. 4/44 - E. Dolby - rejected
(b) 1050. Mar. 30/44 - L. O'Hagan - rejected
(c) 1400.00 Apr. 15/55 - E. Dolby, Accepted.

PERSONAL PROPERTY CLAIM

(All Claims shown are Gross)

NOTE: (This property was owned jointly by Tasaku SATO, Case 1285, and Kichiji TANII, Case 333. Each is claiming for a one-half interest. Tasaku SATO has stated that he is willing to be bound by the evidence of Mr. Kichiji TANII, which was heard by Mr. Justice Colquhoun at Grand Forks, B. C. on June 8, 1948. SEE TRANSCRIPT of Case 1285).

2. Claim for Nursery
Stock

\$393.75 (half-int.)

Appraisal

Appraised with
real property

SALE PRICE

Included in sale of
real property

- Ref. (1) On April 10/42 the Royal Trust Company reported "No work has been done to the grounds this season, and the greater part of the stock seems to have been sold off. Some of it is reported to have been stolen. Some trees, shrubs, plants and flowers are still on the property." Also stated "The property is now idle and, considering the season of the year, we are of the opinion that it would not be possible to realize more than \$500.00 for the greenhouse and communicating buildings plus \$150.00 for the heating plant, miscellaneous tools and equipment, plus approximately \$50.00 for entire nursery stock on the grounds."
- (2) Messrs. Foster & Barrett-Lennard reported on September 28, 1942 as follows: "The registrant, in his information report (Form JP) gives the value of the flower trees as \$800.00. This value appears to me to be greatly in excess of any sum that one could hope to realize in the event of a sale. I believe that \$100.00 would be closer to the correct value".
- (3) In Exhibit 2 the claimant admits he asked Mr. E. Dolby to keep an eye on the property and prevent trespassing.

SUBMISSION: Trans. 9, Lines 7 - 19.

ed
"It is submitted, your honour, that this real estate claim/for was sold for its fair market value and above the appraised value. It is further submitted with reference to the shrubs and plants that they were planted in the ground and therefore form part of the premises sold -- they went with the place; and in the alternative, it is submitted that this property was rented to Dolby by the claimant and that these plants and shrubs never came into our custody and control and do not come within the Terms of Reference. (See Trans. 11, Lines 13 to end).

3.

Summary of
Defense Witnesses

Where Required

Documents to
be filed

Witness
Proving Same

D. W. Reeve - Appraiser

1

/ER
March 5, 1949.

1400
CASE NO. 223

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B.C.

June 8, 1948

IN THE MATTER OF THE CLAIM OF
NICHII TANII

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(HIS HONOUR, JUDGE H.M. COLQUHOUN, SUB-COMMISSIONER)

10

Grand Forks, B.C.
June 8, 1948

IN THE MATTER OF THE CLAIM OF
KICHIE TANI

PROCEEDINGS AT HEARING

20 APPEARANCES:

HAROLD W. McINNES, Esq.,

appearing for the
Dominion Government

A.E. COBUS, Esq.,

appearing for the
Claimant.

L.A. DODD, Esq.,

Secretary to Grand
Forks Sub-Commission

MRS. I.C. SMITH,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

20

K. Tanii
In Chief

MR. COBUS: The claim, your honour, of Tanii, Kich-
iji, which is No. 80 on the Secretary's list,
and I take it that will become Case No. 333.

KICHIIJ TANII, the Claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

10 MR. COBUS: Your honour, I would ask leave to amend
this claim which was originally shown as a real
estate claim and a personal property claim. Under
the real estate claim as we have amended it, we
value the property at \$3000.00 and credit the
Custodian with \$1400.00, leaving a net realty
claim of \$1600.00, but the claimant's interest
is a half interest in the property, therefore
his claim here for realty is \$800.00, a half of
\$1600.00.

20 With respect to the personal property claim,
we have eliminated the typed items -- they are
being abandoned; the items under numbers 1, 4
and 5, but we have placed under "personal pro-
perty" where we believe it belongs, a claim
for nursery stock. The realty, as will be seen,
is a greenhouse property, and that has been dealt
with as real estate on the front side of the
claim form, and under personal property we show
nursery stock, \$787.50, and a half interest
therein, which is this claimant's interest,
\$393.75.

30 MR. McINNES: What credit?

MR. COBUS: There is no credit on that item because the whole property was sold for a lump sum of \$1400.00 and credit has been given for that.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning real estate for which you are submitting a claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the real estate statement, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: The subject matter of the realty claim, your honour, was about one acre of land located at 3650 Carnarvon Street, Vancouver, B.C., and built on this parcel of land were two greenhouses, one 20 feet by 55 feet and the other 25 feet by 40 feet. It was of frame and glass construction, the floors were earthen. In addition, there was a boiler house measuring 15 feet by 20 feet wide, frame walls, a concrete foundation and floors. The roof of the boiler house was of shingles, and the steam boiler installed in the boiler house was used for piping heat to the greenhouses. The property was used as a commercial greenhouse property. It was purchased in 1939, in the

K. Tani
In Chief

month of September, at a cost price of \$5000.00.

He describes the locality of the property as being a good residential area in Point Grey.

10 With respect to improvements made by the claimant, he says that he and his co-worker cultivated and fertilized ground about a third of an acre for the growing of nursery stock, and they did that by the use of some hired and some of their own labour. He estimates the cost of that improvement at \$750.00. In addition, they put in about 1500 feet of drainage ditches with cedar covers at a cost of approximately \$500.00. The estimated value of the property at the date of sale is given as \$5000.00 for the land and improvements, and his half interest is shown as \$1500.00.

20 Then the statement of the witness goes on: The greenhouses were in quite good condition when he was evacuated in March, 1942. He considers that the valuation of \$1300.00 was much below a fair value for this property. "They were erected in 1926" I take it refers obviously to the buildings. He says that the property was assessed in 1942 for \$2200.00, made up of \$1000.00 for improvements and \$1200.00 for land. He says that it was excellent land for the growing of nursery stock and the property, with the greenhouses, was well located and adapted for a commercial nursery business of trees, plants, 30 flowers, bulbs. His co-owner, T. Sato, and he

10 were doing a very nice business, he says, and in 1941 their turnover was about \$2500.00. He says that it was a young business, sales having commenced just two years before evacuation. Their stock was being built up, and he says the business would have increased every year. He is given to understand that the Custodian's appraiser considered the property from the viewpoint of a subdivision into building lots, but he says and he and his co-owner never considered it from that angle as they had intended to carry on as nurserymen. He believes that this property as a greenhouse property and nursery establishment would be worth at least \$3000.00.

I believe the amount is omitted. I would ask leave, your honour, to amend that to show the amount of \$3000.00 in the blank that was left towards the bottom of the statement.

THE COMMISSIONER: Very well, that will be allowed.

20 MR. McINNES: I am sorry, what is that amendment?

MR. COBUS: It is the second to last line in the statement. We show a blank there. It should be filled in with \$3000.00.

MR. McINNES: All right.

MR. COBUS: That is the estimated value.

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

30 At Yes.

K. Tanil
In Chief

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the personal property statement as the next exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 2)

10 MR. COBUS: Referring to the last exhibit, the statement includes a list of the nursery stock which was left on the property when he and his co-partner were evacuated, amounting to \$787.50 at retail prices. An explanatory note is given at the bottom of the statement to the effect that the claimant had asked one Edward Dolby to take care of their property and prevent trespassing. He rented his mother's house, that is, the claimant's mother's house, to the son of Dolby at less rent than he would otherwise have taken as a consideration for Dolby acting as caretaker. However, he points out, Dolby had no right to
20 dispose of any of the nursery stock. The claimant says he reported the stock in his J.P. form to the Custodian and estimated the value at \$800.00. He says that the prices noted on the statement above for the nursery stock are retail prices and are the actual market figures in each instance for which they sold from their stock during 1941. He believes that this is a fair and proper basis for estimating the value, and he explains it on the basis that his claim for
30 half interest is \$393.75.

K. Tanii
In Chief

Q: Witness, have you been to the coast recently?

A: Yes, I have.

Q: How long ago? A: Two weeks ago.

Q: When you were in Vancouver, did you have an opportunity to go out and look at this property of yours? A: I did.

Q: Did you meet the person who was in occupation of the property? A: Yes, I did.

Q: Do you know his name? A: I have forgotten.

10 Q: Was it Mr. Dolby? A: I didn't think so.

Q: Well, you knew Mr. Dolby? A: No, it wasn't Mr. Dolby.

Q: Did you ask the present occupant whether he owned the property? A: Yes, I did.

Q: And what did he say?

MR. McINNES: Well, that is hardly evidence. I don't want to limit my friend, but --

THE COMMISSIONER: Well, I am going to allow it subject to your objection.

20 A: He bought the property from Mr. Dolby for \$4000.00.

Q: For \$4000.00? A: Yes.

MR. COBUS: I would ask my learned friend to produce the appraisal.

MR. McINNES: I have two of them, one from Johnson Reeve and Watson dated the 18th of February, 1944 in which they suggest the present value of the property is \$1300.00 including \$100.00 salvage of the boiler, and they suggest that if they receive an offer of \$1200.00 it would be advis-

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able to accept it. There is also a statement from the Royal Trust Company; they apparently recommend that \$1450.00 is the top price.

MR. COBUS: I would ask to file both appraisals, your honour, as one exhibit.

(APPRAISALS MARKED EXHIBIT NO. 3)

MR. COBUS: I would like to call attention to the first page of the Royal Trust report, that they say: "No work has been done to the grounds this season, and the greater part of the stock seems to have been sold off. Some of it is reported to have been stolen. Some trees, shrubs, plants and flowers are still on the property."

Q: Witness, when you were evacuated, in your statement you said that you had asked Mr. Dolby to keep an eye on the property. Did you give Mr. Dolby or anyone else authority to sell the nursery stock that was on the property at that time?

A: No, I never said anything of the sort.

MR. COBUS: I have a card from the City of Vancouver Assessment Office addressed to Kichiji Tanii and Tasaku Sato, Vancouver, B.C., which bears on the reverse of the card "City of Vancouver Assessment Roll, 1942." It covers Lot 1, Block B, District Lot 139, and the assessment shown, on this card at any rate is \$1100.00 for improvements and \$1200.00 for land. I wonder if my learned friend has any information in his file which would save my filing this card?

MR. McINNES: The assessed value of the land in

1941 was \$1200.00 and the improvements \$1000.00,
a total of \$2200.00.

MR. COBUS: Well, that is very close, your honour.

MR. McINNES: That was for 1941.

MR. COBUS: That is right.

Your witness.

10 MR. McINNES: It is submitted, your honour, that this
real estate claimed for was sold for its fair
market value and above the appraised value. It
is further submitted with reference to the shrubs
and plants that they were planted in the ground
and therefore form part of the premises sold --
they went with the place; and in the alternative,
it is submitted that this property was rented
to Dolby by the claimant and that these plants
and shrubs never came into our custody and con-
trol and do not come within the Terms of Refer-
ence.

20 CROSS EXAMINATION BY MR. McINNES:

Q: Witness, you, in answer to your counsel's ques-
tion, said you had signed a J.P. form. Will you
look at that? A: Yes.

Q: That is dated the 18th of March, 1942.

A: Yes.

Q: Under the statement of personal property owned,
the words are typewritten, "Whole contents and
furnishings of home have already been sold to
a second hand store. Garden tools valued at
30 about \$50.00 in barn, half interest.

K. Tanil
Cross exam

A: Yes.

Q: Now, I am directing to your attention the statement of all real property on the first page, and you have here Lot 1, Block R, District Lot 159, that is 3850 Carnarvon, planted in flowers, half interest only.

A: Yes.

Q: Do you remember filling that out?

A: Yes.

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Q: Now, when you left this place, it was rented to Mr. Dolby by you? A: I didn't rent it to him, but I just asked him to keep watch on the things.

Q: Well, he was living on it, wasn't he?

A: Yes, but he didn't rent it.

Q: All right. Was Mr. Dolby living on the place?

A: There was no house.

Q: Just these greenhouses? A: Yes.

Q: But you told Dolby to look after it for you, is that right? A: Yes.

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Q: Well, then, he subsequently bought it?

A: I think so; I don't know.

Q: Well, now, I understand that he bought it in April, 1944. A: Yes.

Q: You remember receiving a letter from the Custodian telling you that? A: Yes, I do.

Q: Now, when you had this conversation with the new owner about two weeks ago, did he tell you what year he bought it from Dolby?

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A: (Interpreter to Witness)

Q: Now, that is a very simple question.

A: I didn't ask him, so he didn't tell me.

Q: All he told you was that he paid \$4000.00 for it?

A: Yes.

Q: Was the place still being operated as a greenhouse?
A: Yes.

Q: Were there lots of plants and shrubs there?

A: There were no shrubs or anything outside the greenhouse, but there were some that he was growing in the greenhouse.

Q: And the place appeared to be well kept up?

A: Yes, I think so.

MR. McINNES: Yes. I think that is all, thank you.

MR. COBUS: I don't know, your honour, whether I need pursue the question of the rental of the greenhouse property. The witness in his statement said that he had rented his mother's home to the son of Dolby, but in his statement he says that he had asked Dolby to look after the property.

MR. McINNES: Yes, I didn't understand the situation.

THE COMMISSIONER: I don't think you need to pursue that.

MR. COBUS: Yes, he cleared it up.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.

G. Hambleton, Official Reporter

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

M.M. Colquhoun
Sub-Commissioner

Name of Claimant

TANIL, Kichiji

Case

393

Custodian File

1400

REAL PROPERTY									
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total	
700.00									400.00
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 & 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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price		
			46%	393.75	181.12			181.12	
TOTAL RECOMMENDATION									581.12

1400

November 3rd, 1950.

Mr. Kichiji TANII,
c/o E. V. R.,
Princeton, N. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 333

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 ... \$581.12.

Cheque in your favour is enclosed for \$547.50
and we have paid the Co-Operative Committee .. \$ 33.62
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.