

1438

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: TAHIZAWA Hyoko

HOME ADDRESS: 229 Powell St., Vancouver, B. C.

REGISTRATION NUMBER 10282

SEX: Male

AGE: 31

OCCUPATION: Baker

(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: Himself

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Yasuo 62-41

ADDRESS OF WIFE OR HUSBAND: 229 Powell St., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Edward Male Setsuko Girl

ADDRESS OF CHILDREN: 229 Powell St. Vancouver, B. C.

AGE OF CHILDREN: Edward 5yrs. Setsuko 2yrs.

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

1. LOCATION AND DESCRIPTION: House 786 West 8th Ave., Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS: 5 Roomed semi-bungalow & garage

3. INSURANCE (Give particulars; state where policies are) \$1400.00 on house.
Sanford Fire Ins. Co. 900.00 No. 82603
\$100.00 garage 60.00 No. 82621.

4. TAXES (Amount and where payable) About \$60.00 Paid up 1941.

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

6. OCCUPANCY AND LEASES (If vacant so state)

family

Occupied by self and

Handwritten notes:
Rented from [unclear] 1942
c 25 met
[unclear]

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of self
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Brother-Kiyoshi Tanizawa
One half interest.
9. IF FARM LAND STATE CROPS SOWN _____
- _____
- _____

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 205 Poweel Street Bakery Business
- _____
2. LANDLORD'S NAME AND ADDRESS: Ernie. Arikado 201 Powell St., Vancouver, B.C.
- _____
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Monthly rental of
\$30.00 paid up to March 15th, 1942.
- _____
4. STATE WHEREABOUTS OF LEASE: None
- _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
- _____
- _____
- _____
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____
- _____
- _____

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____
Fixtures and equipment for Bakery at 205 Powell Street, Vancouver, B. C.
and goods valued at \$500.00
- _____
- _____
- _____
- _____
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
- _____
- _____
- _____
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY None
- _____
- _____
- _____

Reg. No. 10280

TANIZAWA, (Yasue) Mrs. Ryoze
205 Powell St.,
Vancouver, B.C.

*none of above named
creditors filed a
claim with C.I.B.
against R. Tanizawa
E.R.
Jan 4/47*

Please add to this lady's registration her
husband's personal debts. She doesn't know
whether he has been registered or not.

Owes:

Brother - Mitsuyoshi TANIZAWA -- \$1000.00
Friend - Hikosaku HAYASHI -- \$100.00
Friend - Masaichi KIMURA -- ??????
Uncle - Genya EBATA -- \$300.00

Mrs. Tanizawa does not know how these will be paid
off.

M. L. Blackwood

*See copy of Custodian's L. Tanizawa
letter to Mrs. Tanizawa
July 28/47 - (Claims closed)
no reply rec'd.*

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$1000.00 on Bakery Equipment.

Sentinel Fire Insurance #82628.

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: Ryan Brothers and Nicklson & Sons. Consolidated Finance Corp.

Ryan Bros. \$200.00

Nicklson \$250.00

Consolidated Finance \$130.00

6. ^{over} ^{also have house} MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

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

8. BANK ACCOUNTS: (None) ~~About \$30.00~~

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS. None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS:

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 16th day of March, 1942

(Signature)

R. S. Tanigawa

A. E. McWhirter

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE 3/12/42

Our File No. 1438/1

Full Name TANIZAWA, Ryoze Stanley
(Surname in Block Letters)

Registration No. 10282

^V
Male - Female
(Check)

Age July 18/1910

Former Address 205 Powell St., City

Date Evacuated 21/3/42

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

Present Address

Greenwood, B.C. ✓ *OK. 2/10/42*

20/3/42: Greenwood, B.C.

^V
Married - Single
(Check)

Name of Wife ^{nee} (KITAMURA) Yasue

Name of Husband

Name of Mother ^{nee} (EBATA) Toyo 9730 Name of Father ^{nee} TANIZAWA, Ryotaro 4024

Names of Children under 16 Edward Takahide(M) 18/10/36

Victoria Setsuko(F) 13/12/39

Requested by E. Burraston

Registered with Custodian

(Yes or No)

Additional Information Baker

PERSONAL PROPERTY SUMMARY

File No. 1438

January 17, 1947.

Re: Ryozo TANIZAWA (Mr.)

Reg. No. 10282.

Chattels: In his JP form dated March 16, 1942, Ryozo Tanizawa declared fixtures and equipment for bakery at 205 Powell Street and his wife declared chattels at 229 Powell Street. (The chattels at 229 Powell are dealt with on the husband's file, 1438). A brother, Kiyoshi TANIZAWA, who owned real property jointly with Ryozo TANIZAWA, declared household effects but did not state where they were located. (See Summary and Schedule attached).

Specified
Articles:

In a letter dated October 1, 1942, Ryozo Tanizawa stated he sold his delivery truck to Johnston Motors for which he received a Credit Note for \$150.00. On his behalf the Custodian endeavored to find a purchaser for this note, and even advertised it in the Vancouver Sun, but were unsuccessful in disposing of it. The above Credit Note was therefore returned to Ryozo Tanizawa by this office on March 11, 1944.

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.

Accounts
Receivable:

In July 1945 the amount of .79¢ was credited to Ryozo Tanizawa's account, representing refund of security deposit for light from the B. C. Electric Company.

ER

REAL PROPERTY SUMMARY

File Nos. 1438 & 12971.

JAPANESE NAMES: Ryoso TANIZAWA - - Reg. No. 10282.
Kiyoshi TANIZAWA - - Reg. No. 15279 (brother).

CATALOGUE NO: 372.

PROPERTY ADDRESS: 786 West 8th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lot 1, Block 338, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: In the names of Ryoso Stanley TANIZAWA and Kiyoshi TANIZAWA.

ENCUMBRANCES: Vesting No. 35292 in the name of Ryoso Stanley TANIZAWA - 28th November, 1942.
Vesting No. 37291 in the name of Kiyoshi TANIZAWA - 3rd December, 1943.

ASSESSED VALUE: 1943 -
Land \$640.00
Improvements ~~\$650.00~~ - Total \$1490.00. Taxes - \$60.67.

CLASSIFICATION: Urban property at the Corner of Willow Street and 8th Avenue in an old district. House is in a neighbourhood occupied by millworkers employed in the Alberta Mill Yards. House has 5 rooms. House and ground well kept. House requires painting. Property suitable only for a workers home.

HISTORY OF ADMINISTRATION: Prior to Ryoso Stanley TANIZAWA'S evacuation on the 21st March, 1942, he arranged with Richard, Akroyd & Gall Ltd., to act as Agents and in March, 1943, they were able to rent the place to Antoinette Poitras at \$25.00 per month as from October 1942. Mrs. Poitras occupied the property for 9 months. The total revenue received being \$275.00.

Offers for the property were received from Gertrude Yampolsky - \$1100.
Antoinette Poitras - \$1400.00, Archie Holland - \$1200.00, R.H. Rayner - \$800.00.

The property was estimated by Pemberton Realty Corporation Ltd., on the 5th October, 1943, as having a value of \$1050.00.

SOLD: To Antoinette Poitras for \$1400.00 as at 24th November, 1943.
Approved by Advisory Committee - 13th October, 1943.

FUNDS: Released to the joint credit of Ryoso and Kiyoshi TANIZAWA; sale price \$1400.00, rents \$275.00, transfer of advertising charges \$4.00, refund of insurance \$4.06, closing adjustments \$19.66, Total \$1702.72 less commission on rentals \$12.50, insurance \$16.75, taxes \$58.24, sundries \$22.40, Certificate of Encumbrance \$1.00, valuation fee \$5.00, registration fee \$10.55, commission on sale \$70.00, Total \$196.41. Net amount released to the joint credit \$1506.28.
(Jointly divided 50-50 - see Mar. 11/44)

TITLE: Certificate of Title No. 94229-L, dated 1st February, 1944, at the Land Registry Office.

Office.

Page 2.

Files 1438 & 12971.

In a letter to Mrs. Poitras dated 11th February, 1944, she was informed that the Certificate of Title "Remains in the Land Registry Office on behalf of all persons interested". No record on file of delivery of title to the purchaser.

OLD CERTIFICATE OF TITLE

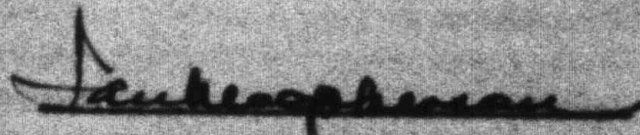
No. 30161-L:

In possession of Ryozo Stanley TANIZAWA who was requested on the 22nd October, 1943, to forward it to this office. This was not done.

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

DATED: October 9th, 1946.

IM:JS



LIFE INSURANCE SUMMARY

File Nos. 1438 & 12971.

Ryozo TANIZAKA - Reg. No. 10282.
Kiyoshi TANIZAKA - Reg. No. 15279.

Insurance on No. 784 West 5th Avenue, Vancouver.
In his JP Form, Ryozo TANIZAKA declared two policies insuring this dwelling, in the Sentinel Fire Insurance Co., Policy No. E2603 - \$900.00, expiring on the 7th October, 1944, Policy No. E2621 - \$600.00, expiring on the 29th October, 1944. Both of these policies were transferred to Antoinette Poltras, the Purchaser of the property, on the 20th November, 1943.

This building was also insured by the Atlas Assurance Company Ltd., Policy No. M24396 - \$500.00 on dwelling and \$100.00 on garage, expiring on the 10th December, 1943. This policy was cancelled first.

Insurance on the Bakery equipment at 205 Powell Street.
This Bakery business was carried on by Ryozo TANIZAKA and his brother, Kiyoshi TANIZAKA had no known interest in it. At the date of evacuation, the equipment and office fixtures were insured in the Sentinel Fire Insurance Co., Policy No. E2628 - \$1,000.00, expiring 10th December, 1942. The insurance was renewed in the Atlas Assurance Company Ltd., Policy No. M24387, in the amount of \$1,000.00. Policy expiring 10th December, 1943. All the chattels covering this policy were either sold or removed to storage at 792 Powell Street and this policy was cancelled on the 26th May, 1943.

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

October 11th, 1946.

DM:JS

W. H. Hooper

10282

NAME

TANIZARA, NYORO

FILE NO.

1438

(See also File 12971)

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Sentinel Fire Insurance Co.	<i>Renewed by Pol # 11201189 - John Tanizara</i> 82628	\$1,000.	Dec.	10,	1942	405 Powell St. Vancouver, B.C.
Atlas Assurance Co. Ltd.	<i>Cancelled - May 28/43</i> M248387	\$1000.	Dec.	10	1943	205 Powell St. Vancouver, B.C.
Sentinel Fire Insurance Co.	<i>Transferred from John Tanizara 20-11-43</i> 82621	\$600.	Nov.	29	1944	786 West 8th Ave. Vancouver, B.C.
Sentinel Fire Insurance Co.	<i>Renewed by John Tanizara 11-20-43</i> 82603	\$900.	Oct.	7	1944	786 West 8th Ave. Vancouver, B.C.
Atlas Assurance Co. Ltd.	<i>Transferred from John Tanizara 20-11-43</i> <i>Cancelled 11-20-43</i> M248386	\$900.	Dec.	10	1945	786 West 8th Ave. Vancouver, B.C.

LIABILITY SUMMARY

File Nos. 1438 & 12971.

Ryose TANIZAWA - Reg. No. 10282.
Kiyoshi TANIZAWA - Reg. No. 15279.

Kiyoshi TANIZAWA declared no personal liabilities and no record appears on file.

Ryose TANIZAWA operated a bakery at 205 Powell Street, Vancouver, B.C., and in his JP Form declared he owed on equipment the three liabilities following:

Consolidated Finance - \$130.00 being the amount owing to Heart Signs and Neon Service. The claim presented by the creditor was \$129.60, which was confirmed by TANIZAWA on the 1st of April, 1943 and paid on 17th May, 1943.

Ryan Brothers - \$200.00 secured by liens on cake and dough mixers registered as 60118 and 53496. These were sold by the Custodian for \$265.00. On the 22nd March, 1943, the amount claimed by the creditors was \$150.75, which was paid at that date and a discharge registered on the 7th May, 1943.

Nicholson & Sons - \$250.00 secured by Conditional Sales Agreement on the oven registered as 50908. This oven was sold for \$300.00 and at the date of sale, 29th March, 1943, the claim amounted to \$339.41 which was paid on the 29th March, 1943, and a discharge was registered on 7th May, 1943.

There is on file a record of a claim by the Unemployment Insurance Commission of \$38.19. This was confirmed by Ryose TANIZAWA on the 1st April, 1943. No record of payment. *on 1/4/44 and on account of the claim creditor asked no further action*

Dr. H. UCHIDA filed a claim for \$8.00, which was confirmed on the 1st April, 1943. No record of payment. *(Dr. Uchida withdrew his claim against Ryose)*

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

October 9th, 1946.

Paul Macpherson

IM:JS

CHATELAIN'S SCHEDULE

File No. 1438

Ryozo TANIZAWA (Mr.)

Reg. No. 10282

NOTE: Yasuo TANIZAWA, wife of Ryoso TANIZAWA, declared chattels at 229 Powell Street and a cash register at 786 W. 6th Ave., Vancouver, but all chattels have been handled on the husband's file and practically all of the funds remitted to him.

Declared by Ryoso TAMI- ZANA in JP Form Mar.16/42 (205 Powell)	Inv.taken by London & Western Tr.Co. Mar.30/42 (205 Powell)	Custodian Inv.366, May 22/43, and Cust.Inv. 344, Mar.20/43	SOLD	AUCTIONED	SHIPPED	Other Disposition
"Bakery fix- tures and equipment at 205 Powell Street."	2 showcases 1 showcase 1 small counter 1 small Refrig. ("Ice King") 2 wrapping paper holders 24 wire pans 8 pkg.carton paper	I 1 large cupboard I 5 flat boxes 3 cartons 8 cake boxes		Sept.15/43 Sept.15/43 ("Coolerator")		Fixture Mar.7/44 Presumably a fixture.
	5 cake pans 3 large white elec.light Reflectors Bake Oven & Equip: 8 tier steel truck,movable 11 wdn.bake trays 25 lge.tin trays 7 small tin trays 1 wooden baker's truck,movable 1 box paper for cartons 3 plate Gas stove 1 table rough 1 set scales 1 mantel clock		Mar.18/43 Mar.18/43 Mar.18/43 Mar.18/43 Mar.18/43			Mar.7/44 Not found Not found Possibly shipped Not found
		2 dough troughs 1 Neon sign 1 Tin box Quan.Cake Pans 1 lge.tin pot 1 bread machine 5 bdles.Cake Rings 30 Bread Racks 1 box Bread Slicer Electric Heater Ice Box	June 15/44			Mar.7/44 Mar.7/44 Mar.7/44 Sept.15/43 Mar.7/44 Mar.7/44 Mar.7/44 Sept.15/43 Missing.

NOTE: The following articles were also sold at auction and proceeds credited to Ryoze's account: Auct.#7-Dec.7/43: Gum Boots
Hand Saw, 2 rakes and
Window Cleaner
Axe, Sledge Hammer
Hockey Sticks
Sept.19/45-Auct.#52: Tools
Dec.21/45- Auct.#58: Box of Books

As these are all articles that would be in the average household it is presumed that these also belonged to Ryoza TANIZAWA. Ryoza had two sons, but who were hardly old enough to use the hockey sticks. These may have been used by Ryoza who was only 32.

At time of evacuation

CHATELAIN SCHEDULE - page 2

File 1438

Declared by Mrs. Ryoso TANIZAWA (F.6641) in JP Form, Apr. 28/42, to be at 786 W. 8th.	Inv. of goods at 786 W. 8th, taken by London & Wes- tern, Mar. 30/42 While Mrs. Taniza- wa still there	Custodian Inv. 362 May 12/43, of gds. removed from 786 W. 8th to 604 Cor- dova	AUCTIONED	OTHER DISPOSITION
1 Cash Register	2 double beds	1 (care of tenant)	Dec. 7/43 (2)	Not found
	1 Range (Gurney)			Not found
	Sundry Kitchen Utensils	1 package, 1 wash- tub, dishes, mop 3 screens, 1 washboard, 1 car- ton,	Dec. 7/43	
	4 chairs	4 chairs	Sept. 9/45	
	1 rough table		Dec. 7/43	
	1 dresser	5 small drawers	Dec. 7/43 (2)	42 were used by tenants)
	1 chair			
	1 single bed			
	1 small couch			
	1 sewing machine			
	1 chair			
	1 couch			
	2 couch chairs			
	1 ordinary chair			
	2 small tables			
	1/2 table			
	1 gramophone			
		As Mrs. Tanizawa did not leave the premises until May 5, 1942 it is possible that she disposed of these goods prior to evacuation, or took them with her. No request has been made for these goods by the Tanizawas.		
		1 violin case		
		1 small bookcase	Sept. 9/45	
		4 comforters		Presumably discarded.
		4 cushions	Sept. 9/45 (1)	3 missing
		1 carton	Sept. 9/45	
		1 box	Sept. 9/45	
		1 broom	Sept. 9/45	

Declared by
Yasuo TANIZAWA
(wife)-File 6641,
in JP form of
Apr. 29/42, to be
at 229 Powell St.
2 beds with springs
Bureau
Gas Stove
Oil Heater

Declared by Ryoso
Tanizawa (1438)
through B.C.S.C.
letters Dec. 24/42
& Jan. 25/43, to be
at 229 Powell
Gas Stove, Electric Heater,
Electric Fan, Iron, 2 flashlights
1 wood stove - Reported by Mr. Spain Nov. 3/43 to be in use by tenant. No further record.

Not found.

1438/12971

REGISTERED

October 13th., 1949

Davidson & Co. Ltd.,
808 West Pender St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 372,
756 West 8th Ave. Vancouver, B.C.

Your letter of the 29th of September, written on behalf of your clients, enclosing cheque for \$110.00 and offer to purchase the above property for the sum of \$1100.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F.C. Shears,
Director.

FCS/AW
ENCL.

34

1438/12971

REGISTERED

October 13th., 1943

Richards, Akroyd & Co. Ltd.,
614 West Pender St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 372,
786 W. 8th Ave. Vancouver

Your letter of the 1st of October, written on behalf of Mrs. Gertrude Yampolsky, enclosing cheque for \$80.00 and offer to purchase the above property for the sum of \$800.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F.O. Shears,
Director.

FOS/AM
ENCL.

1438/12971

REGISTERED

October 13th., 1943

Harry Ablowitz & Co.,
510 West Hastings St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 372,
786 W. 8th Ave. Vancouver

Your letter of the 4th of October, written on behalf of Mr. Archie Holland, enclosing cheque for \$120.00 and offer to purchase the above property for the sum of \$1200.00 has been received and considered.

We have not been able to accept your offer and are therefore returning your cheque herein.

Yours truly,

F.G. Shears,
Director.

FGS/AM
RMCL.

1438/12971

October 14th, 1943

Mr. R.H. Rayner,
724 Granville St.,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 372,
786 W. 8th Vancouver.

Your letter of the 2nd of October, enclosing offer to purchase the above property for the sum of \$800.00 has been received and considered but we find that we are not able to accept your offer.

Yours truly,

F.G. Shears,
Director.

FGS/AW

1438/12971

October 10th, 1943

Messrs. Richards, Akroyd & Gail Ltd.,
614 West Pender St.,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 372,
766 West 8th Avenue

Your letter of the 19th instant written on behalf of Mrs. Antoinette Poirras enclosing cheque for \$140.00 and offer to purchase 766 West 8th Avenue for the sum of \$1400.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$1260.00.

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.

FGS/AD

Ryose Tanisawa,
229 Powell Street,
Vancouver, B.C.

REAL ESTATE

786 - 8th Ave. West

1. This property is located corner Willow St. and 8th Ave., east of Willow Street in old district. Houses in this section occupied by millworkers, employed in Alberta Mill Yards on 7th Ave.
2. The Evacuee has a half interest in this property with his brother, Kiyoshi Tanisawa. Title in possession of Ryose Tanisawa.
3. Five room, semi bungalow and garage. House and grounds well kept, house requires paint, drainage poor; property five feet up from street and house situated twenty five feet from sidewalk.
4. Inventory, in duplicate, attached.
5. Insurance - Sentinel Fire Insurance Co. \$960. Premiums paid. *Verified*
6. Title to property held by evacuee.
7. This property located in mill district, while well kept, is old and suitable only as a worker's home.

9/4/42

THE LONDON & WESTERN TRUSTS COMPANY LIMITED

John H. H. H. H. H.

Ryose Tanisawa,
229 Powell Street,
Vancouver, B.C.

Inventory
786 West 8th Ave.
As at March 30, 1942

Attic Room

2 Double Beds.

Bedroom off Kitchen

1 Range (Gurney)
Sundry Kitchen Utensils
4 Chairs

Dining Room

1 Rough Table
1 Dresser
1 Chair

Bedroom of Dining Room

1 Single Bed
1 Small Couch
1 Sewing Machine
1 Chair

Living Room

1 Couch
2 Couch Chairs
1 Ordinary Chair
2 Small Tables
1/2 Table
1 Gramophone

This property is occupied by wife of evacuee who has
access to all articles listed on the inventory above.

9/4/42

THE LONDON & WESTERN TRUSTS COMPANY LIMITED

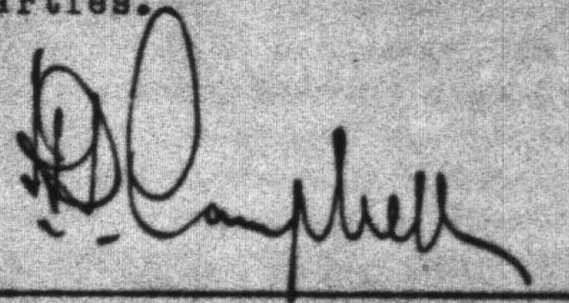
John Hamilton

RE - ARIKADO, TOYOKUMI

747 East Cordova Street, Vancouver, B. C. - 05060

RE - 205 Powell Street

1. The premises at the above address are part of the property owned by Toyokumi Arikado. They were previously rented by Ryoze Tanizawa, Registration No. 10282.
2. This man has been evacuated and the control of his property handed to the London & Western Trusts Company Limited.
3. If you will refer to my original report on Arikado, dated the 24th of April, you will note that Richards, Akroyd & Gall have been Arikado's Agents with regard to the property for some time.
4. Richards, Akroyd & Gall, on behalf of Arikado, have received an offer for the rental of these premises at 205 Powell Street, previously rented by Tanizawa, for \$30.00 a month, conditional on their being able to rent certain of the fixtures which belong to Tanizawa, for an additional \$10.00 a month, the main item involved being a brick oven which cost considerable to build, but if taken down and moved from the premises would become nothing but used fire brick.
5. In view of the duplication of control and my recommendation in the aforementioned report that Richards, Akroyd and Gall be appointed as Agents for this property, I recommend that control of the movable property of Tanizawa be transferred immediately from the London & Western Trusts Company Limited to Richards, Akroyd & Gall Limited.
6. The present involved situation with regard to control of the different properties makes it very cumbersome to act in the matter and if both Arikado's and Tanizawa's property were vested in Richards, Akroyd & Gall, it would be a simple matter to have things arranged to the advantage of both parties.



April 30, 1942.

MEMORANDUM.To: *Mr. Panel (Mr. Russell)*

From: A. G. McArthur.

*Re 786 W 8th Ave Vancouver, B.C.
1/338/526 dwelling*

Acceptance of a bid of *1420.00* on the above property is being recommended to the Secretary of State.

Transmission of ownership to the Secretary of State and Deed from the Secretary of State to the purchaser are to be prepared by the Titles Department.

Will you please examine the file carefully, assuring yourself that all necessary evidence of title is therein, namely:

- A. Certificate of encumbrance showing:
 - (1) Name of owner and legal description clearly identified with that of the Japanese evacuee and his property.
 - (2) Filing of vesting order.
 - (3) Encumbrances.
- B. Copies or detailed memoranda of all encumbrances shown on the title together with certified statements of the position of each.
- C. Statements of all other charges such as taxes, water rates, dyking or other charges including unregistered, charges such as option agreements, hypothecations, or other interests.

A memorandum outlining the above is to be prepared and submitted to Mr. Macpherson who will prepare the transmission and conveyance. Would you please prepare such memorandum as soon as possible attach it to the file and return the file to me.

Further than this, wherever the property is tenanted, all details of rental arrangements should be on file, with copies of leases and particulars of chattels in order that -

1. Adjustments relative to rents may be made as between vendor and purchaser.
2. Special arrangements relative to rent for chattels as apart from buildings may be made, if this is not already the case, or
3. Chattels may be moved or otherwise disposed of either before or after possession is given to the purchaser.

It will be the duty of the Administration Department to see that each file covering property to be transferred by the Secretary of State contains all the information above referred to and that the member of the department dealing with each property should be in a position to consult with and agree with the Real Estate agent in each case as to the adjustments of the purchase price, as at the date of the sale.

The Real Estate agent will be advised to prepare a statement of adjustments as at a given date which will be submitted to the Administration Department for approval and appropriate action.

*Oct 20/43**AWM*

Date. _____

REAL PROPERTY MEMORANDUM.

File No. 1438/1 & 12971

TENANT IS PURCHASER.

Name. TANIZAWA Ryoze and TANIZAWA, Kiyoshi

Catalogue No. 372

Res 786 West 8th Avenue, Vancouver, B. C.
Dwelling.
1/338/526.

TITLES AND ENCUMBRANCES.

A. Title No. 50161-L

Property. Lot 1, Blk. 338, D. L. 526, G. 1, Plan 590, D.M.W.

Name. Ryoze Stanley TANIZAWA and Kiyoshi TANIZAWA.

Whereabouts. Ryoze TANIZAWA's possession (JP Form of Kiyoshi).

written for

B. Charges.

Registered. None.

Vested. 35292

Unregistered. No evidence of any.

Taxes. \$58.24, 1943 pd. July 3/43.

Insurance. Sentinel Fire. \$600.00. Exp. Nov. 29/44.

Atlas Ass. Co. \$900.00. Exp. Dec. 10/45.

Sentinel Fire. \$900.00. Exp. Oct. 7/44.

Assessed Value: Land, \$840.00

Improvements. \$650.00

Valuation by Appraiser. \$1050.00

Amount of Bid. \$1400.00

Approved by Advisory Committee. Oct. 13, 1943.

Paid as shown in attached letter. Oct. 20, 1943.

Name of transferee as attached letter. ✓

ADMINISTRATION.

Tenancy. (Mrs. Antoinette Poitras \$25 per month as of (26/3/43 ?)

(Purchaser by tender accepted.

Rental agents Richards Ackroyd & Gall. Named agents in Catalogue,
also selling agents.

Chattels. Letter 12/5/43 from Mrs. A. Poitras on file 12971

Also inventory 12/5/43 on file 12971.

Spain's memo 13/5/43 - storage at 604 Cordova on file 12971.

Spain's memo 12/6/43.

MJ
15
5/10

1438/1
12971

February 11, 1944.

Mr. Ryoso Stanley TANIZAWA,
Registration No. 19282,
Greenwood, B. C.

Dear Sir:

Re: Catalogue No. 372
786 West 8th Avenue
1/338/526

Please be informed that 786 West 8th Avenue has been sold as of October 20, 1943 for the sum of \$1,400.00 which is equal to or in excess of the value attached to these premises by an independent appraiser.

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

The net result of the sale is as follows:

Sale price	\$ 1,400.00
Less Real Estate Agent's Commission @ 5%	<u>70.00</u>
Net credit to your account	<u>\$ 1,330.00</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB

cc to B. C. Security Commission.

STATEMENT RE SALE OF:

Catalogue No: 372

Name: **SAITANI, Ryozo**
TAKIRATA, Kiyoshi
 File No: 30 and 1071

Street Address: 785 East 8th Avenue Reg. Nos. 10482 and 15279
 Vancouver, B. C.

Legal Description: 130/5-6

Date of Sale and Adjustments **October 20, 1943**

Sale Price **1,400.00**

Real Estate Agents Commission **70.00**

Charge for Valuation **5.00**

Charge for Advertising **4.00**

Land Registry Office Transmission Fee **3.50**

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

Fire Insurance **2.77**

Taxes **11.50**

Water **2.95**

82.50 **1,417.22**

1,334.72

Net Proceeds credited to your account

Date: **October 2, 1943**

Compiled by: *GP*

Catalogue No. 372

Files No. 1438 & 12971

Control of 786 West 8th Avenue is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of this property have been settled. I also acknowledge receipt of copies of Insurance Policies, Sentinel Fire Insurance Company, Policy Nos. 82621 and 82603 duly assigned to me.

Dated at Vancouver, B. C., this 27th day of November 1943.

Mrs. Catherine Pihao

CHATELAIN SUMMARY

File No. 1438

Ryoso Stanley TANIZAWA (Mr.)
Registration #10282

January 20, 1947.

RE: BAKERY EQUIPMENT

On March 16, 1942, in his JP form Ryoso Tanizawa declared fixtures and equipment for bakery at 205 Powell Street. The London & Western Trusts Co. Ltd. on March 30th, 1942 took an inventory of the equipment and reported to us on April 9th, 1942 that Ryoso operated a bakery at the above address but that the real property was rented by Ryoso from Ernie Arikada of 201 Powell Street. The above Company advised that the equipment consisted of a large bake oven, together with all equipment suitable for a bakery, or a combined bakery and confectionery store. (See attached schedule for list). When Mr. Tanizawa agreed to sell his bakery equipment, a Mr. J. W. Anderson purchased a quantity of it for the sum of \$750.00. (Custodian receipt No. 3504 on file dated March 18/43 and goods sold to Mr. Anderson are shown on the schedule under date of March 18/43).

On April 13th, 1943 Ryoso requested shipment to him of much of the remaining unsold bakery equipment but there is nothing on file to indicate that any shipment was made at that time. However, on May 22, 1943 the remainder of the bakery equipment was removed from 992 Powell Street (Custodian Inventory 366) with the exception of a large cupboard and 3 light fixtures which were left on the premises as they were considered permanent fixtures. Previous to this, namely March 20, 1943, a few items were removed from 205 Powell Street to 992 Powell Street (Custodian Inventory 344).

Ryoso Tanizawa, through the B. C. Security Commission, (letter dated February 25/44), requested shipment to him of the remaining unsold bakery equipment as he wished to start a bakery at Greenwood, B. C. Mr. Spain, under date of February 28, 1944, reported to the B. C. Security Commission all the remaining baking equipment and on March 7th, 1944 we have on file the B. C. Security Commission receipt for goods to be shipped to Tanizawa at Greenwood. On March 18, 1944, Ryoso Tanizawa inquired regarding some items which he declared were missing, namely a Neon sign, wall case, cake tin, bun pans, electric fan and gas stove, to which Mr. Green replied on April 4th, 1944 that the Neon sign was still in storage (this was sold to William Wallace Signs on June 7, 1944 for \$15.00); the wall case was left at 205 Powell as it was considered a fixture; the cake tin and bun pans and all equipment of this nature were shipped to him through the B. C. Security Commission in March, and that we had no record of the electric fan and gas stove but that these items might be in the boarded and nailed-up section of the room at 229A Powell (see page 2 regarding 229A Powell Street). There is no record on file of what happened to the fan and stove, or anything to indicate that these two articles ever came into possession of the Custodian.

Apart from bakery equipment shipped to Tanizawa and sold to Mr. Anderson, some bakery equipment was sold at Vancouver Auction No. 1 on September 15, 1943. A rough table and mantel clock are shown under "not found" on the attached schedule but as Yasue Tanizawa (wife - file 6641) was not evacuated until May 5th, 1942 and no inquiry has ever been made regarding this clock it is presumed that it was taken with her at the time of evacuation. The table, being a rough one, was possibly discarded.

Re: 229A Powell Street, Vancouver

On behalf of Ryozo Tanizawa the B. C. Security Commission wrote on December 24, 1942 regarding some furniture consisting of a wood stove, gas stove and sundries which Ryozo stated were left at 229A Powell Street. He advised the B. C. Security Commission on December 30, 1942 that Ryozo did not declare to us any goods as being left at that address. A subsequent letter from the B. C. Security Commission, namely January 25, 1943, stated Ryozo also mentioned an electric heater, lamp, fan, 2 flashlights, cookie and doughnut cutters as being left at that address and on January 29th, 1943 Mr. Spain advised Ryozo that on investigating the possibility of chattels at the above address the tenant informed our representative that no such articles were on the premises. A reply was received through the B. C. Security Commission stating these goods would be stored in the rear of the store, and if not there they might be in the hands of Mr. Nose, whose whereabouts Ryozo was unable to state.

On looking through Yasue Tanizawa's file, no. 6641, (wife of Ryozo Tanizawa) it was found that she declared 2 beds with springs, a bureau, gas stove and oil heater at 229 Powell Street. The matter of chattels at 229 Powell, however, has been dealt with on the husband's file only.

A memo on file dated November 3, 1943, reports that one wood stove was being used by the tenant, in accordance with arrangements made with Mr. Walker, of Pemberton's. (Pemberton's handled the real property 229-231 Powell Street, which was owned by S. Nose and H. Matsumiya - files 7833 and 9760). Mr. Spain stated in this memo that a closed boarded-up section of the room was securely locked, contents unknown, and the door to the compartment was sealed with paper bearing Mr. Walker's name. There is nothing on the Tanizawa files to indicate that any goods were removed from 229 Powell and sold at auction in their name and no further mention has been made of the wood stove which was said to be in use by the tenant. A memo is being sent to Mr. Wills to find out if the warehouse records show what happened to the goods declared by the Tanizawas. *(Jan 21/47. Mr. Wills states that boarded up section in rear of building belonging to Tanizawas was found.)*

On checking the files of NOSE and MATSUMIYA (7833 and 9760), there is nothing to indicate that any chattels belonging to Mr. and Mrs. Tanizawa were found at 229 Powell Street, although a number of other Japanese had chattels stored at that address. (See memo on files 7833 and 9760 dated February 1, 1946). A letter was written to Mr. Nose on February 4, 1946 and one to Mr. Matsumiya on February 18, 1946, requesting them to list all the chattels belonging to other Japanese and to give their full names, addresses, registration numbers, etc., and also a list of their own chattels (Nose & Matsumiya). Their replies did not reveal that the Tanizawas had any chattels at 229 Powell Street.

NOTE: All funds derived from sale of real property and chattels in Matsumiya's account No. 9760 were released to him on May 16, 1946. The only personal property sold under the name of S. Nose (7833) was an electric stove and an electric heater (or fireplace).

(A memo has been sent to Mr. Dusenbury showing the chattels declared by the Tanizawas to have been left at 229 Powell Street, for the purpose of record.)

Jan. 27, 1947. Mr. Dusenbury's memo on reply states chattels sold & credited to Matsumiya were identified by Matsumiya & Nose as belonging to Matsumiya.

Re: 786 W. 8th Avenue, Vancouver, B.C.

No effects were declared by Ryozo Tanisawa as being left at the above address but Kiyoshi Lionel TANIZAWA, a brother, (File 12971) declared a number of chattels in his JP form dated February 9th, 1943 but did not state where these were located. However, according to the files it would appear that the Custodian has taken this declaration to mean these goods were left at 786 W. 8th Avenue as all memos and correspondence relative to chattels used both file numbers. When the goods were removed to auction these were sold under Ryozo Tanisawa's name only, and the proceeds credited to his account. The original auction sheet was sent to Ryozo on March 11, 1944 and all funds have been remitted to Ryozo, with the exception of approximately \$11.00, which is required as part payment of a claim admitted by Ryozo on April 1st, 1943, but payment of which has been apparently overlooked. A letter is therefore being written to Kiyoshi Lionel Tanisawa advising him that all chattels were sold under his brother's name and the proceeds remitted to Ryozo, and suggesting that he get in touch with Ryozo and make any necessary arrangements with him direct.

It is noted that Mrs. Tanisawa (File 6641), wife of Ryozo Tanisawa, declared in her JP form dated April 28, 1942, a Cash Register as being left at the above address. As there is nothing on file to indicate that this article came into possession of the Custodian and as Mrs. Tanisawa was not evacuated until May 5, 1942 it is possible that she disposed of this Cash Register prior to evacuation or took it with her. This also applies to a number of goods listed by the London & Western Trusts Company on March 30th, 1942, as being at 786 W. 8th Avenue, while Mrs. Tanisawa was still residing at that address.

On May 12, 1943 the Custodian removed a number of goods from 786 W. 8th to 684 Cordova Street (Custodian Inventory 362) and this inventory mentions that a bed and spring and two dressers were left in the tenant's care. These were signed for by Mrs. Poitras, tenant, on May 12, 1943. (Although no Custodian Inventory is shown on file indicating the removal of these items from the tenant's care the auction sheet dated December 7th, 1943 reveals that a bed and dressers were sold.) On June 14, 1943 Mr. Spain reported that besides the goods signed for by the tenant there was a large strong, nailed-up shed in the back garden, the odor from which would suggest that it contained bakers' supplies. One box was removed from the above address on December 7, 1943 and under that date the majority of the chattels were sold at auction (Vancouver No. 7), the original auction sheets being sent to Ryozo Tanisawa on March 11, 1944. Other goods were sold at Vancouver auctions 52 and 58 on September 15th and December 21st, 1945, respectively.

A memo on file dated December 10, 1943 states that a pair of rubber boots which were unsalable at auction were given to War Salvage.

Mr. Green's memo of March 6, 1944 states that a request was received from Miss Kikuyo Tanisawa, sister of Ryozo and Kiyoshi, for her belongings which were left at the above address. On March 10, 1944 Mr. Spain suggested that auction sheets be sent to all three of the Tanisawas concerned requesting them to separate the ownership of the chattels as all were removed from the above address and sold at auction and the proceeds credited to Ryozo Tanisawa's account. A footnote to this memo by Mr. Green reads as follows: "I have written to Miss Tanisawa to contact her brother, Ryozo, and make arrangements with him." This therefore closed chattels on Miss Tanisawa's file.

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

E. Robertson
E. Robertson.

NAME TANIZAWA, Ryozo Stanley (Mr.)

REGISTRATION NO. 10262

FILE NO. 1438

The following chattels were sold by public
auction at Vancouver, B.C. on September 15, 1943

Show case	\$ 8.00 ✓
Electric Bread slicer	140.00 ✓
Electric Bread sealer	9.50
Show-case	8.50 ✓
Coolerator	28.00 ✓

Total:	(Auctioneer's Fee: \$19.40	\$ 194.00
	(Advertising: 6.70	
Less Expenses:	(Moving: 11.35	\$ 43.15
	(Rent: 5.70	
Net Proceeds Credited:		<u>\$ 150.85</u>

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. 1.

Remarks.

NAME TANIZAWA, Ryoso Stanley

REGISTRATION NO. 10282

FILE NO. 1438

The following chattels were sold by public
auktion at 992 Pownall, Vancouver, B.C. on December 7, 1943.

K Crock & Flower pots 7/6	\$ 0.40
M-Pail & Contents	0.30 M
K Bowl	0.30 B
K 2 Bowls & Glassware	0.30 B
K Tub & Contents	0.10 M
K Box Crockery	1.00 B
M-Pail & Contents	0.50 M
K Knives	1.25 B
K Bake Dish & Kitchen utensils	0.50 B
M-Pail & Contents	0.75 M
K Wire Basket & Contents	0.50
K Wire Basket & Contents	0.75
M-Pail & Tub & contents	0.25 M
T Hand saw	0.80 T
M-Pail & Contents	0.75 M
K 12 Cups & Saucers	2.00 B
K Glassware	0.75 B
K Dishes	0.65 B
K Bowls & Vase	0.25 B
M Tray & Contents	0.45 M
K Tray & Tea set	1.00 B
P-Chest drawers	3.50 (4)
P-Chest of drawers	1.50 (3)
K Box glass	2.50 B
2 Chairs	1.60 (2)
Table	4.00 (2)
P Ice Box	0.75 P

Total: carried forward:

\$ 27.40

~~Amount Deposited:~~

\$

~~Net Proceeds Received:~~

\$

~~Members of Auctioneer's Staff Present:~~

~~Extracted from Auctioneer's Book:~~

~~Remarks:~~

NAME TAMITAWA, Byron Stanley

REGISTRATION NO. 10282

FILE NO. 1438

The following chattels were sold by public
auction at 302 P. M. St., Vancouver. ON December 7, 1943.

	Total brought forwards:	
Bed & Spring 786		27.40
Bed & Spring 786		13.00
2 Rakes & Window Cleaner 786		4.00
Monkey Sticks 786		0.25 (T. 10)
Axe & Sledge Hammer 786		0.50
		0.75 (T. 10)

Total:

Less Expenses: (Auctioneer's Fee: \$4.60
(Advertising: 1.35
(Moving: 4.60

Net Proceeds Credited:

\$ 45.90
\$ 10.55
<u>\$ 35.35</u>

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. Vancouver 7.

Remarks. *List of chattels on page 2 file 1438*

NAME TANIZAWA, Ryozo Stanley.

REGISTRATION NO. 10282

FILE NO. 1A3/1

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on September 19, 1945.

Box odd lot 786
Cushion, Pictures, Frames & etc. 786
Tools, Nail & etc. 786
4 Hardwood Chairs 786
Box odd lot 786
Magazine rack 786
Copper Boiler & Screws 786
Bookshelf & Broom 786

\$ 1.00 M
1.50 M
3.00 M
5.00 M
0.50 M
0.40 F
2.25 M
1.00 F

Total
Less Expenses: (Auctioneer's Fee: \$1.47
(Advertising: 0.46
(Moving: 2.02

\$ 14.65
\$ 4.05

Net Proceeds Credited:

\$ 10.60

Members of Custodian Staff Present.

Mr. Wills.

Extracted from Auctioneering List No. Vancouver 52.

Remarks.

NAME

TAMURA, Ryoko Stanley

REGISTRATION NO.

10292

FILE NO.

1230

The following chattels were sold by public

auction at

Vancouver, B. C.

on

December 21st, 1949

786

Box books

11-46

\$.25 (M)

Total

Less Expenses:	(Auctioneer's Fee	\$.02
	(Advertising	.01
	(Moving	.01

Net Proceeds Credited:

\$.25
\$.04
\$.21

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks.

Date at Vancouver, B.C.
(City or Town)

CONDITIONAL SALE CONTRACT

this Ninth day of October 19 41
(Province)

The undersigned vendor hereby sells and the undersigned purchaser hereby purchases, subject to the terms and conditions hereinafter set forth, the following property, namely:

MODEL NO.	SERIAL NO.	DESCRIPTION OF ARTICLE	MANUFACTURED BY	
	107	107 Neon Sign		CASH PRICE <u>\$203.00</u>
		Burrard Baking Co.	Nuart Signs and Neon Service	Less Down Payment:
				Cash <u>\$50.00</u>
				Trade-In <u>\$</u>
				UNPAID BALANCE <u>\$153.00</u>
				Insurance & Reg <u>5.00</u>
				Finance Charge <u>\$ 21.50</u>
				TOTAL NOTE <u>\$180.00</u>

The purchaser agrees to pay the amount of total note at the office of CONSOLIDATED FINANCE CO. LTD., in the city of Vancouver, B.C., in the instalments set out with interest thereon after maturity of each instalment at 10% per annum.

The Total Note of \$ 180.00 shall become due and payable in 18 equal consecutive monthly instalments of 10.00 each, followed by one instalment of \$ commencing one month from the date hereof.

THIS AGREEMENT IS SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- Wherever the word "Property" is used in this agreement such word shall be deemed to extend to and include the property described complete with attachments and equipment and in the singular or plural number, as the case may be.
- This conditional sale agreement is collateral security to a Promissory Note bearing even date herewith for the principal sum hereby secured payable in like instalments to those herein contained.
- The purchaser agrees that the said Promissory Note is a negotiable instrument, that the vendor may discount and negotiate the same as a negotiable instrument without being subject to the equities as between the parties hereto, and agrees that the person or corporation discounting the note or to whom the same is endorsed shall be a holder in due course thereof.
- The title and ownership in and to the said property shall remain in the vendor until the entire purchase price and interest and all costs are fully paid in cash; this to include the payment of any note, renewal note or extension given or any judgment secured.
- The purchaser agrees that he will not part with the possession or control of the said property; that he will not remove or cause or permit the said property to be removed for a period of longer than thirty days from the county or district within which the purchaser resided at the time of delivery; that he will keep the said property in as good condition as it was at the time of purchase; that he will keep the said property free and clear of and from any and all liens and encumbrances; that in the event of any lien or encumbrance being placed or acquired against the said property, the vendor may pay off the same and add the amount thereof with all costs to the amount hereby secured.
- The loss, injury or destruction of the said property shall not operate in any manner to release the purchaser from his liability hereunder or under the said note or any extensions thereof.
- On default in the due payment of any of the sums mentioned herein or on default or breach of any of the covenants or agreements herein contained, or in the event of any proceeding in Bankruptcy being taken by or against the purchaser or in the event of the death of the purchaser or should the vendor deem itself insecure, the entire unpaid purchase price and the note and contract shall at the option of the vendor forthwith become due and payable and the seller may with or without legal process take immediate possession of the said property and all attachments and equipment and concurrently therewith bring suit against the purchaser for the balance due under this agreement and/or the said note.
- After repossession of the said property and concurrently with any suit for the balance of purchase price the vendor may sell the said property by private or public sale in accordance with the law prevailing at the place where such sale is made. The purchaser agrees that the vendor may be a purchaser at such sale. Upon such sale the vendor may accept as part payment of the purchase price any property at such valuation as it in its discretion deems fit. The proceeds of any such sale when actually received in cash after deducting all costs of repairs, parts and all charges and expenses, including solicitor's charges, and a commission of 10% of the sale price thereof as a selling commission, shall be applied in reduction of the balance of purchase price unpaid and the purchaser shall be and continue liable for any deficiency thereafter.
- The purchaser expressly waives any action, cause of action, claim or demand which he may have by reason of any act which the vendor or his assigns may have done or left undone, in connection with the re-taking or attempted re-taking of the property under any of the provisions herein and releases and discharges said vendor and his assigns of and from all such actions, causes of actions, claims and demands. It is explicitly understood and agreed by the purchaser that this contract is entered into with a view to its assignment to a third party; and the purchaser hereby releases and discharges such third party, its successors and assigns from all actions, causes of actions, claims and demands of every kind and nature whatsoever which the purchaser has or may have against the vendor alone or jointly with such third party or otherwise howsoever in respect of any act, omission, matter or thing whatsoever done or omitted to be done in connection with the repossession of the said property or sale thereof, the condition thereof or the operation thereof.
- The purchaser agrees that any action brought upon this contract or the said note may be brought and place of trial shall be at the place where the writ is issued by the Plaintiff.
- The purchaser agrees that there are no representations, warranties, agreements or conditions, statutory or otherwise affecting the rights and liabilities of the parties hereto other than is specifically contained herein.
- This agreement and all its covenants, promises, conditions and stipulations shall enure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of the parties hereto.
- The purchaser hereby acknowledges having received a copy of this agreement.

IN WITNESS WHEREOF the parties have hereunto set their hands to this agreement and duplicate thereof (one copy of which has been delivered to and retained by the purchaser) the day and year first above written.

DEALER SHOULD REGISTER

Date 19

(Number)

(Where Registered)

WITNESS:

As to Purchaser's Signature

(SEE ASSIGNMENT ON OTHER SIDE)

Dealer's Name Nuart Signs & Neon Service

By

SIGN IN INK

(Title)

(Purchaser's Signature)

\$ 180.00

Vancouver, B.C.
(Place and Province)

October 9 19 41
(Date)

For value received, I promise to pay to the order of

Nuart Signs & Neon Service

Vendor

One Hundred & Eighty

00 DOLLARS

in 18

equal consecutive monthly instalments of \$ 10.00

each, followed by one

instalment of \$

the first payable one month after date, at the office of CONSOLIDATED FINANCE CO. LTD., in the city of Vancouver, B.C., with interest after maturity upon all sums due until paid at 10 per centum per annum, and agree that upon default in payment of any instalment upon the due date thereof, all remaining instalments shall forthwith become due and payable without notice, at the option of the holder hereof.

R. S. Tanigawa
Purchaser

STATEMENT

HIGHLAND 2713

14353

IN ACCOUNT WITH

NICHOLSON & SONS

MANUFACTURERS AND AGENTS OF
DEPENDABLE OVENS & BAKER'S EQUIPMENT

433 EAST PENDER STREET

Vancouver, B. C. April 29/43

194

Mr. R. S. Fanning, Burrard Baking Co
205, Powell St
VANCOUVER, B. C.Sold November, 22/40. on Conditional
Bill of sale Registered #50903, Registered
in Courthouse Vancouver, B. C.

Nov. 22/40		355.00
Dec. 30/40		32.02
Feb. 10/41		32.02
Mar. 11		32.02
" 31		32.02
May. 3		32.02
" 30		32.02
June. 27		32.02
Aug. 13		32.02
" 26		32.02
" 3		32.02
" 27		32.02
" 3		32.02
Feb. 12/43		32.02
April 29	Balance	320.20

Secured over

Nicholson portable 200 loaf oven Ser. #202 - fuel oven
One only 9 shelf bread rack 28"x66" on 4 four inch castors

H.B.

AFFIDAVIT RE CLAIM

IN THE MATTER OF: R. S. TANIZAWA (BURRARD BAKING)

205 Powell St.

Debtor

AND:

Nicholson & Sons

Creditor

I Herbert C. Nicholson

do solemnly declare and say:

1. THAT I am the PARTNER of the abovementioned creditor and have knowledge of all circumstances connected with the debt hereinafter referred to.

2. THAT the said debtor was on the 29th day of April 1942 and still is justly and truly indebted to the said creditor in the sum of

Three hundred twenty --- 20/100 \$ 320.20.

as shown by the account hereto annexed and marked "A".

3. THAT the said creditor has not, nor has any person by his order to my knowledge or belief for his use, had or received any manner of satisfaction or security whatsoever save and except the following:

Lien on Nicholson Portable 200 horsepower #202.
only 9 sheep feed rack 28x66 on 4-4" casters.

which I hereby value at \$ 320.20

AND I MAKE this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

DECLARED before me at the city
of Vancouver in the
Province of British Columbia, this
29th day of April A.D. 1942

Herbert C. Nicholson

H. H. Hain

~~Notary Public in and for~~
A Commissioner for taking Affidavits within
The Province of British Columbia.

Ryozo Tanizawa,
229 Powell St.,
Vancouver, B.C.

BUSINESS

1. This property located north side of the street and second east of Main Street, equipped as a bakery.
2. Tenant only - monthly rent of \$30.00, paid to March 15, 1942; owner - Ernie Arikado, 201 Powell Street, Vancouver.
3. As the evacuee is now in camp we are unable to obtain a statement as to his assets and liabilities. Have consulted his relatives without results.
4. Tenant only. Bakery Equipment as listed in inventory attached.
5. Sentinel Fire Insurance Co. \$1000.00. Premium paid. (Verified).
6. This property is equipped with large bake oven together with all equipment suitable as bakery or combined bakery and small grocery store.
7. Property located in shopping district of street and could be used as a store as outlined in Item 6.

9/4/48

THE LONDON & WESTERN TRUSTS COMPANY LIMITED,
John H. H. H. H.

Ryozo Tanizawa,
229 Powell St.,
Vancouver, B. C.

BUSINESS
205 Powell Street.

INVENTORY
As at March 30, 1942

Bakery Equipment

- 2 Show Cases (Side wall).
- 1 Show Case (Back wall).
- 1 Small Counter
- 1 Small Refrigerator "Ice King".
- 2 Wrapping paper holders
- 24 Wire Pans
- 8 Packages Carton Paper
- 5 Cake Pans
- 3 Large White Electric Light Reflectors.
- Bake Oven and All Equipment:
 - 8 Tier Steel Truck (Moveable)
 - 11 Wooden Bakers Trays.
 - 25 Large Tin Trays.
- 7 Small Tin Trays
- 1 Wooden Bakers Truck (Moveable)
- 1 Box Paper (For small cartons).
- 3 plate gas stove (old). Attached.
- 1 Table (Rough)
- 1 Set Scales (Old).
- 1 Mantle Clock. Engraved on plate - "R.S. Tanizawa".

THE LONDON & WESTERN TRUSTS COMPANY LIMITED,

John Macleod
9/4/42

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED
EXECUTORS AND TRUSTEES

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
APR 29 1942

488 HOWE ST
VANCOUVER, B.C.

April 28, 1942

Ref: Your File No. 10282
Our File No. 6541/01
Re: Tanizawa Ryoze

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

Dear Sir:

Attention Mr. C.L. Drewry

Referring to the case of
the above named evacuee who operated a bakery at 201 Powell
Street, we understand that Mr. Ernie Arikado owns the block in
this section where the bakery is located and where the bakery
equipment of Tanizawa Ryoze is still stored.

Mr. H.D. Campbell, Chartered
Accountant, of 510 Hastings St. West, Vancouver, B.C. is
looking after the affairs of Mr. Arikado. Would it be
possible to have the case of Tanizawa Ryoze turned over to
Mr. Campbell or to the agent who is looking after the case
of Mr. Arikado? Messrs. Richards, Ackroyd & Gall are the
agents for the property of Mr. Arikado.

Yours truly,

W. H. Hamilton
Trusts Department.

H:S

Mr. Drew

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED

EXECUTORS AND TRUSTEES

455 HOWE ST.
VANCOUVER, B.C.

May 9th, 1942.

Re: Your File No. 1438
Our File No. 6561/01
re Ryoze Tanisawa

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 11 1942

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

Dear Sir: Attn: C. L. Drewry, Mgr.

We have for acknowledgement your letter
of the 7th instant and note your remarks regard-
ing the rental of certain equipment at 201 Powell
Street.

With reference to amounts owing on the
different equipment now installed at the above-named
address we record herewith the following:

RYAN BROS - Balance \$ 202.20

1 Bread Slicer
1 Dough Mixer
1 10-lb. Bakers Scales
1 Set Castors for Dough Trough
1 Cake Mixer

NICHOLSON & COMPANY - Balance \$ 320.20

1 200-loaf Oven
1 Bread Rack

CONSOLIDATED FINANCE BROKERS, Vancouver, B. C.
Balance \$130.00

Outside Neon Sign.

Handwritten notes:
- *paid* (next to Ryan Bros)
- *paid* (next to Nicholson & Company)
- *paid* (next to Consolidated Finance Brokers)

THE LONDON & WESTERN TRUSTS
COMPANY LIMITED

Office of the Custodian - 2 -

May 9th, 1942.

With regard to further payments on account of these balances, from what we can gather from the creditors the debtor has made no arrangements.

Yours truly,

Paul Hamilton

Trust Department.

H/R

RICHARDS AKROYD & GALL LIMITED

(Established 1885)

INSURANCE - REAL ESTATE - RENTALS - MORTGAGES

CABLE ADDRESS:
RIMROYDTELEPHONE:
MARINE 8141

614 PENDER STREET, WEST

VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

MAY 11, 1942.

RECEIVED
MAY 12 1942

AGENTS FOR

ATLAS ASSURANCE COMPANY, LTD.
LONDON, ENGLANDLAW UNION & ROCK INSURANCE
CO., LTD.

FIRE

MARINE

THE LONDON & LANCASHIRE
GUARANTEE & ACCIDENT COMPANY
OF CANADA

AUTOMOBILE

ACCIDENT

LIABILITY

INLAND
TRANSPORTATION

BONDS

ELEVATOR

BURGLARY

THE BRITISH COLUMBIA
PLATE GLASS INSURANCE CO.

PLATE GLASS

MONTREAL LIFE INSURANCE
COMPANY

LIFE

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

Dear Sirs:

Re: RYOZO TANIZAWA
Your File #1438

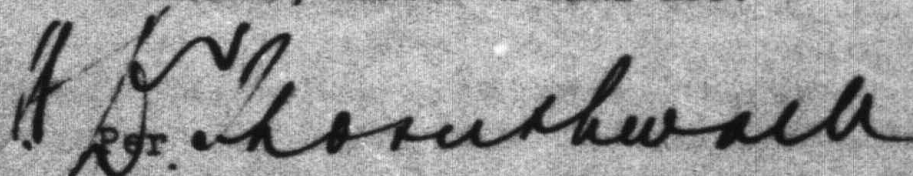
So further to our previous correspondence as to the renting of this man's fixtures on a basis of \$10.00 per month, we find that there are two liens registered against these articles, one for \$959.75, with an unpaid balance of \$202.20, payable in monthly instalments of \$35.00. This covers one bread slicer, one electric dough mixer, one electric cake mixer and four castors for the dough trough. The other lien is for \$1025.00 on which there is an unpaid balance of \$320.20, payable in monthly instalments of \$32.00 with interest at 6% on the unpaid balance.

It can be readily seen that the \$10.00 per month will in no way meet these obligations. The articles mentioned in the first lien are not required by the party offering to rent and could be removed. However, in view of the fact that Mr. Tanizawa's equity is considerable, the question is to know what action your office would require with regards the disposal of these articles. With regard to the second lien, we are almost positive that we can make arrangements with the creditor to liquidate this lien by monthly instalments of \$10.00. We might possibly be able to make an increase in this amount if it were possible to boost the offer of \$10.00.

May we please have your instructions on the whole matter as soon as possible.

Yours truly,

RICHARDS, AKROYD & GALL LTD.


Per. J. D. Thorpe

Rental Department.

JDT:ES

Camp # 2 COPPER, CREEK.
JUNE 9th 1942.
PRINCETON, B.C.

Richard, Akroyd, & Galls.

614 West Pender, Street.

Vancouver B.C.

Dear Sir:-

I am writing to enquire if I could appoint your company to act as my agent, during my absence from Vancouver. B.C. I am not satisfied with the present agents agreement which I am enclosing for your information,

I wish to rent my house which is located at 786 West Avenue, Vancouver B.C. and will be willing to rent it furnished or unfurnished, I feel I should receive \$25.00 Or \$35.00 Per Month,

I think it is very unfair that the present Agent would expect me to sign any such agreement,

If you will kindly let me know by return mail if your firm would handle this buisness for me and take charge of my interests.

Hoping to receive a reply from you within the next few days,

Yours Truly

L. S. Panizawa

Cbr. Nelson

N.B.

Let 1 338-526

J. P. NICOLLS
J. D. MAITLAND

B. C. GRANT
T. W. WASHMAN

A. W. ROGERS
D. S. MANSELL

R. KENN
G. I. A. ROBERTS

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

IN REPLYING TO THIS LETTER
PLEASE REFER TO
W. V. Belcher
PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

*435 Howe Street
Vancouver, B.C.*

CABLE ADDRESS "MACNIC"
PACIFIC 4111

June 2, 1942.

Mr. Ryoza Tanizawa,
Copper Creek Camp,
Hope-Princeton Road,
Princeton, B.C.

Dear Sir:-

re 786 W. 8th Avenue.

We have been appointed agents for the Custodian to look after your property during your absence. Mr. Rabinovitch, who lives across the street, has produced an agreement (copy of which we are enclosing) by which he is to occupy the property and pay the water rates and taxes. If this is satisfactory to you, will you kindly sign the agreement and return it to us immediately.

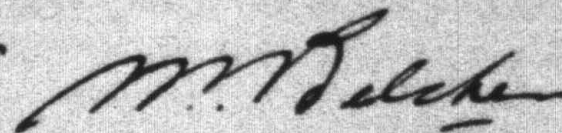
We would also like to have the fire insurance policies in our hands so that we would be able to look after your interests in the event of a fire. Will you kindly forward these to us.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

WVB:MC
Encl.

Per



Rental Department.

I, the undersigned G.M.T., agent of the owner of 786 West 8th Ave. in the City of Vancouver, in the Province of British Columbia, hereby turn over the care of my house at the above address to Mr. M. Rabinovitch upon the following terms:-

1. Mr. Rabinovitch may occupy the premises from the time that I leave, until I am able to return to Vancouver to resume my own occupation.
2. When I return, Mr. Rabinovitch shall have a reasonable time to move to other quarters.
3. Mr. Rabinovitch shall not be required to pay rent, but he shall pay taxes and water rates for the period of his occupancy.
4. Mr. Rabinovitch shall not be liable or responsible in the event of any damage to the house or injury to the property.
5. I hereby appoint Mr. Rabinovitch as my agent to do all such things as may be necessary in my absence to keep the house in good condition.
6. Such furniture as I may leave in the house shall be used or sold by Mr. Rabinovitch according to such written instructions as I may give him.

March 28, 1942.

(signed) George M. Tanizawa

Accepted: *X*

(Ryozo Tanizawa)

X sign here



RYAN BROTHERS LIMITED

REFRIGERATION - STORE FIXTURES
SAUSAGE SUPPLIES

OFFICE & SHOWROOMS
110 JAMES STREET EAST
FACTORY
COR. ALEXANDER & BRIGHTON STS.

VANCOUVER
OFFICE & SHOWROOMS
745 RICHARDS STREET

WINNIPEG

633, E. Hastings St.
Vancouver, B.C.
June 28, 1942.

ATTENTION MR. MILSON

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUN 23 1942

Dear Sir:

Re: R.S. Tanizawa, 205, Powell St.
Vancouver, B.C.

With reference to our 'phone conversation Saturday regarding the equipment that we sold the above, which is covered by a lien contract.

The original sale covered one Hartman's Slicer, wrapper and sealer. The price was \$340.00, but the resale value of this particular piece of equipment is nil and we are not able to accept return of it or make any offer. In addition to the Slicer, a used Fletcher Dough Mixer with a used 2 H.P. motor and a Baker's Scale, a Century Mixer and a Bread Rack were sold.

Tanizawa owes a balance of \$202.20 and the terms being \$245.00 cash and the balance payable at \$35.00 per month makes it that we have not received a payment on this account since February 26th.

If you wish we can take delivery of the equipment less the Hartman Slicer and resell it and anything over and above the \$202.20 we receive after our expenses have been covered would be refunded to the Tanizawa account. The expenses would include the cost of taking into stock, storage expenses, dismantling, checking over

QUOTATIONS SUBJECT TO CHANGE WITHOUT NOTICE. ALL ORDERS ARE SUBJECT TO OUR APPROVAL AND ACCEPTANCE. ALL ACCEPTED ORDERS ARE CONTINGENT UPON OUR ABILITY TO OBTAIN THE GOODS UNDER NORMAL CONDITIONS.

COMMERCIAL REFRIGERATION FOR ALL PURPOSES

adding new parts where necessary and, of course, selling and any other costs incurred. We would much rather not have to handle the equipment and if it were possible for Mr. Tanizawa to raise \$202.20 and pay us off in full, it would really be to his advantage.

We would appreciate you advising us of your decision at your convenience.

Yours very truly,

RYAN BROTHERS LIMITED

Per

J. Cheffer

JO:G

Bread slicer	3 00	
2 mixers etc.	64 0	
	<u>94 0</u>	
	73 8	
Paid	<u>20 2</u>	owing

1438

Peerless Bakery
1493 West 10 Avenue
Vancouver

July 7/42

Mr. Shumway

Phone. Area 0500

Richard Ackroyd & Co Ltd
West Pender St.

Dear Sir

Supplementary to our conversation
of 6th inst re Bake Oven at Richard
Bakery Pender St. taking into consideration
the expense of dismantling removal &
resembling. I am prepared to pay
\$400. I have attached Dollars for the
oven & attachments. Trusting this
offer will meet with your
acceptance. awaiting your reply

I am yours faithfully

Andrew C. Hill

Has bought
an oven elsewhere
not interested now
March 15/43
A.C.H.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

JUL 18 1942

The Custodians Office
Dept, Sect Of State,
Of Canada,
Vancouver B.C.

Copper Creek Camp #2

July 15 th 1942

Princeton B.C.

out → Nelson

#1438

Dear Sir:-

I received your letter of July 9th, Stating that Ryan Brothers
Feel that the Twenty Dollars I offered to pay each Month, I wish to say
that at the present time, I am only making Fifty Five Dollars a month
and Twenty of this I have assigned each month to my Wife and Family.

The Oven and attachments that you offer I cannot accept As all
Together this has cost me over Fifteen Hundred Dollars, I Could not think
of letting it go for \$ 400.00 which is offered, In regards to renting I
would be willing to rent my equipment, As there is over \$6000.00 all told

I am also willing if this can be rented to let at least 75.00
Per Month go on the Payments that are due, I had been using over ~~400~~ 400#
of sugar per week, And as you asked in your letter if I would be
willing to transfer my Quota, this I am willing to do.

If the above arrangements can be made, I would wish to get the
permission of the B.C. SECURITY COMMISSION to go down and Sign an
agreement and to attend to the details of the transfer Etc,

Yours very Truly

R. S. Tanizawa

1438
August 15th. 1942.
Vancouver, B.C.

Mr. R. S. Tanizawa, trading as Burrard Baking Company

in account with

Nuart Signs & Neon Service

October 9th. 1941.	To contract as per enclosure	\$ 205.00
October 9th. 1941	Down payment	\$ 50.00
October 9th. 1941	Insurance and Reg.	5.00
October 9th. 1941	Finance Charge.	21.60
November 9th. 1941	Monthly payment	10.00
December 9th. 1941	Monthly payment	10.00
January 9th. 1942	Monthly payment	10.00
February 9th. 1942	Monthly payment	10.00
March 9th. 1942	Monthly payment	10.00
Total		\$100.00 \$ 229.60
BALANCE OWING		\$129.60

This is to certify that the above statement is the correct and true amount owing at this date.

And I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the "Canada Evidence Act."

Declared before me this 17th day of August, 1942, at the City of Vancouver, British Columbia.

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

Mc Allister
RECEIVED
AUG 10 1942

W. D. Vincent
Paul Mac
15/4

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

AUG 26 1942

1-438

*One letter
sent to Tuleton*

Copper Creek Camp #2
Hope - Princeton Road
Princeton, B. C.
August 24, 1942

R. P. Alexander, Assistant Manager
Japanese Evacuation Section
506 Royal Bank Building
Vancouver, B.C.

Re: Your letter of August 20th about Nuart Signs and
Neon Service claim of \$129.60.

My Neon sign has been out of use since December,
when war measures took effect. It is paid for up
to March following; so under those circumstances
I cannot acknowledge that I owe them any money now.

I like to point out to you that I owe Nicholson & Son
\$325 on an oven, and am paying Ryan Brothers \$20 a
month out of my wages for bakery equipment which I
bought from them. My wages are not much, and I
have a family.

Actually, I am paying out all I can just now; so
if the Nuart Signs and Neon Service people insist they
have a claim against me, they can take down
their sign.

Yours truly,

R. Tanizawa (Reg. Number 10282)

R. Tanizawa

1438

December 22, 1942

Mr. Ryozo TANIZAWA,
Reg. No. 10282,
Greenwood, B. C.

Dear Sir:

It is absolutely necessary that some arrangement be made in regard to your baking equipment at 205 Powell Street. Messrs. Ryan Brothers are insisting upon the payment of the balance of their account and at any day the premises at 205 Powell Street may be rented and a request made to us to dismantle the brick oven. We think that you should give serious consideration to selling this oven as we find it impossible to rent the premises as a bakery.

We have received a tentative offer to rent the dough and cake mixer on which Messrs. Ryan Bros. hold lien notes and in order that this firm be paid the balance owing, we propose to conclude these arrangements. Would you be willing to rent the bread racks, scales and other baking equipment which are on the premises?

Yours truly,

G. D. Milson
Administration Department

GDM/GH

1438

December 30, 1942

B. C. Security Commission,
Greenwood, B. C.

Attention Mr. W. M. Calnan

Dear Sir:

Re: TANIZAWA, Ryozo

We are in receipt of your letter of December 24th in regard to Ryozo Tanizawa. His property at 786 West 8th Avenue is owned jointly with his brother, Kiyoshi Tanizawa who has for many years lived outside the protected area and his affairs are not subject to the control of the Custodian. This house has been rented to Mrs. Poitras for \$25.00 per month and Ryozo Tanizawa's account will be credited with one-half the net revenues from the property.

In regard to his bakery at 205 Powell Street, we have asked our agent to immediately investigate the boiler and have the water drained off if this has not already been done.

In regard to his personal effects left at 229A Powell Street, R. Tanizawa did not declare these to us and at the present time we have no knowledge of them but will investigate the matter. You might point out to this man that he cannot expect the Custodian to look after chattels of which they have no knowledge.

We wish you would take up with R. Tanizawa the matter of his bakery equipment at 205 Powell Street; this includes an oven, bread and cake mixers on which there are liens for which we are being pressed

BRITISH COLUMBIA SECURITY COMMISSION

MARINE BUILDING

VANCOUVER

B. C.

Greenwood, B. C.
December 24, 1942.

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

EVACUATION SECTION	
Rec'd	DEC 28 1942
File To.	1438
Ans.	<i>[Signature]</i>
Referred	<i>Mulson</i>

Dear Sir:

RE: TANIZAWA, Ryoze #10282

The above named has been to this Department asking if we would make inquiries about his property.

He has a house at 786 West 8th Avenue, Vancouver, B. C., and is anxious to know whether or not this is being rented.

Formerly he operated a bakery at 205 Powell Street. As he left this business in haste, and as his workers also left after him in haste, he is not sure whether the water was drawn off the boiler. If it is not done, the boiler is likely to be ruined beyond repair by rust. He would like to have this done.

At 229A Powell Street he has some furniture consisting of one wood stove, one gas stove, and some sundries. He is anxious to know the condition of these. *Zann*

In a letter from Mr. S. M. Gibson of the Insurance Department, file # 1438--12971, mention is given of policies to cover his dwelling and furniture and bakery equipment, and that premiums for these policies are being charged to his account. He does not understand this, as to his knowledge he has no account.

May we have an answer to his queries at your earliest convenience?

Yours very truly,

WMC:TO

Wilfred M. Calnan.
W. M. Calnan,
Welfare Manager.

0.

Greenwood, B. C.
December 27, 1942.

My File No. 1438

Mr. G. D. Wilson,
Administration Dept.,
Office of the Custodian,
Vancouver, B. C.

3
EVACUATION SECTION
DEC 30 1942
File No. 1438
Paternal Wilson

Dear Sir:

This is to acknowledge receipt of your letter of 22nd inst., in regards to my bakery equipment which is stored at 205 Powell Street.

In answer to your enquiry I wish to state that:

1. I do not want to sell any equipment at present.
2. I do not want the truck over dismantled.
3. I am not interested in renting the cake and dough mixer.

If the equipment is to be rented at any time, I wish to rent the whole equipment and not one or two pieces at a time. As you are aware, I believe, it is difficult to purchase a good bakery set under this wartime condition. Therefore, I do not wish to sell mine at less than \$6,000⁰⁰.

You advise me in your letter that Messrs. Ryan Bros. are insisting that

② I make the pay ment of the balance of their account. I have bought over \$1,000 worth of equipment from them and the balance I owe them is \$420. I am willing to pay the 7% interest on the balance but I cannot pay the full amount under the present circumstances. If this demand is pressing, there is only one solution to save my equipment. I hold a credit note for \$150.00 from the Johnston Motor Ltd. for selling my car. As it is impossible to define when I would be in a position to drive a car, I wish to let it go. If you could arrange to have the motor company pay me cash for the above amount, I would be able to pay Messrs. Ryan Bros. Please take this matter in your hands as soon as convenient.

Regarding the over, prior to my liquidation I owed Messrs. Neilson & Son the sum of \$325.00 for this equipment. For this payment, I arranged to make \$25.00 monthly payment, this amount being derived from the rent collect on my house on 786 - West Eighth Avenue. I wonder if you have heard from this company regarding this arrangement?

③ Also, I received a letter from you stating that you have insured my house at 786 W. 8th Avenue.

I have already insured my house twice with the same company. Both are with the National Fire Insurance Company. This agent is Seely & Co. Ltd.

①. \$600.00 - Policy #82621.
Premium is \$3.30 - Expires Nov. 29, 1944.
The above is for dwelling.

②. \$900.00 - Policy #82603
Premium is \$4.95 - Expires Oct 7, 1944. *Johnson*
The above is for dwelling & garage.

Since this is the case, I believe it is unnecessary to pay for another insurance.

Previous to coming to Greenwood I received an offer from the B. C. Security Commission in Spokane to start a bakery there. I declined as the electricity power there did not have ~~enough~~ enough electricity power.

Upon arriving here, I have received another offer from Mr. J. A. Morrison, the supervisor, to work as a baker at Slokan. As I am thinking over this proposition, could you please inquire ^{at} the Commission Head Office whether they really do need a baker down at Slokan?

④ If so, I would like to take my whole
~~equipment~~ down then and start as
soon as possible. If I could do this,
I will be able to pay for the balance
on my equipment out of my salary.
I would appreciate it very much if you
would advise me further on this matter.
Thanking you for your past favors
and courtesies, I remain,

Yours very truly,
K. Tangawa,
Reg. No. 10282

BRITISH COLUMBIA SECURITY COMMISSION

MARINE BUILDING
VANCOUVER
B.C.

Greenwood, B. C.
January 25, 1943

EVACUATION SECTION

Rec'd JAN 27 1943

File No. 1438

Referred *McArthur*

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
Administration Department

ATTENTION: Mr. G. D. Milson.

Dear Sir:

Re: TANIZAWA, Ryoze, #10282
Refer file #1438. *out Spain*

As the above-named has been rather hesitant as to what he should do about his property, we have been unable to answer your letter of December 30, 1942 until this date. We have interviewed Mr. Tanizawa on several occasions and have endeavored to show him that he must make some arrangements with regard to sale of his property and liquidation of his debts. He has drawn up a list of his bakery equipment with the cost of each item to himself and the price for which he should be willing to sell these. We have tried to show him that the price he asks for the oven is too high. A copy of this itemized list of equipment is attached.

He seems anxious to get these prices, as in addition to obligations already known to you, he has \$2400.00 in personal debts, the result of trying to establish his business.

He brought to our attention, a credit note with Johnson Motor Company to whom he surrendered a Dodge truck, Serial #8912066, engine #12325652, for sale of \$292.00, the net allowance being \$150.00. This was to be used as credit in the case of his purchasing a new truck. There is no cash value to the note, as signed, March 18/42, by A. S. Johnson. He is wondering if this note would carry any cash value due to his extraordinary circumstances. We have advised him that we think it would be worthless.

Other property which he mentions is an electric heater, iron, fan, and two flash lights, cookies and doughnut cutters. I wonder if these would be available to him.

Obviously, Mr. Tanizawa is lacking in business acumen, and we suggest that in the event that his proposals are not acceptable, that you proceed to deal with his property and liquidations of his debts as you see fit.

Yours very truly,

W. M. Calnan
W. M. Calnan,
Welfare Manager, Greenwood.

WMC:TO

EQUIPMENT OF FORMER BURRARD BAKING CO.

	<u>Cost to</u> <u>Mr. Tanizawa</u>	<u>Proposed</u> <u>Sale Price</u>
1 Nuart Neon Sign	\$ 230.00	\$ 180.00
1 Awning	28.00	15.00
Wiring in and out	130.00	50.00
Gas connection	30.00	
1 Counter	50.00	30.00
2 Show cases	✓ 100.00	75.00
1 Wall case	✓ 150.00	75.00
1 Carpet	✓ 50.00	10.00
1 Clock	✓ 25.00	15.00
2 Paper cutter	10.00	5.00
1 Refrigerator	✓ 50.00	30.00
Paper boxes	✓ 200.00	50.00
2 Bread baskets	10.00	5.00
1 Dough-mixer x	500.00	200.00
1 Cake mixer	750.00	400.00
1 Sliser	500.00	200.00
1 Sealer	100.00	75.00
1 200 loaves oven	1500.00	900.00
1 2 H. P. Boiler	200.00	75.00
3 racks	250.00	150.00
1 Proof box	100.00	50.00
200 Straps Bread pans	500.00	300.00
5 Doz. Bun Pan	150.00	100.00
50 Doz. Cake tins	50.00	30.00
2 " cookie cutters	10.00	8.00
2 Scales	50.00	30.00
2 Dough trough	50.00	30.00
10 Doz. cake ring	50.00	30.00
10 M. paper cups	15.00	10.00
10 M. Loaf cake paper	15.00	10.00
2 Working benches	50.00	25.00
1 Dump table	10.00	2.00
3 Rolling pins	10.00	5.00
1 Gas Stove	10.00	5.00
3 Doz. Loaf cake pans	5.00	3.00
3 Light shade and socket	15.00	15.00
Giplop Partations	200.00	100.00
	<u>\$6153.00</u>	<u>\$3293.00</u>

Hand Chopped

1438

File 1438

January 27, 1943.

Kenneth Charles Bickford, Esq.,
2394 West 6th Avenue,
Vancouver, B.C.

Dear Sir:

Re: Ryozo TANIZAWA

It appears that the above named Japanese has
had some connection with the following property:

Lot 1, Block 282, D.L. 526, Map
1058, N.W.D.

As this lot is registered in your name will
you please let us know if that is a fact.

Thanking you for an early reply.

Yours truly,

(D.A. Cramer)
for Ian Macpherson
Title Examiner

DAC:FC

January 29/43

2394 1st Avenue
Vancouver B.C.

W.D. Cramer

Japanese Evacuation Section
506. Royal Bank Bldg
Vancouver

EVACUATION SECTION	
Rec'd	JAN 30 1943
File No.	1438
Ans.	
Referred	Cramer

Dear Sir

In answer to your query as to a Japanese
Ryogo Taniguchi having any connection with my property
at Lot 1 Blk 287 D.L. 526.

I would say that I have never before heard of such a
person. Neither at any time have I had any dealings with
any Japanese.

I purchased the above property through Mrs. Pentaton in
1920.

My title which is clear in every respect, is registered and
in the Court House.

Trusting this explanation will be satisfactory.
Yours truly,
H. C. Bickford.

187	John Brown	165
177	John	100
177	John	80
177	John	70
177	John	100
177	John	25
177	John	750

MEMORANDUM

To: Mr. Moore

February 23, 1943

From: Mr. Wilson

Re: TANIZAWA, Ryuzo

The above party operated a bakery at 205 Powell Street, and all of his equipment is still stored on the premises.

There are lien notes on the Oven amounting to \$230.00, and on the Dough and Cake Mixer and Bread Slicer amounting to \$146.00. In addition, he owes \$130.00 to the Neon Signs Co.; \$38.17 Sales Tax; and \$2.00 to Mr. Uchida.

We have tried for many months to rent this place as a going concern, but without success, and have endeavored to obtain R. Tanizawa's permission to sell sufficient of the equipment and to pay off his liabilities. He has responded with an inventory giving the cost of the goods and his proposed sale price.

We have checked the prices of these articles with the supplier and find them all out of proportion. For instance, he claims the Dough Mixer cost \$230.00, which he is willing to sell for \$230.00, and Messrs. Ryan Bros. state that the invoice price was \$170.00. The Cake Mixer he states cost \$750.00, he is willing to sell it at \$100.00, and Messrs. Ryan Bros. state it cost \$385.00. The Bread Slicer, which it is now illegal to use, he states cost \$500.00 and offers to sell it at \$200.00; the cost was originally \$340.00.

The oven he states cost \$1500.00 and he is willing to sell at \$900.00; the original cost of this oven was \$900.00. We did receive an offer of \$400.00 for the oven, which R. Tanizawa refused to take, as this oven is installed on premises owned by another Japanese and the landlord may insist on the oven being removed if he should find a tenant for the building. I understand that a large part of the cost of this oven represents the labour for building the brick work.

I would recommend that we endeavour to sell the oven and allow Messrs. Ryan Bros. to repossess sufficient of the articles on which they hold liens and sell them for the account of R. Tanizawa to raise sufficient money to pay his debts.

You will notice the letter from the B. C. Security Commission in which they state that R. Tanizawa seems lacking in business acumen and they are unable to get much satisfaction from him.

EDM/CS

E. M. Lowry

March 19, 1943

B. C. Security Commission,
Greenwood, B. C.

Attention Mr. W.M. Calnan

Dear Sirs:

Re: TANIZAWA. Ryozo

Referring to your letter of March 12th, advising us that R. Tanizawa has accepted the offer for the sale of part of the chattels of his bakery, will you kindly inform him that we have sold the following articles:

200 Loaf Oven	\$300.00	/
Boiler	35.00	
Cake Mixer	165.00	/
Dough Mixer	100.00	/
200 Bread Pans	70.00	/
2 Racks	80.00	/
	\$750.00	

You will note that we have included the Boiler in this sale as we were advised that the oven was not complete without this boiler, so after having it appraised, we sold it for \$35.00.

From the proceeds of the above sale, we propose to pay off the lien notes held by Messrs. Ryan Bros. and Messrs. Nicklson & Sons. When the transactions are completed, we will send R. Tanizawa a statement.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

3889 West 13th Avenue,
Vancouver, B. C.

EVACUATION SECTION

Rec'd _____

File No. _____

Ass. _____

Attention Mr. G.D. Wilson

Referred _____

J. W. ANDERSON

Manufacturers' Agent and Distributor

PHONE	0311210X
Alma 1836-2	

VANCOUVER,
CANADA

March 18th 1943.

The Custodian of Enemy Property,
Office of the Secretary of State,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

re: Burrard Bakery

I understand that my offer for the following chattels stored
at the above bakery has been accepted. The chattels and prices are
as follows:

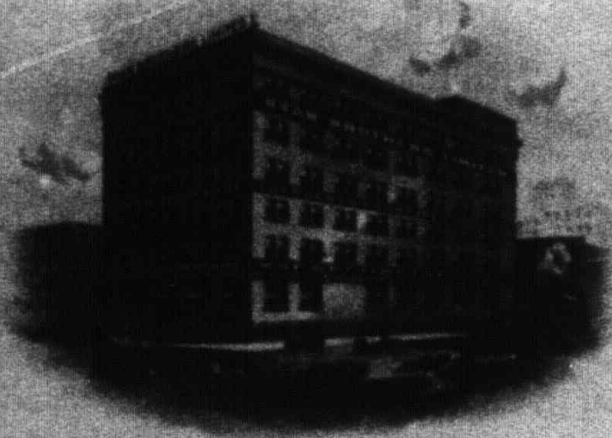
200 Loaf Oven	\$300.00
Boiler	35.00
Cake Mixer	165.00
Dough Mixer	100.00
200 Bread Pans	70.00
2 Racks	80.00
	\$750.00

I am therefore enclosing my certified cheque for \$750.00 as
payment in full. In the meantime, I would thank you for your acknow-
ledgment of same. Thanking you and remain,

Yours truly,

J. W. Anderson

*File 1438
10282
TAN 12/11/43, P. 10*



RYAN BROTHERS LIMITED

Manufacturers and Importers

HOTEL, RESTAURANT AND STORE FIXTURES
REFRIGERATION

HEAD OFFICE
AND FACTORY
WINNIPEG

BRANCHES
VANCOUVER
EDMONTON

WINNIPEG,
CANADA

March 26, 1943.

ALL ORDERS ON QUOTATIONS SUBJECT TO APPROVAL AND ACCEPTANCE BY HEAD OFFICE. DELIVERY ON ACCEPTED ORDERS IS CONTINGENT UPON OUR ABILITY TO OBTAIN THE MERCHANDISE. PRICES ON ACCEPTED ORDERS SUBJECT TO INCREASE OF GOVERNMENT TAXATION BEFORE DELIVERY.



ELECTRIC
MIXERS
SLICERS
FOOD CUTTERS
COFFEE MILLS
MEAT CHOPPERS
DISHWASHERS
POTATO PEELERS

DAYTON
COMPUTING SCALES

BOOTHES
URN STANDS
SHOW CASES
CARBONATORS
REFRIGERATORS
STORE FIXTURES
LUNCH COUNTERS
SODA FOUNTAINS

BLOCKS
SCALES
COOLERS
COFFEE URNS
HOTEL RANGES
STEAM TABLES
COOK'S TABLES
CREAM DISPENSERS

ELECTRIC
GRILLS
TOASTERS
HOT CUPS
EGG COOKERS
DRINK MIXERS
WAFFLE BAKERS
JUICE EXTRACTORS

KITCHEN EQUIPMENT

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

Attention of Mr. G. D. Milsom, Administration Dept.

Gentlemen:

Re: R. S. Tanizawa- 205 Powell St. Your File 1438

We have today received your letter of March 23rd addressed to our Vancouver office and acknowledge your cheque for \$150.75 in full settlement of the above account. We are enclosing herewith lien contracts duly receipted and would advise that these were all registered at Vancouver and the date and registration numbers show on the lien contracts.

Yours truly,

RYAN BROTHERS LIMITED,

per

Accounting Department.

RJC/EH
Encls.

18

EVACUATION SECTION	
Rec'd	MAR 29 1943
File No.	1438
Ans.	
Referred	Milsom

lat

COMMERCIAL REFRIGERATION FOR ALL PURPOSES

NICHOLSON & SONS

MANUFACTURERS & AGENTS OF
DEPENDABLE OVENS & BAKERS' EQUIPMENT

File #1438

To Mr G. D. Nilson

Administration Dept

Office of the Custodian

Mr. R. S. Tanisawa, Burrard Baking Co

205, Powell St

Vancouver, B. C.

455 EAST PENDER STREET,
VANCOUVER, B. C.

APRIL, 1/48

184

April, 1/48 Account Paid in Full in reference to Conditional bill of sale
Dated 22nd of November 1940, Registered at the Registry office
in Vancouver, B. C. under Date of Dec 2/40 #50908.

NICHOLSON & SONS

Per E. J. Nicholson



RYAN BROTHERS LIMITED

Manufacturers and Importers

HOTEL, RESTAURANT AND STORE FIXTURES
REFRIGERATION

HEAD OFFICE
AND FACTORY
WINNIPEG

BRANCHES
VANCOUVER
EDMONTON

WINNIPEG,
CANADA

April 2, 1943.

ALL ORDERS ON QUOTATIONS SUBJECT TO APPROVAL AND ACCEPTANCE BY HEAD OFFICE. DELIVERY ON ACCEPTED ORDERS IS CONTINGENT UPON OUR ABILITY TO OBTAIN THE MERCHANDISE. PRICES ON ACCEPTED ORDERS SUBJECT TO INCREASE OF GOVERNMENT TAXATION BEFORE DELIVERY.



ELECTRIC

MIXERS
SLICERS
FOOD CUTTERS
COFFEE MILLS
MEAT CHOPPERS
DISHWASHERS
POTATO PEELERS

DAYTON

COMPUTING SCALES

BOOTH

URN STANDS
SHOW CASES
CARBONATORS
REFRIGERATORS
STONE FIXTURES
LUNCH COUNTERS
SODA FOUNTAINS

BLOCKS

SCALES
COOLERS
COFFEE URNS
HOTEL RANGES
STEAM TABLES
COOK'S TABLES
CREAM DISPENSERS

ELECTRIC

GRILLS
TOASTERS
HOT CUPS
EGG COOKERS
DRINK MIXERS
WAFFLE BAKERS
JUICE EXTRACTORS

KITCHEN EQUIPMENT

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

Attention of Mr. G. D. Milson

Gentlemen:

Re: R.S. Tanizawa - Your File No. 1438

We have just received your letter of March 30th addressed to our Vancouver office and note that you now require discharge of the lien contract. In view of the fact that we have sent you the lien stamped, "Paid in Full", we are not in a position to have discharge papers completed as we naturally require date of registration, number, etc., and this information is on the lien.

If you will return the lien to us we will have discharge papers made up by our solicitor and have same forwarded to the registration clerk in accordance with your request.

Yours truly,

RYAN BROTHERS LIMITED,

per

RJC/EH

EVACUATION SECTION	
Rec'd	APR 5 1943
File No.	1438
Ans.	Wm
Referred	Milson

act

BRITISH COLUMBIA SECURITY COMMISSION

MARINE BUILDING
VANCOUVER
B.C.

EVACUATION SECTION	
Date	APR 3 1943
File No.	
Address	Greenwood, B.C.
Received	April 7, 1943

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section
Vancouver, B.C.

Attention Mr. G. D. Milsom.

Dear Sir:

Re: Ryoze TANIZAWA #10282
File #1438

On receipt of your letter re above-named of March 29, we have called him to this office to discuss the matter contained in the letter.

Mr. TANIZAWA questions your figure of \$150.75 paid to Messrs. RYAN Bros. of \$339.41 paid to Messrs. NICHOLSON & Sons. A letter of July 16/42 to Mr. TANIZAWA stated that there was a balance of \$320.20 due on the lien held by Messrs. NICHOLSON & Sons. A letter from you on June 24/42 stated that \$202. was owing on a lien held by Messrs. RYAN Bros. Subsequently, Mr. TANIZAWA, while at Princeton Road Camp #2, made three monthly payments of \$20.00 each, thus reducing the total to \$142.00.

The figures given for Nuart Signs, Unemployment Insurance, and Doctor UCHIDA, Mr. TANIZAWA accepts as correct. However, he asks if the Nuart sign, upon which he spent \$100, could not be taken back, thus bringing the lien down from the figure, \$229.60.

Mr. TANIZAWA asks if the rest of the equipment will not be sold. He also asks if the half revenues from his property at 786 West Eighth Avenue could not be remitted to him.

We have thought it best to wait for an answer to this question before asking Mr. TANIZAWA to agree in writing to the payment of the liens mentioned in your letter.

Yours very truly,

Wilfrid M. Calnan.
W. M. Calnan, Welfare Manager
Greenwood, B.C.

WMC:TO

April 5, 1943

B. C. Security Commission,
Greenwood, B. C.

Attention Mr. W.M. Calnan

Dear Sirs:

Re: TANIZAWA, Ryoze

Referring to your letter of April 1st in connection with R. Tanizawa's affairs, we beg to advise that the amount owing Messrs. Nicholson & Sons was \$320.20, plus 6% interest from February 24th, 1942 to March 22nd, 1943, viz., \$19.21, making a total of \$339.41.

In connection with Messrs. Ryan Bros.' account, the amount we paid was \$142.00, plus \$8.75 interest, viz. \$150.75.

In regard to the Nuart Signs account, the balance owing on this is \$129.60 with interest, and the sign is now in our possession but is only worth a few dollars as scrap.

In reference to the balance of the equipment, we are not making any effort to dispose of these articles at the present time since we now have sufficient funds on hand to liquidate R. Tanizawa's debts. If, however, he should like us to obtain offers for the balance of the equipment, we would be pleased to do so.

There is no apparent reason why the above Japanese should not receive one-half the

rentals of his house at 786 West 8th Avenue and we will arrange for regular monthly remittances to be sent to him, provided we have the funds on hand.

We will also forward him a cheque for \$50.00 through the B. C. Security Commission, representing a portion of the money received from the sale of these chattels.

Yours truly,

G. D. Wilson
Administration Department

ODM/GH

1438

April 14, 1943

B. C. Security Commission,
Greenwood, B. C.

Dear Sirs: Attention Mr. W. M. Calnan

Re: TANIZAWA. Ryozo

The above party holds a credit note of the Johnston Motors Ltd. for \$150.00, which at various times he has asked us to see if we could sell. We have a prospective purchaser for this note for \$75.00 cash and if R. Tanizawa is interested in accepting this price, would you please obtain the note from him and if it calls for an Assignment by the above Japanese, have him sign it in the proper place and forward the document to us.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

16

BRITISH COLUMBIA SECURITY COMMISSION

MARINE BUILDING
VANCOUVER
B.C.

EVACUATION SECTION	
Rec'd	APR 22 1943
File No.	1438
Re:	<i>Milson</i>
Referred	<i>Milson</i>

Greenwood, B. C.,
April 19, 1943.

ant

Mr. G. D. Milson,
Administration Dep't,
Office of the Custodian
Vancouver, B. C.

Dear Sir:

File No. 1438, Re: TANIZAWA, Ryoze

As requested in your letter of April 14, we have interviewed the above named on the sale of his credit note. He feels that the offer of \$75.00 is too low as this will not bring him sufficient trade-in value on his car and asks for at least \$100.00

Yours truly,

Wilfrid M. Calnan.

W. M. Calnan
Welfare Manager
Greenwood, B. C.

WMC:IT

*Inspection by
not submitted
JMS*

DISCHARGE

TO THE REGISTRATION CLERK, REGISTRATION DISTRICT OF VANCOUVER

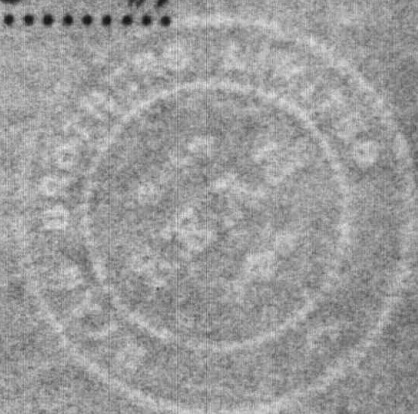
We, RYAN BROTHERS LIMITED, do acknowledge to have received all the moneys due or to become due under a certain Lien Note made by R. S. Tanizawa of Vancouver in the Province of British Columbia, to us, which Lien Note, No. 9615, dated the 26th day of January, 1941, was registered in the County Court at Vancouver on the 4th day of August, 1941, as registration No. 60118.

That such Lien Note has not been assigned and that RYAN BROTHERS LIMITED are the persons entitled by law to receive the said moneys and discharge the said Lien Note, and that the same is wholly discharged.

Witness the hand and seal of RYAN BROTHERS LIMITED by the proper duly authorized officers on this 14th day of April A.D. 1943.

RYAN BROTHERS LIMITED.

per.....



MEMORANDUM

TO: File #1438

June 14, 1943.

FROM: Mr. Geo. B. Spain.

Re: 229-A Powell Street.

1 Wood Stove.

1 Gas Stove

See also letter 3/2/43 on 1038
"Some Indication"

These articles were supposed to be left "In
the rear of a store".

The tenant occupying the small dwelling at
the rear of Matsumiya & Nose had no knowledge of these
items. One must conclude that they are stored "inside"
in the rear of the store.

GBS/MFP

[Handwritten signature]

Greenwood, B.C.
August 5, 1943.

Mr. P. Douet,
Administration Dept.
Office of Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir:

I am enclosing my credit note on Johnson
Motors, Vancouver, B.C. in order that you may sell
it if you find a suitable purchaser.

You may consider this as authority to
sell the note for a minimum figure of one hundred
dollars (\$100.).

Thanking you for your courtesy in this
matter.

Yours very truly,

R. Tanizawa
Ryozo TANIZAWA #10282

VMC:to

T.S. I would like to have the rentals
from property at 786 West 1st Ave
remitted every two months in \$15.00
installments beginning about Sept. 15, 1943.

R. Tanizawa
no end Sept.

1438/1

12th August, 1943.

Mr. Ryozo TANIZAKA,
Registration No. 10282,
Greenwood, B.C.

Dear Sir:-

Receipt is acknowledged of your letter dated August 5th enclosing your agreement for future delivery with the Johnston Motor Company Limited dated March 18, 1942, which you ask us to sell for you for not less than \$100.00. You will recall that this so-called credit note of \$150.00 is useable only by some individual purchasing from Johnston Motors a new or used motor vehicle costing \$600.00 or more.

In examining our files we find that at one time we had an offer for you of \$75.00 which was rejected, and that later you accepted the offer of \$75.00, but the party who had previously expressed interest in the matter was then no longer available.

Please advise us by return mail whether you desire us to advertise this "note" for sale for you at your expense or whether you desire relative document to be returned to you in Greenwood for sale by you to any individual who might be interested. We have recently advertised for sale on behalf of another individual of the Japanese race a similar agreement for future delivery, but were not successful in obtaining any offers.

Your wishes in connection with remittances to you from rent income have been noted and we will be writing to you further in this connection at a later date.

Yours truly,

R.P. Alexander,
Manager

RPA:FM

EVAUATION SECTION
Rec'd AUG 18 1943
File No. 1451
Ans.
Referred *Daniel*
int.

See Alexander
Greenwood, B.C.
August 14, 1943.

Mr. R.P. Alexander
Manager
Office of the Custodian
506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir:

I beg to acknowledge your letter of August 12, 1943.

In accordance with your suggestion I request you to advertise for sale my credit note with Johnson Motors charging cost of advertising to my account.

Your courtesy in this matter will be much appreciated.

Yours very truly,

Ryojo Tanizawa 10282
RYOJO TANIZAWA #10282

WMC:to

Form 200-10M-1-43

THE VANCOUVER SUN
VANCOUVER, B. C.
500 BEATTY STREET MARINE 1161

No.

Sept 8/43

CLASSIFIED ADVERTISING ACCOUNT

This is a
temporary
accommodation
for your
convenience,
and remittance
should be sent
by return.

Dept of the Secretary of State
Japanese Evacuation Section
506 Royal Bank Bldg.
City
Att'n: B. Good, Compt.

For inserting
Classified Ads
phone
Marine 1161.

Ask for
Classified Ads.

DATE	FOLIO	PARTICULARS	TIMES	LINE	RATE	AMOUNT
Sep 2 43		Adv Auto	3	2	.12	.72
File 1438.						

1436/1

September 15, 1943.

Mr. Byron TANIRANA,
Registration No. 10282,
Greenwood, B. C.

Dear Sir:

Please note that we have forwarded a cheque for .72¢
to the Vancouver Sun in payment of their Classified Advertising Account for
the same amount, regarding your Credit Note. This amount of 72¢ has been
charged to your account with the Custodian.

We regret to inform you however that we have still
not received any replies to this advertisement.

Yours truly,

R. P. Alexander,
Manager.

RPA:MA

MEMORANDUM

File Nos.: 1438/1
12971

October 29th, 1943

To: FILES

From: Mr. Green

Re: TANIZAWA, Ryozo
TANIZAWA, Kiyoshi

The current position of chattels on these files appears to be as follows.

(1) Bake Shop equipment formerly owned by the Burrard Bakers at 205 Powell Street. This has either been sold or moved to storage as per Inventories Nos. 344 - March 20th, 1943, and 366 - May 22nd, 1943.

(2) Articles at 229A Powell Street. These consist of a wood stove, a gas stove and some sundries. Further investigation of these should be made.

(3) 786 West 8th. The tenant here is holding a bed and spring together with two items of furniture variously described as a dresser and chest of drawers containing clothing. There is a large strong nailed-up shed in the back garden and other items formerly kept in a locked room have been removed to storage as per list on file 12971 under date of May 13th, 1943.

do file 1438/1

HFG:IF

↓
12971 and 1438/1

November 17, 1943.

Attention Mr. M. L. Brown

The British Columbia Security Commission,
360 Homer Street,
Vancouver, B. C.

Dear Sirs:

Re: Kiyoshi TANIZAKA, #15279, File 12971
Ryozo TANIZAKA, #20282, File 1438/1

With reference to that portion of your letter of the 12th instant relating to Kiyoshi Tanisawa who has a 50% interest in property at 786 West 8th Avenue--the other half of this property is owned by Ryozo Tanisawa, and we feel we cannot do better than to send you a copy of our letter to you of July 26th and enclosures, which are self-explanatory.

Since the statement enclosed was prepared, a cheque for \$25.00 was sent to each of the above at the end of July through your office, and further cheques for \$20.00 each were sent on the 12th of October. The credit balance now standing in this joint account is \$28.17.

We have now to advise that this property has been sold for \$1,400.00, and as there is no Mortgage on the property, after sundry adjustments are made, practically all the above amount will be available for distribution to these two Japanese. We would mention that final papers are not yet back from Ottawa relating to this sale, but we do not anticipate that any difficulties will arise with regard to same.

In passing we would mention that on the 8th of June 1943, we sent you a statement of assets relating to Ryozo Tanisawa, copy of which is attached for ready reference, and would say that the \$79.24 which stood to the credit of this man and represented the balance of money we had on hand in his own account from the sale of chattels, was sent to him under date of July 10th, 1943, through your office.

Again referring to Ryozo Tanisawa and your letter of August 10th, 1943, relating to a Credit Note of Johnston Motor Co. Ltd.

(2)

in favour of this man, the amount being \$150.00, and which we were authorized by Mr. Tanizawa to sell for \$100.00, despite advertising we have not been able to sell this credit note, and the above was advised of this in our letter of the 15th of September.

We trust that the above gives you all the information you require in connection with these two Japanese, but should you require any further details, kindly advise us.

Yours truly,

P. Doust,
Administration Department.

PD:RS
encls. 4

DEPARTMENT OF
LABOUR



CANADA

EVACUATION SECTION

Rec'd FEB 23 1944

File No. 1438

Ans.

Referred M.H. Laver

BRITISH COLUMBIA SECURITY COMMISSION

380 Homer Street,
Vancouver, B. C.
February 22nd 1944

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

Dear Sir,

Re RYOZO TANIZAWA #10282

For your information we are enclosing
a copy of a letter received from our Supervisor
at Greenwood regarding the above named.

Yours truly,

M.L. Brown
Office Manager.

NS
enc

O
O
P
Y
Greenwood, B. C.
February 16th 1944

To Mr M.L.Brown, Vancouver.

We have to thank you for your letter of 14th inst., advising that the property belonging to the above at 786 West 8th Avenue has now been sold, which information TANIZAWA has also received direct from the Custodian.

As you know TANIZAWA has permission from the City of Greenwood to start a bakery business provided he could obtain the necessary equipment. He applied to go to Vancouver in order to check over what there is left of his original equipment and also to make arrangements to purchase further necessary items to enable him to start this new business. This permission, however, was refused pending final accounting by the Custodian of the sale of his assets.

TANIZAWA accepts the fact that he cannot go to Vancouver at present but has asked us to forward his request that no more of his bakery equipment be disposed of, and the list of what remains be sent to him, so that he may be able to gauge the possibilities of starting up again and what the approximate cost would be of purchase of such items as he must have.

We are anxious to see TANIZAWA commence this business, if possible, as it would mean removing his family from Commission premises and assure them being continuously self-supporting.

(sgd) D. Mactavish
Supervisor.

Mr. Donat.
Mrs. Turner. } *attention*
Mr. Green

File # 1438/1
12971.

EVACUATION SECTION	
Rec'd	FEB 26 1944
File No.	1438/1 + 12971
Ans.	
Referred	<i>Peters</i>

Both persons in the same death.
GREENWOOD, B.C.
February 23, 1944.

Mr. George Peters
Administration Department
Office of the Custodian
506 Royal Bank Bldg.
VANCOUVER, B.C.

Dear Sir:

This is in acknowledgment of your letter of February 11, and thank you for same.

In regard to the sale of my house at 786 West 8th Avenue, I would like, if possible, to have \$665.00, which is half of the net amount of proceeds of sale, sent to me as I am in need of it. I would also like immediate attention to be given to the following:

I should be entitled to refund of 75% of 1943 taxes which I paid on July 3, 1943 to the amount of \$58.24 on the above house.

I should also be entitled to refund from the Sentinel Fire Insurance Co. on premium #82621, the amount paid was \$3.30 and which expires on November 29, 1944. Also for refund on premium #82602 on the same company to the amount of \$4.95 which expires on October 7, 1944. The agent for the above company is Seeley & Co., Ltd., 840 West Pender St., Vancouver.

See 12971 of 1
There are, I believe, some funds remaining from proceeds of sale of my bakery equipment. I would like a statement in regard to this and the remaining funds to be sent on.

✓ I would like the credit note from Johnston Motor Co. sent to me as it seems impossible to have it cashed.

As!
On November 7, 1943 I was advised that there was a sum of \$28.00 standing to the credit of our joint account but in the letter received on December 1, 1943 I was advised to the contrary. I did not receive any funds between the above two dates and would like you to check over our accounts and advise me as to what became of that \$28.00. If the \$28.00 should come in the clear please send me \$14.00 as I am entitled to it.

I would greatly appreciate it if you would check over the above statements and advise me immediately as to your findings as I believe this matter has been hanging on fire for a considerable time.

Yours truly,

R. J. Langdon

1436/1 & 12972

March 11th, 1944.

Mr. Ryozo S. TANIZAKA,
Registration No. 10362,
Greenwood, B. C.

Dear Sir:

We duly received your letter of February 23rd and
reply below to the various queries raised by you.

1. Re the house at 766 West 8th Avenue, Vancouver,
recently sold, enclosed is a statement of the Joint Account,
namely yourself and Kiyochi L. Tanizawa, from July 12th, 1943
up to the time the property was sold and proceeds credited to
the Joint Account. You will recall that we sent you on July
26th, 1943 a statement of this Joint Account up to July 12th
which then showed a credit balance of \$60.19. The credit bal-
ance in the Joint Account it will be seen is \$1367.28 and one-
half of this, namely \$683.64, is being credited to your own
account, which at the moment has a credit balance of \$186.20,
representing the net proceeds from two auction sales of bakery
equipment, etcetra, of yours. (See Paragraph No. 3 for details).
The other half of the Joint Account is of course being credited
to your brother.

2. We do not understand why you consider that you
should be entitled to a refund of 75 per cent of the 1943 taxes,
and all the insurance refunds. We would point out that this sale
was effected as at October 20th, 1943, and in the final adjustments
you were credited with the correct portion due to you for taxes,
insurance, and water. In the case of taxes and water you were cred-
ited with 72 days; and on one insurance policy with 13 months and
the other 23 months. You must understand that all such adjustments
as these are carefully computed by this office.

3. You will recall that on July 10th, 1943 we sent you a
cheque for \$779.24 which represented the balance we had on hand from
the earlier sale of your chattels. A statement of your account show-
ing how this figure was arrived at was also sent you. At that time
there was nothing left in your account. Since then two lots of your
bakery equipment have been sold by auction, namely, one on September

R. S. Tanizawa

(2)

March 11th, 1944.

15th, 1943, realizing a net figure of \$150.85, and the other on December 7th, 1943, the net amount being \$95.35. Copies of statements giving full details of these two sales are enclosed. The proceeds from these sales were credited to your own account, amounting to \$186.20. As explained in Paragraph No. 1, to this amount will now be added the \$663.64 from the sale of the property which will give you a credit balance of \$869.84.

4. Although every effort has been made by advertisements, etcetra, to sell the credit note from Johnston Motor Company Limited, we regret we have been unsuccessful and we therefore return same to you herewith.

5. Respecting your remarks in the last paragraph but one of your letter relating to the credit balance in the Joint Account and your own account, these are not clear. There was a sum of \$28.17 in the Joint Account and same is shown in the attached statement. The statement dated December 1st is of your own account, and at that time showed no credit balance as the whole of same, namely \$79.24, was remitted to you in July 1943.

We trust that with the above detailed explanation and statement attached that we have cleared up, once and for all, all the queries in connection with the sale of your equipment and proceeds from the property. A great deal of correspondence has taken place, either direct with you or through the B. C. Security Commission, but we trust this correspondence will now end with the particulars now given you.

Yours truly,

P. Doust,
Administration Department.

PD/ER
Encs.

EVACUATION SECTION

Rec'd MAR 21 1944

File No. 1438, 12971

Ans. 4/4

Referred Peters

GREENWOOD, B.C.
March 18, 1944.

Mr. George Peters
Administration Dept.
Office of the Custodian
506 Royal Bank Bldg.
VANCOUVER, B.C.

Dear Sir:

I am in receipt of yours of March 11th with attached statements and thank you for same.

In regard to the third paragraph of your letter you state that I have been credited with the returns of all the insurance policies. I cannot quite understand this and so would greatly appreciate it if you would give me further details in this matter.

I also acknowledge the fact that most of my bakery equipment has been sold but would like to know what has become of the following of which there is no mention: Neon, sign, wall case, cake tin, bun pans, electric fan and gas stove.

I am thinking of starting a business of my own in Greenwood but due to the fact that I have no funds these plans have been delayed. With this in mind I had asked you to remit all available funds to me but you have failed to do so.

I would greatly appreciate it if you would forward to me the sum of \$869.84 which is at present standing to my credit, and also advise me of the disposition of the above-mentioned articles.

Please reply by return mail.

Yours truly,

R. Tanizawa
RYUZO TANIZAWA
Reg. #10282.

FILE NO
1438
12971

Neon sign in storage. Only wall case left in furniture. cake tin, bun pans shipped 2/4. Colony sign small.

Mr. Peters 3/25

Mr. Green

Mr. Bennett 3/25

Mail with

30/3

"WHERE YOUR ADVERTISING DOLLAR WORKS HARDEST"

LETTERING ON
SHOW WINDOWS
OFFICE DOORS
STORE FRONTS
AUTOS,
TRUCKS, etc.
in
GOLD, SILVER
and COLORS.

William Wallace

SIGNS

SHOW CARDS

CLOTH BANNERS
BULLETIN BOARDS
METAL SIGNS
REAL ESTATE SIGNS
ROOF and WALL
SIGNS
PROCESS SIGNS
WATER COLOR
LETTERING.

~~785 B. Hastings St.,~~
785 B. Hastings St.,

VANCOUVER, B. C.

May 27th 1944.

Phone ~~5112331~~
Ha. 4178

The Custodian
506 Royal Bank Bldg.,
City.

Dear Sir:-

With reference to parcel "J" Neon Signs. As
advertised in the Daily Province.

On examination, I find that this parcel consists
of two Neon Signs for which I am pleased to tender the sum
of \$15.00 each, total \$30.00.

Enclosed you will find my cheque for \$3.00, being
10% of the amount quoted.

Yours sincerely,

Wm Wallace

MEMORANDUM

Files Nos. 1438/1 & 3901

June 7, 1944.

To: The File

From: Mr. Green

Rai Eyoze Stanley TANIZAWA

The Neon sign belonging to the above Japanese was advertised for sale by tender on May 15th, together with that belonging to Sadaichi HIRAYAMA, File No. 3901. Only one offer was received, from Messrs. William Wallace Signs, \$30.00 for the pair, and this was accepted by Mr. Shears. No valuation has been made of these signs but it is well known that they are usually impossible to dispose of, being only ⁴ value to the particular business for which they were designed.

HFG:EB

Le P. Kuari O.K.

3901 & 1438/1

June 7, 1944.

William Wallace Signs,
763 East Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Parcel "J" Neon Signs

We thank you for yours of May 27th and enclosed
cheque for \$3.00, being 10% deposit on your offer to purchase two
Neon signs at 992 Powell Street.

We will accept this offer and if you will send us the
balance of \$27.00 we will arrange for the signs to be surrendered to
you at your request.

Yours truly,

H. F. Green,
Protection Department.

HFG:ED

S I G N S S E C U R E S A L E S

Vancouver, B.C.

June 12 1944

M The Custodian.
506 Royal Bank Bldg.

S I G N S

NEON DISPLAYS

TO WILLIAM WALLACE CR.

783 E. Hastings St.

Phone HAstings 4178

Dear Sir:

In response to yours of the
7th inst. I am enclosing marked cheque
for \$27.00 as requested.

Kindly inform me as early as possible
as to how the signs are to be obtained.
Yours sincerely
W Wallace

March 20th, 1947.

Mr. Ryose Stanley TANIZAWA,
Registration No. 10282,
Greenwood, B. C.

Dear Sir:

There is standing to the credit of your account with the Custodian an amount of \$11.24. Of this amount \$10.61 represents funds derived from sale of chattels at public auction. On going through your file we note that the following chattels were sold in your name and we shall be glad if you will advise if these belonged to you or were the property of friends or relatives stored at premises formerly occupied by you, in order that the funds from their sale may be credited to the correct account:

Gum boots	Axe	Books
Hand Saw	Sledge hammer	
2 Rakes	Hockey sticks	
Window Cleaner	Tools	

As you did not provide the Custodian with an itemized list of your chattels at the time of evacuation the information above requested will be helpful.

To facilitate your early reply a stamped and addressed envelope is enclosed.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

MEMORANDUM

TO: Mr. Wills

January 20, 1947

FROM: E. Robertson

Re: Ryoko TANIZAWA, #10282 - File 1436.

Chattels stored at 229-A Powell St.

Mr. Wills, according to information on file, Mr. Tanizawa requested through the S. C. Security Commission in letters dated December 24th, 1942 and January 25th, 1943 information regarding some chattels which he was supposed to have left at 229 Powell Street. A memo on file dated November 3, 1943 by Mr. Spain states that investigation at 229A Powell Revealed that 1 wood stove was in use by the tenant and that there was a closed, boarded-up section of the room securely locked (contents unknown), the door of which was sealed with a paper bearing Mr. Walker's (of Pemberton's) signature. Mr. Spain stated that storage here was satisfactory for the time being but consideration might be given to opening and removing contents when conditions were more favorable. There is nothing further on file to indicate that these goods were ever removed or to show what finally happened to the wood stove which was being used by the tenant. Would you therefore kindly check the warehouse records to see if they show that these goods were removed from the above premises and if the stove was ever removed from the tenant's possession?

E. Robertson

Jan 21/47

When the boarded-up Section was opened. Nothing was found belonging to TANIZAWA.

W. Wills

Files Nos. 7833/9760/1438/6641

MEMORANDUM TO FILES

January 27th, 1947

FROM: Mr. Dusenbury

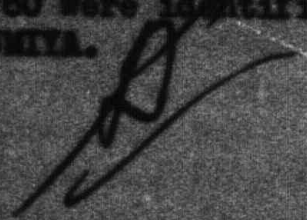
RE CHATTELS

Seibachi NOSE, Reg. No. 07242-File #7833
Masuo MATSUMIYA, Reg. No. 10033-File 9760
Ryozo TANIZAWA, Reg. No. 10282, -File 1438,
Yasuo TANIZAWA, Reg. No. 10280

Referring to memorandum January 20th, 1947 it is noted that prior to the memorandum referred to, no reference to Mr. and Mrs. TANIZAWA is found on files #7833 and #9760 which refer mostly to 229-231 Powell Street and the Chattels there.

Other persons are mentioned by NOSE and MATSUMIYA as having had chattels at this address. NOSE in letter February 28, 1946 states "As far as I know there are no other articles of any other persons."

The Chattels sold and credited to Masuo MATSUMIYA File #9760 were identified by MATSUMIYA and by NOSE as belonging to MATSUMIYA.



BRD/DD.

Box 574,
Greenwood, B.C.
March 25, 1947.

E. Robertson, Esq.,
Department of the Secretary of State,
Office of the Custodian,
501 Royal Bank Building,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAR 26 1947
File No.	Apr. 2/47
Ans.	1038
Ref. red.	E. Robertson

Dear Sir:

I wish to acknowledge your letter of March 20 informing me of a credit balance.

The chattels you listed in the letter are my property therefore please send the balance of my account to me as soon as possible. As I think no one has rented the premises at 205 Powell Street, I know the articles listed are mine.

Regarding fixture at the above address, I had a wall case which was not to be sold. I wish to know what has happened to it.

Yours very truly,
E. Robertson

We asked him to
refer to our letter
Apr. 4/47 - (fixture)

April 2nd, 1947.

Mr. Ryoso Stanley TANIZAKA,
Reg. No. 10282,
P. O. Box 574,
Greenwood, R. C.

Dear Sir:

We have for acknowledgement your letter of March 25th in which you advise that the goods listed in our letter to you of March 20th belonged to you.

With reference to the wall case mentioned in your letter of March 25th, we would refer you to our letter to you of April 4th, 1944 in which you were advised that this case was left in the store at 205 Powell Street, it being a fixture, and in any case was considered of no value.

We wish to draw your attention to a claim of \$38.19 filed against you by the Unemployment Insurance Commission which you advised in April 1943 was owing by you. Payment of this claim, however, has been overlooked and as we have now only a small balance of \$11.24 in your account to apply against this claim we shall be glad to know what you are prepared to do regarding settlement of the balance of \$26.95.

Kindly let us hear from you regarding the above claim in order that we may advise the creditor what prospects there are for full settlement of his account.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

1438/1

May 5th, 1947.

Mr. Ryozo TANIZAWA,
Reg. No. 10282,
Box 574,
Greenwood, B. C.

Dear Sir:

We wrote to you on April 2nd regarding the claim of \$38.19 filed against you by the Unemployment Insurance Commission but do not appear to have received a reply. We would now advise that we have paid \$11.24, the balance of funds in your account, to the above Commission on account of their claim against you, thus closing your account with this office.

You have already been forwarded a statement relative to the sale of Lot, known as 786 W. 8th Avenue, Vancouver, which real property was jointly owned by you and your brother, Kiyoshi Tanisawa, together with a statement of your joint account. A statement of your own personal account was also forwarded to you, which showed a credit balance of .79¢ as at August 6th, 1945. Since that time the following entries have been made:

	<u>Debit</u>	<u>Credit</u>
Balance as per last statement		.79
Proceeds of two auctions		10.81
Transferred from your account to Kiyoshi Tanisawa's account 12971 - one-half Vancouver Sun advertising account of .72¢ in connection with your Johnston Motors Credit Note, which was previously charged to the joint account	.36	
	<u>.36</u>	<u>\$11.60</u>
		<u>.36</u>
		<u>\$11.24 CR.</u>

Oct 6/46
Re H 52 - 10.60
Mar 27/46 - H 52 - 12/
Jan 21/47
May 8/47 on file & closed.

This small credit, as mentioned above, has been remitted to the Unemployment Commission.

On looking through your file we find we wrote to you on October 22nd, 1943, requesting you to send to this office the Certificate of Title No. 50161-L relating to the property situate at 786 West 8th Avenue, Vancouver. Since we do not appear to have received this Title and since the

Mr. Ryozo TARIKANA

- 2 -

May 5th, 1947.

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 vested in the Custodian and are now closing your file and account.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Box 514,
Greenwood, B.C.
May 19, 1947.

Mr. E. Robertson,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	MAY 22 1947
File No.	1436
Ans.	E. Robertson

Dear Sir:

I am in receipt of your registered letter of May 5.
Regarding the balance due to the Unemployment
Insurance Commission, due to financial difficulties
I cannot remit the money due to them. If I can
receive payment from the Government by my
claim, then I will be able to pay the Commission.

I cannot send you the Certificate of Title for
the property situated at 186 St. 4th Avenue as I need it
for future reference.

Yours very truly,
K. Tanigawa

Copy made for
Mr. Shears
'Protect File'

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

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

1438

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

- (1) NAME Stanley (RCMP) Reg. No. 10682
(2) Pre-Evacuation Address 205 Powell St., Vancouver, B.C.
(3) Present Address Box 574, Greenwood, B.C.
(4) REAL ESTATE
(a) Street Address (if any) 706 West 8th Ave., Vancouver, B.C.
(b) Legal description (lot number, block number, section number, etc.)
Lot One (1), Block Three hundred and thirty-eight (338),
District Lot Five hundred and twenty six (526), Group One (1),
New Westminster District, Plan 630
(c) Type of Real Property (cross out words which do not apply):
(i) ~~Residence~~
(ii) ~~Business~~ Type of business Bar
(iii) ~~Any other type of property (describe)~~ Bar
(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) (i) Residence: Joint owner
(ii) Business: Sole owner
(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$1,100.00
(ii) Buildings - - - - - \$1,400.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$20,275.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$22,775.00
(v) Amount at which Custodian sold property and credited your account - - - \$905.98
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$21,869.02
(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation
706 West 8th Ave., 205 Powell St., 2224 Powell St., Vancouver, B.C.
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
House
(c) How stored or packed at time of evacuation Left as it was in the hands of the
Custodian

(over)

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

Under the Custodian's care

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

1. Household effects, 706 West 8th Ave.	Estimated Value \$ 500.00
2. " " 1204 Powell St.	Estimated Value \$ 250.00
3. " " " "	Estimated Value \$ 151.00
4. " " " "	Estimated Value \$
5. " " " "	Estimated Value \$
6. " " " "	Estimated Value \$
7. " " " "	Estimated Value \$
8. " " " "	Estimated Value \$
9. " " " "	Estimated Value \$
10. " " " "	Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$ 901.00

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

- (f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 12,544.00

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

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

DOMINION OF CANADA,
Province of B. C.)
TO WIT;

I, Dyane Stanley Harrison of the City
of Greenwood in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City
of Greenwood
in the Province of B. C.
this 17th day of November
A.D. 1947.

A. S. Langdon
A Commissioner &c.

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

Notary Public &c for the Province of
British Columbia, Canada.

Equipment, Fixtures & Stock left at former BURRARD
BAKING CO., 205 Powell St., Vancouver, B.C.

Neon Sign	\$280.00	Brought Forward	5,680.00
1 Awning	50.00	One iron	5.00
Electric Wire (in and out)	150.00	One electric bread sealer	100.00
Gas Connection	30.00	Xmas lights & decorations	50.00
Two show cases	100.00	One small personal safe	20.00
One Wall case	75.00	One electric door bell	10.00
Linoleum (inlaid)	50.00	100' extension cord	10.00
One clock	40.00	Misc. equipment	100.00
Two paper cutters	10.00	Cypress partition	500.00
One Coolerator	75.00	Stock: flour, sugar, lard, raisins, flavoring, spices, etc.	500.00
Paper goods & twine	50.00	TOTAL	58,675.00
Two bread baskets	15.00		
One dough mixer	500.00		
One cake mixer	750.00		
One slicer	550.00		
One oven	1,500.00		
One steam boiler (2.5 h.p.)	250.00		
Three Bread racks	250.00		
One steam proof box	100.00		
Two hundred straps bread pans	360.00		
Five doz. bun pans	125.00		
Eighty doz. muffin tins	80.00		
Two doz. cookie cutters	15.00		
Two scales	70.00		
Ten doz. cake tins	50.00		
Two working benches	100.00		
One dump table	20.00		
One electric fan	55.00		
Carried forward	5,680.00		

*2952.00

10,275
1,675
36.00

6,675
1,750
73.50

Household effects left at 786 West 8th Ave., Vancouver, B.C.

Total \$500.00

Household effects left at 229A Powell St., Vancouver, B.C.

Two beds	\$75.00
One heater	25.00
One gas stove	25.00
Table & chairs	25.00
Kitchen utensils	<u>25.00</u>
Total	<u>\$175.00</u>

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Grand Forks, B. C.,
March 3rd, 1948.

IN THE MATTER OF THE CLAIM OF
KYOZO STANLEY TANIZAKA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. BENTON, Esq., appearing for the
Dominion Government.

R.J. McMASTER, Esq., appearing for the
Claimant.

A. HATSON, Esq., Secretary.
G.N.R. UPTON, Esq., Official Interpreter.
G. HAMILTON, Esq., Official Reporter.

30

MR. McMASTER: My lord, with regard to the claim, the claimant has claimed on the face of the claim form a half interest in some property. I believe the property is situated at 786 West 8th Avenue in Vancouver. I am advised that his brother in Hamilton has also made a claim for his half interest and I have discussed the matter with the claimant and received instructions that he is prepared to have his brother make the claim on behalf of both of them and will so advise his brother.

THE COMMISSIONER: For the real estate.

MR. McMASTER: On the real estate, my lord.

THE COMMISSIONER: I see. So that as far as this claimant is concerned, he withdraws his claim on the real estate.

MR. McMASTER: My lord, he is not withdrawing it in the sense that his brother's claim will be enlarged to include this claimant's half interest as well.

THE COMMISSIONER: All right.

MR. HUNTER: That is which property, again?

MR. McMASTER: 786 West 8th Avenue, the house.

MR. HUNTER: You are not going on with that.

MR. McMASTER: No. Now with regard to the second page attached to the claim form, it shows household effects left at 786 West 8th Avenue and the total, \$500.00. The claimant's brother and sister are claiming with respect to that property and I believe it is their property and we are asking leave to withdraw that portion of the claim, my lord. Concerning the household effects left at 223-A

3
Discussion.
R.S. Tanizawa,
In Chief.

Powell Street which appear immediately under that, I would ask leave to reduce the claim to \$151.00. Concerning page 1 attached to the claim form there are certain items that require to be eliminated from that form, my lord. Frankly the values shown there, to use my learned friend's phrase, are exorbitant, and I would ask leave to reduce the claim to \$2955.00.

THE COMMISSIONER: \$2955.00.

10 MR. McMASTER: So that the subject matter of this claim will be two claims with respect to chattels, one for \$2955.00, and the other for \$151.00, or a total of \$3106.00.

THE COMMISSIONER: I see. What is the name of the brother-in-law who has the other undivided half interest in the 6th Avenue property?

WITNESS STANLEY TANIZAWA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

20 DIRECT EXAMINATION BY MR. McMASTER:

Q What is your brother's name?

THE WITNESS: A: Kiyoshi.

Q Witness, did you instruct Mr. Leckie to prepare this statement with regard to the claim form, with regard to the equipment, fixtures and stock left at your former business, Harvard Baking Company, 205 Powell Street, Vancouver?

A Yes.

Q Would you be good enough to sign it, please?

30 A (Witness complies).

Q And did you prepare or cause to be prepared this inventory of the equipment, fixtures, and stock left at that address?

A Yes.

Q And are the values shown there as cost price true to the best of your recollection?

A Yes.

Q And the dates of purchase, are they true to the best of your recollection?

10 A Yes.

Q And the estimated values, do those values represent your estimate of the sale price of these goods at the time of evacuation? A: Yes.

Q Are the statements contained in this form drawn by Mr. Leckie that I just referred to, true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I would file those two as one exhibit, my lord.

20 THE COMMISSIONER: Now that statement with the inventory includes all of the equipment, stock and fixtures as well as the furniture, as well as the household effects.

MR. McMASTER: I don't think there are any household effects amongst it, my lord.

THE COMMISSIONER: That will be proved independently of this sum.

MR. McMASTER: Yes, my lord, I have a separate statement with regard to these.

30 THE COMMISSIONER: Proceed.

(STATEMENT & INVENTORY MARKED EXHIBIT NO. 1)

10 MR. McLAUGHLIN: Referring to Exhibit 1, my lord, aside
from the inventory itself, the statement made by
the claimant is that all of these goods were left in
the premises at 205 Powell Street, Vancouver.
He was evacuated on March 21st, 1942. "At this
time I left two bakers at work and my wife in
charge of the bakery. My wife advised me that
the Custodian took charge after March 26th, 1942,
when the business was closed and the keys handed
over to the Custodian. In the schedule attached to
my claim form, I fixed values for all but a few
of the items at what I estimated the articles
would have cost to replace as of last November.
I have now been advised that this is an improper
basis for valuation. On the list attached I have
set out the actual or approximate cost to me of
the articles when I bought them and the estimated
value is allowing for depreciation as to the used
20 articles which I believe would be the fair market
values at the time of the sale by the Custodian".

Q Witness, did you instruct Mr. Lockie to prepare
this statement with regard to the chattels left
at 223-A Powell Street, Vancouver?

A Yes.

Q Would you be good enough to sign it, please?

A (Witness complies).

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

30 A Yes.

R.S. Taninaka,
In Chief.

MR. McMASTERS: I file that as the next exhibit, my lord.
THE COMMISSIONER: This is chattel property, is it, household property?

MR. McMASTERS: Household property at 225-A Powell Street.
(DEATMENT MARKED EXHIBIT NO. 2).

MR. McMASTERS: On behalf of my learned friend, my lord, I file the analysis of personal property claim as the next exhibit and before handing it to the Secretary, my lord --

10 Q Witness, I observe on the analysis of claim filed on behalf of the Custodian, the following general remarks. "Memorandum on file dated February 23, 1943, gives the invoice prices of the following bakery equipment as follows: Invoice price, dough mixer \$170.00 and claimed \$500.00; cake mixer, \$385.00, claimed \$750.00, bread slicer, \$340.00, claimed \$550.00; oven, \$900.00; claimed \$1500.00. According to letter of August 15, 1942, and attached contract, the cost of the Neum sign was \$205, not \$280.00 as claimed by Taninaka." Can you explain the discrepancy between the invoice price of these various items and the amount that you originally claimed for?

20 A Yes, replacement price as of 1947, November.

Q And is it your understanding that the replacement price of a dough mixer that at one time cost \$170.00 would be \$500.00? At Yes.

Q Have you obtained any prices from any wholesalers with respect to that matter?

30 A Yes.

THE COMMISSIONER: Was this Neon sign bought outright?

MR. McMASTER: Q: Did you buy this Neon sign outright or were you buying it under an agreement?

A: Under an agreement.

Q: Under an agreement. And how much longer did your contract have to go?

A: I think it was about six or seven months because we only had it two months.

Q: You only which?

20

two months; got it in October.

A: Only had it

Q: How much a month were you paying under that contract?

A: Ten, if I remember.

Q: Ten dollars a month?

A: Yes.

Q: Then it would be a number of months before it would be paid for, is that right?

THE COMMISSIONER: Mr. McMaster, you might point out to the witness that Neon signs, as a rule, are on a rental basis and not an outright sale. Just make sure that he was to become the owner of the sign.

20 MR. McMASTER: Q: Witness, was it your understanding that after you had made certain payments with regard to this Neon sign that you were to become the owner of the sign?

A: Yes.

MR. McMASTER: I would like to say in that respect, my lord, that I have seen some of these contracts where they pay so much a month and they get ownership at the end of a certain period, but they are under contract then to pay so much service charge for an indefinite period of time.

30 THE COMMISSIONER: That is right. I am quite familiar

R. S. Tanigawa,
In Chief.
Cross-Exam.

with the Neen Products Company. I acted for them for a great many years. This was not bought from the Neen Products Company.

MR. McMASTER: Q: Do you know who you bought the sign from, witness?

A: Yes, Mr. Art.

MR. McMASTER: All right.

MR. HENTER: It is submitted, my lord, that the chattels which were sold by the Custodian were sold for their fair market value. If your Lordship would refer to Exhibit 5, the analysis form, it will be noted that a sizeable number of things which were declared were sold with the real property as fixtures, they were attached to the freehold, and that there are four items there which were declared but not found, and that there were a certain number of items there over in the "No account, theft" column which apparently disappeared.

CROSS-EXAMINATION BY MR. HENTER:

20 Q Now, witness, in the original inventory which you filed with your claim, you showed certain high values which you now state were the replacement cost as of November, 1947, is that correct?

A Yes.

Q And you changed those upon the advice of your counsel, is that correct?

A: Yes.

Q And you changed them after seeing the Custodian's file, is that correct?

MR. McMASTER: My lord, the witness wouldn't see the Custodian's file. I frankly admit that they

were changed on our advice after we had seen the file.

THE COMMISSIONER: Yes.

MR. HESTER: Q: And I suggest to you, witness, that the items which you have changed from those extravagant figures are the items of which we have particulars in our files and of which you were advised by your solicitor, is that correct?

THE INTERPRETER: I did not get that question.

10 MR. HESTER: Q: I suggest that the items which he has changed from the original inventory are the very same items that are shown in the Custodian's file where particulars of the purchase price is set forth.

THE INTERPRETER: A: No.

Q It is just a coincidence that the very things that are changed are the ones where the purchase price is shown in our file; that is correct, is it?

20 MR. McMASTER: I am sorry, my lord, I didn't prepare this case and I would like to know -- perhaps it is unfair that I should ask him, but I haven't had a chance to check this to see whether the question is a fair question.

THE COMMISSIONER: I must leave myself in counsel's hands. I have not observed any instance when Government counsel have been unfair.

MR. HESTER: Thank you, my lord.

(Question interpreted).

30 A I didn't see anything of the Custodian's file at all.

H.S. Tamm,
Cross-Exam.

MR. HUNTER: What I am after is this, my lord, and I think it should be brought to the attention of the Commission: This kind of thing is occurring time after time and upon perusal of our file and upon the quite proper advice of their counsel, these are changed. Now here is a man making extravagant claims, he claims for an oven \$1500.00, and after perusal of our file he boils it down to \$900.00 and things like that. Now, nobody can tell me every single item here is an item -- I don't think it is available that every item he has checked, that he checked the 1942 oven and decided that is the present day value and now he changes it back where the particulars are shown in this file.

THE COMMISSIONER: Well, Mr. Hunter, I take the inference back of your question to be this, that where, by virtue of the fact that there is certain information contained in the Custodian's file, a reduction has been made in the claim, a similar reduction has not been made in all instances, and you seek to draw the inference that he has reduced the claim only because he is faced with certain information contained in the file. Now is that the basis of it?

MR. HUNTER: That is exactly the point I am trying to show, my lord? There are letters in the fifteen people from whom he purchased.

THE COMMISSIONER: Suppose you put the question in that way. You will probably get a negative answer, but put it to him bluntly.

MR. HUNTER: Q: Is it not true the only items you have

R.S. Yankson,
Clerk-Court.

referred here are items where we have proof of the
purchase price? A: No.

MR. HENDER: What is the answer?

THE INTERPRETER: No.

MR. McMASTER: I would like to say in that respect I
feel that is reflection on counsel.

THE COMMISSIONER: Wait a moment. Suppose you allow your
friend to continue and conclude his cross-examination
and then you can deal with it by re-examination.

10 MR. McMASTER: Very well, my lord.

MR. HENDER: Q: Let us take this oven. You say you
paid \$300.00 for this oven, did you?

A: He had a contract for \$300.00.

Q: That is for a portable 200 loaf oven, is it?

A: Yes.

Q: Who was the contract with? A: Nicholson
& Son.

Q: Yes. And when did you inquire of them the price
in 1947? Did you write them?

20 A: No, when he was in my bake shop in Greenwood, that
was in May, 1947, when I built another one in
there I asked the price of the oven which I had in
Vancouver and that is what he told me was the price.

Q: I see. Well now, let us take the dough mixer.
Who did you communicate with there? You claimed
\$500.00 and now you are saying it cost you \$170.00.

THE WITNESS: A: Ryan Brothers.

Q: Did you write them? A: He was there,
yes. I bought those dough mixers and cake mixers
from them.

30

R.S. Tulinova,
Cuba-Lima.

Q I see. And you got the price for the cake mixer from them, then, too? A Yes.

Q At what time?

(Question interpreted).

THE WITNESS: As I think it is about June, 1947, because I got that cake mixer.

Q Who did you see about the electric bread slicer?

THE INTERPRETER: As He says, "I don't know about the bread slicer".

10 Q You didn't see anybody about that?

THE WITNESS: As No.

Q Why did you put in \$550.00 in your original inventory? Why are you now reducing it to \$140.00?

THE INTERPRETER: As I thought that the price had gone up as everything else had gone up.

Q And your Neon sign. Now, who did you see about a Neon sign? A I didn't see anybody about it.

Q Again you put the higher price because you thought the market had gone up, is that it?

20

A Oh yes.

Q I see. Well now, what about those items you haven't reduced; the market has not gone up on those or are those the moderate costs?

THE COMMISSIONER: You had better show him the list, Mr. Hunter.

A What things?

MR. HUNTER: Q: Well, we will say here, for instance, 20 dozen cake tins. You claimed \$50.00 in your original one, and you claim \$50.00 here. Now,

30

what is the reason for that?

A I know that this price is correct.

Q Yes. Well, weren't those shipped to you, anyway?

THE INTERPRETER: From the Custodian?

MR. HUNTER: Yes.

(question interpreted).

A No.

Q You never received any cake tins?

A No.

10 Q Did you receive anything at all?

THE WITNESS: As Yes, we receive a few things but not the cake tins.

Q You never received any cake tins? A No.

Q I see. What about the cake rings; did you get some cake rings? A No.

Q Did you receive that letter? A: I received this letter.

Q Did you answer it?

THE INTERPRETER A: I think so.

20 Q And what did you say in your answer?

A I don't know.

MR. HUNTER: It is a letter dated April 4th, my lord, from the Custodian to the claimant.

THE COMMISSIONER: April 4th of what year?

MR. HUNTER: 1944, my lord. And under paragraph 3 it says, "cake tin, bun pans, all equipment of this sort was shipped to you through the B.O. Security Commission in March".

Q Did you say that to the Custodian? and tell him you hadn't received those?

A He received cake box, paper cake boxes, bread trough.
THE COMMISSIONER: Just a moment, Mr. Interpreter.

(LETTER MARKED EXHIBIT NO. 4).

THE COMMISSIONER: Mr. Secretary, say I have that letter,
please? Now, Mr. Interpreter, would you translate
paragraph numbered 5 in this letter, Exhibit 4, to
the witness, and ask him for his explanation?
(Letter interpreted).

A It is written to that effect, but I did not receive
the cake tins and the bun pans.

MR. BRYAN: Q I see. And you didn't tell the Custodian
that you hadn't received them?

A He recollects his answer. When he received that
letter, he wrote to the Custodian and said that he
didn't want those things. He said he didn't want
the cake tins and the bun pans.

Q What was the date of that letter? Do you remember
approximately? As I don't know.

Q Was this before any of the goods mentioned in that
letter had -- say I see that, my Lord -- at the time
you wrote this letter saying you didn't want those
things, had you received anything else?

A He had received the paper cake boxes inside the
bread trough and a few buns.

Q And you hadn't yet received the cake tins so you
wrote and told them not to send them, you didn't
want that.

THE WITNESS: At No, no. That is right, sir.

MR. BRYAN: That may be correct, what he says, my Lord.
There is an invoice here. It says, "Two crates

R. S. Taniguchi,
Crown Agent.

though trunks and contents--which would be the paper boxes he refers to, I presume--and crates counter and contents". What was in the counter?

A I received the counter but nothing inside the counter.

Q "One box of effects". What was that?

A There were some price lists in this box.

Q Is that what is called a box of effects?

A Yes, it is a great big box, too.

10 Q "Two packages of papers, total weight 1700 pounds".
That is what you received? A: Yes.

MR. HUNTER: I don't suppose there is any point in
filing this, my lord.

On the balance, my lord, you will notice
that the household effects claimed for by this man
from Powell Street totalling \$175.00 were declared
but not found.

THE COMMISSIONER: Household effects, \$175.00, declared
but not found. Yes, I see.

20 MR. HUNTER: It is submitted, my lord, that the prices
claimed are exorbitant. I think that shall, my
lord.

THE COMMISSIONER: Re-examination, Mr. McMASTER?

MR. McMASTER: My lord, is my friend in a position
to tell me as to when the premises at 223-A
Powell Street were visited by the Custodian?

MR. HUNTER: What do you mean by "visited"?

MR. McMASTER: Well I take it that the articles were
declared, and what I want to know is when it was
30 discovered that they were not there.

R.S. Tanisawa,
Discussion.

MR. HUNTER: They were apparently inventoried by the Custodian's agent. I don't think he is suggesting that they were not found.

THE COMMISSIONER: Exhibit 3 shows inventory on March 30th, 1946, by the London & Western. That is the London & Western Trusts, I presume, is it?

MR. HUNTER: Yes, my lord.

MR. McMASTER: That is West 5th Avenue, my lord.

MR. HUNTER: Apparently, my lord, as I take it here,
10 there was very little declared at this place.

MR. McMASTER: It is shown in the left hand column.

MR. HUNTER: Two beds with springs, gas stove, oil heater,
and bureau, and later he wrote in and asked about
something and by that time when we went to check
with the tenant they were not there. That is
about as much as I can give you at the moment.
It says in this memorandum I have, "A letter was
then written to Mr. Hoss on February 4th, '46,
and one to Mr. Matsuyama, on February 10th, '46,
20 requesting them to list all chattels belonging to
other Japanese, to give their full names, addresses,
registration numbers, etc., and also a list of
their own chattels. The lists did not reveal
that Tanisawa had any chattels at 229 Powell
Street.

THE WITNESS: 229-A, sir.

THE COMMISSIONER: 229-A.

MR. HUNTER: Well, it is headed "229-A" at the top of the
page. I don't think that is the cause of it.

30 MR. McMASTER: Could my friend advise whether the

R.A. Taninaka,
Discussion.

Custodian put the tenants into possession?

MR. HUNTER: I don't know. Let us ask him.

Q Did you put the tenants in possession?

A It was not my house.

Q Who did it belong to? As Hoss.

MR. HUNTER: My lord, there is a whole page of closely written stuff here about tenancy. I would like to recess for a few minutes to have an opportunity to read it.

10 THE COMMISSIONER: Would you like a recess for a few minutes?

MR. HUNTER: Yes, my lord, if you please.

MR. McMASTER: I would appreciate that. I would like my friend to have this inventory of cost prices to which he referred in cross-examination. I would like to check it with the amended claim.

(PROCEEDINGS RESUMED AFTER SHORT RECESS).

THE COMMISSIONER: Mr. Hunter, have you your information now?

20 MR. HUNTER: The lease was made by Pemberton's, my lord, who were acting as agents for the owners of the property.

Possibly I should point out at this stage, my lord, that these chattels in the claim as shown at 229-A Powell Street and which were declared as not found, according to the analysis, were not declared by this claimant. They were declared apparently by his wife but they were not declared by her as at 229-A as he is so careful to point out. 30 They were declared by her as at 229. When we

R.S. Tanisawa,
Discussion.
Re-Direct Exam.

were advised that they were supposed to be at 229, they were not found. There is some correspondence which apparently the claimant does not agree with showing that certain items according to correspondence from the British Columbia Security Commission, were sold with his consent, but I understand the claimant does not agree with that.

RE-DIRECT EXAMINATION BY MR. McMASTER:

10 Q Witness, I produce from the Custodian's file a letter dated March 4th, 1943, addressed to the B.C. Security Commission at Greenwood, attention Mr. Colman, which states in part, "... we have received a cash offer of \$300.00 for the oven, and in addition have received offers as follows: cake mixer, \$165.00; dough mixer, \$100.00; two bread racks, \$40.00 each; bread pans, \$0.35 each. If R. Tanisawa will not accept these prices, we will have to allow Messrs. Nicholson & Sons 20 under their lien to repossess their oven and Messrs. Ryan Brothers to repossess the cake mixer and dough mixer."

I also produce from the Custodian's file a letter dated March 10th, 1942. I am sorry, witness, you understand this while I read it?

THE WITNESS A: Yes.

Q From Greenwood from the B.C. Security Commission addressed to the Custodian re yourself, "We have talked with the above named, shown him your letter 30 with this offer, and advised him that he would be

R.S. Tanisawa,
No-Direct Exam.

was to accept it. However, he does not see fit to accept the offer and we must leave the disposition of this property to your decision. Mr. Tanisawa has refused to cooperate with us in our efforts to help him.

Now was that offer communicated to you and did you refuse to accept it?

THE COMMISSIONER: What was the date of the first letter?

MR. McMASTER: March 4th, 1943.

10 THE WITNESS: What is that?

(Question Interpreted).

A I refused to accept the offer.

Q Now I produce another letter dated March --

THE COMMISSIONER: Wait a minute. I take it from that that the offer was communicated to him and he refused to accept it.

A Yes.

MR. McMASTER: I am producing another letter from the Custodian's file on the letterhead of the British Columbia Security Commission, dated March 12th, 1943, purporting to be signed by Wilfred B. Galson, re yourself, which states, "The above-named has reconsidered his decision to let his property be taken and has indicated his willingness to accept your offer to sell if it is not too late. We have advised that it may be too late but that we would inform you of his decision."

Q Now, would you please translate that letter to him and then I will ask the question?

30 (Letter interpreted).

THE INTERPRETER: A: I did not say that I would accept the offer.

Q Did you at any time advise Mr. Calman that you would reconsider your decision and accept the offer?

A No.

Q You are absolutely positive about that?

THE WITNESS: As sure, yes.

THE COMMISSIONER: What is the man's name?

MR. McMASTER: C-a-l-m-a-n. I will file those three letters, my lord.

10

(LETTERS MARKED EXHIBIT NO. 5).

Q Witness, what was Mr. Calman's position at Greenwich with the D.C. Security Commission?

A Welfare Department.

Q And did you have much contact with Mr. Calman?

A Yes.

Q And what was the relationship between the two of you, how good was the relationship?

A No good.

20

Q What was the trouble? A: Well, he was always forcing me, cutting the relief rates, or things like that, you know, putting me to work.

Q Were you on relief while you were in Greenwich?

A Yes, six months.

Q And you were frequently put off relief or frequently put off relief by Mr. Calman?

MR. HUNTER: I think possibly that is a bit leading, my lord.

MR. McMASTER: I took it from what he said they were cutting the relief rate. Maybe if he enlarged on

30

his statement, my lord.

THE INTERPRETER: A: He didn't cut the relief rate, but
he was made to work.

MR. McMASTER: Q: And were you unable to work?

A: I did work.

Q: But you didn't like it?

THE WITNESS: A: Not at 22½ cents.

Q: What does the 22½ cents refer to?

A: 22½ cents an hour.

10 Q: That is what you were paid for working?

A: Yes.

MR. McMASTER: Now, my lord, my friend made a statement
with regard to these few chattels that were down
at 229-A Powell Street.

THE COMMISSIONER: Yes.

MR. McMASTER: I am sorry. Did I understand that you
received any of these or you didn't receive any at
all, Mr. Hunter?

MR. HUNTER: I think they were all not found.

20 THE COMMISSIONER: Yes. The statement counsel made was
that they were declared as at 229 Powell but when
a search was made at 229-A, they were not found.

MR. McMASTER: Yes.

Q: Witness, I am referring to a letter produced from
the Custodian's file from the B.C. Security
Commission, Mr. Calman, dated February 3rd, 1943,
addressed to the Custodian re yourself, which
states, "The above-named has asked us to write to
you re his chattels at 229-A Powell Street. He
wishes to advise you that he lived in the rear of

R.S. Tanisawa,
Re-Direct Exam.

a store, Matsuiya & Noss drygoods at this address. He is under the impression that you may have looked for his goods on the upper floors of the building rather than the rear of the store. If they are not there, they may be in the hands of Mr. S. Noss, whose registration number and present whereabouts Mr. Tanisawa, unfortunately, was not able to state."

10 Would you be good enough to translate that letter to the witness and ask him whether he requested Mr. Calnan to write that letter?

(Question Interpreted).

THE INTERPRETER: A: Yes, I asked Calnan to write this letter.

MR. McMASTER: I ask leave to file that letter, my lord.

THE COMMISSIONER: What is the date of that letter?

MR. McMASTER: February 3rd, 1943, and it is under the letterhead of the B.C. Securities Commission.

(LETTER MARKED EXHIBIT NO. 6).

THE COMMISSIONER: Is that everything, Mr. McMaster?

20 MR. McMASTER: No, my lord. I would like to refer back to the statement of my learned friend, or the question which he put to the witness: "The very things that are changed are the ones where the purchase price is shown in our file", and a suggestion which followed that, an implication that such a situation had applied in other cases.

THE COMMISSIONER: Yes.

MR. McMASTER: My lord, I consider that to be a reflection on counsel. I normally don't like to take these
30 kinds of objections.

THE COMMISSIONER: Well, I don't, and I don't believe it was meant to cast any reflection on counsel by counsel for the Government. Does that clear your skirts?

MR. McMASTER: Well, I would like my friend to make that statement on the record, my lord.

MR. HUNTER: I had not the faintest intention of casting any reflection on counsel, my lord.

THE COMMISSIONER: All right. Are you to be with us in Nelson, Mr. McMaster?

MR. McMASTER: No, I won't be there. Mr. Fisher will be.

THE COMMISSIONER: So, so far as you are concerned this is good-bye, is it?

MR. McMASTER: My lord, I will be at Lethbridge for the first two days, but officially I won't be there.

THE COMMISSIONER: Since you are not appearing again in British Columbia, I would like to take advantage of this opportunity to express to you my appreciation for the great assistance that you have been since you have been engaged on these hearings in British Columbia. I feel sure that counsel for the Government shares the views that I have expressed.

MR. HUNTER: I am only too happy to associate myself with those sentiments, my lord.

THE COMMISSIONER: It would have been very much more difficult for us had not the claims been presented in the manner in which they have been.

MR. McMASTER: Thank you, my lord.

(PROCEEDINGS ADJOURNED SINCE DINE)

Certified true and accurate transcript.

Gordon Hambleton

"G. HAMBLETON"
OFFICIAL REPORTER.

Grand Forks, B. C.
March 3, 1948.

DEFENSE BRIEF

Ryozo Stanley TANIZAWA

File No. 1438

Case No. 264

WITHDRAWN: Real Property situated at 786 W. 8th Avenue, Vancouver, B. C. has been withdrawn by this claimant in favour of his brother, Kiyoshi Tanizawa, who will include Ryozo Stanley Tanizawa's one-half interest along with his own. each (Kiyoshi Tanizawa and Ryozo Stanley Tanizawa had an undivided one-half interest in the above property).

See Transcript, Page 2.

Chattels left at 786 W. 8th Ave., Vancouver, B. C., - Ryozo Stanley Tanizawa has withdrawn this claim in favour of his brother, Kiyoshi Tanizawa, and a sister. (See Transcript Page 2).

- - - - -

Claim 1 - Amended claim for Equipment, Fixtures and Stock left at former Burrard Baking Co., 205 Powell Street, Vancouver *(See Trans. 3)*

\$2955.00

(a) Goods valued by claimant at \$360.00

Sold at auction

\$ 195.25

Witnesses: Thompson & Co. - auctioneers
Wm. Wills - Staff, attended auctions

(b) Goods valued by claimant at \$1560.00

Sold by tender, etc.

\$ 765.00

- Ref.: (1) Custodian letter of March 4, 1943 to B.C. Security Commission re offers received for this equipment.
(2) Letter of Mar. 10/43 from B.C. Security Commission to Custodian advising that claimant had refused offer.
(3) Letter of Mar. 12/43 from B.C. Security Commission to Custodian advising that claimant had reconsidered his decision and now indicated his willingness to accept ~~an~~ offer to sell his equipment.

Above letters form Exhibit 5. See Trans. 18, Line 10 to Trans. 22, Line 18, in relation thereto.

See also- letter from J. W. Anderson dated Mar. 18/43 and Custodian receipt No. 3504 dated Mar. 18/43.

- (4) See offer of May 27, 1944 and memo of June 7/44 relative to NeonSign. (Custodian Receipt #9202 dated June 15/44 is also on Claim file).

See Trans. 7 & Trans. 8.

- (c) Goods valued by claimant at \$75.00

Transferred with Real Property but not sold.

Ref.: See Custodian letter of April 4, 1944 to R. S. Tanizawa which states "This (Wall Case - \$75.00) was left in your store at 205 Powell Street as being a fixture and in any case, of insufficient value to move."

- (d) Goods valued by claimant at \$168.60

DECLARED, NOT FOUND.

Ref.:

See letter of Jan. 25, 1943 for list of goods declared by TANIZAWA through B. C. Security Commission.

See also Agent's (London & Western Trusts Co. Ltd.) inventory of Mar.30/42 and Custodian Inventories 344 and 366 dated Mar.20/43 and May 22/43.

- (e) Goods valued by claimant at \$569.40

NO RECORD AT ANY TIME.

Ref.:

See references under (d) above.

- (f) Goods valued by claimant at \$172.00

LOST, DESTROYED or STOLEN.

Witness: Wm. Wills (Staff) - to prove type of chattels owned by claimant.

- (g) Goods valued by claimant at \$50.00

SHIPPED

Ref.: Bill of Lading dated Mar. 7/44 on Claim File. See Trans. 13, Line 3 to Trans.15, Line 12, in which claimant admits cake box and paper cake boxes.

CLAIM 2 - Amended claim for
 chattels at 229A
 Powell St., Vancouver - (See Trans. 2, Line 30 & Trans. 3, Lines 1 & 2)

\$151.00

(a) Goods valued by claimant
 at \$25.00

LOST, DESTROYED or STOLEN.

Ref.: See Mr. Spain's memo of Nov. 3/43,
 in which he refers to 1 wood stove
 in use by tenant. No further reference
 to this item on file.

(b) Goods valued by claimant
 at \$126.00

DECLARED, NOT FOUND.

Witness: Wm. Wills - staff.

Ref.: Memos (2) dated January 20, 1947, also
 memo of Jan. 27, 1947.

Claimant did not declare goods left
 at this address but some were declared
 by his wife in her JP Form.
 Claimant advised Custodian through
 B.C. Security Commission of goods left
 at this address - letter Dec. 24/42.

SUBMISSION: Trans. 8. Lines 7 - 17.

"It is submitted, my lord, that the chattels which were sold by
 the Custodian were sold for their fair market value. If your Lord-
 ship would refer to Exhibit 3, the analysis form, it will be noted
 that a sizeable number of things which were declared were sold with
 the real property as fixtures, they were attached to the freehold,
 and that there are four items there which were declared but not found,
 and that there were a certain number of items there over in the
 "No account, theft" column which apparently disappeared."

Submission: Trans. 15. Lines 20 - 22 (re goods at 229A Powell)

"It is submitted, my lord, that the prices claimed are exorbitant.
 I think that is all, my lord." (See also Trans. 21, Lines 12 to 19)

Summary of Defense Witnesses	Where Required	Documents to be filed	Witness Proving Same
Thompson & Co. -Auct'rs.	1(a)		
Wm. Wills - staff.	1(a)(f) 2(b)		

/ER
 March 28/49.

Name of Claimant

TANILAWA, *Rygo* Stanley

Case

254

Custodian File

1488

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
PERSONAL PROPERTY										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
\$60.00	195.25	58.57	54.25%	566/60	307.26	765.00	91.80	457.63		
TOTAL RECOMMENDATION										457.63

December 7th, 1950.

Mr. Ryose Stanley TANIZAWA,
P. O. Box 574,
Greenwood, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 264

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 ... \$457.63.

Cheque in your favour is enclosed for \$457.63
and we have paid the Co-Operative Committee .. \$11
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.