

1460

**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 INFORMATIONNAME: ONO KisaburoHOME ADDRESS: Toba Inlet, B. C. (Salmon Bay)REGISTRATION NUMBER 07775 SEX: (M) AGE: 32OCCUPATION: Logger

(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: E. & G. Logging Company, Salmon Bay, Toba Inlet, B. C.MARRIED? NoNAME OF WIFE OR HUSBAND: NoneADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: NoneADDRESS OF CHILDREN: NoneAGE OF CHILDREN: None**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Roll No. B4102 and B1043 Lot. 15BAL & 16
E 14-3 Block D D. L. 183. 1743 Franklin Street, Vancouver, B. C.

Agent states legal description to be:

E 28' of lot 15 and E 14' of lot 16 B&C D. L. 1831

2. BUILDINGS AND OTHER IMPROVEMENTS: Four-room bungalow-Frame Construction

3. INSURANCE (Give particulars; state where policies are) None

4. TAXES (Amount and where payable) \$30.00 paid 1941 City Hall, Vancouver, B.C.

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

6. OCCUPANCY AND LEASES (If vacant so state) Vacant- Key to house in
possession of Mrs. Kisaburo Ono of 1108 Raymur Ave., Vancouver, B. C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS Mrs. K. Ono, 1108 Baymont Ave. Van.B.C.

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

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Company Bunkhouse, Salmon Bay, B. C.

2. LANDLORD'S NAME AND ADDRESS: E. & G. Logging Co.,

Salmon Bay, B. C.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

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

STATEMENT OF PERSONAL PROPERTY OWNED:

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

1 complete set Boom power sugar machine. 1 complete power boom

winch. Value approx. \$1000.00. This equipment was left in care of

Mr. George Jackson, of the E. & G. Logging Company, Salmon Bay, B. C.

1 1934 Chevrolet (master) coupe stored with T. Takayasu, 1023

McLean Drive, Vancouver, B. C. 1 donkey frame hoist (double drum)

stored with T. Takayasu, 1023 McLean Drive, Vancouver, B. C.

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: None5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$10. paid on a \$100 Victory Bond maturity 1954 in possession of
the Canadian Bank of Commerce, 4th and Yew St. Vancouver, B. C.
\$5.00 in War Savings Certificates, on person8. BANK ACCOUNTS: None9. LIFE INSURANCE: None10. INTEREST IN ANY ESTATES OR TRUSTS: None11. SAFETY DEPOSIT BOX: None**LIABILITIES:**1. PERSONAL DEBTS: None2. TRADE DEBTS: None**REMARKS:**

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

Dated this 25th day of March 1942.(Signature) H O no

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE Sept. 3/43

File No. 1460

Full Name ONO, Kisaburo
(Surname in Block Letters)

Registration No. 07775

^V
Male - Female
(Check)

Age Jan. 20, 1909

Former Address

Sarita Bay, B. C.

Date Evacuated July 15/42

Naturalized - ^VCanadian-Born - National
(Check)

Present Address

Slocan, B. C.

Married - Single
(Check)

Name of Wife - - - -

Name of Husband - - - -

Name of Mother ^{nee} (MORI) Risa

Name of Father Sanjiro (Dec'd)

Names of Children under 16 #03044

Requested by E.C.T.

Registered with Custodian Yes
(Yes or No)

Additional Information

Logger. Owner of house & property E. Hastings St.
Car.

48/710/18

REAL PROPERTY SUMMARY

JAPAN: ——— **Kisaburo ONO** **Reg. No. 07775** **File No. 1460**

CATALOGUE NO: 103

PROPERTY ADDRESS: 1743 Franklin Street, Vancouver, B. C.

LEGAL DESCRIPTION: The East 14 feet of Lot 16, and Lot 15, (Except the East 28 feet), Block 3, Subdivision "D", District Lot 183, Group 1, New Westminster District, Plan 729.

TITLE: Registered in the name of Kisaburo ONO. Certificate of Title No. 21433-L.

ENCUMBRANCES: Registered: Filing 35596, Vesting in the Custodian January 21st, 1943.
Unregistered: No indication.
Vesting Order No. 35596 - dated January 21st, 1943.

ASSESSED VALUE: 1942
Land \$420.00
Improvements 400.00 - \$820.00 Taxes \$32.29

CLASSIFICATION: Location: Very poor district in the East End.
Land: 28' x 122'. 6 feet below street level.
Wood bridge from street to house.
Building: 1 storey frame cottage 22' x 24' plus 10' x 4' on concrete curb wall, siding walls, shingle roof, low basement with plank floor.
Condition: Flimsy construction. Dilapidated.
Rent: \$14.

HISTORY OF ADMINISTRATION: Rented by owner to C. Chadwick at \$14.00 per month. Owner collected rent to 19th June 1942. Pemberton Realty Corporation appointed rental agents by the Custodian and collected rent from 20th June 1942 to 19th October 1943, 17 months. Total rent credited to ONO's account \$238.00.

APPRAISAL: Made by D.W. Reeve and reported at \$600.00 on 2nd August 1943.

SOLD: To: John Krawiec, through Pemberton Realty, for \$700.00 as at 23rd September 1943.
Approved by Advisory Committee 1st September 1943.

TITLE: Certificate of Title issued in name of John Krawiec 17th November 1943 and receipt acknowledged by him 30th November, 1943.

FUNDS: Released to the credit of Kisaburo ONO.
Sale price \$700.00 plus rentals \$238.00, total \$938.00, less Commission on rents \$11.90, repairs \$48.25, sundries \$21.75, insurance \$5.50, taxes \$62.25, Certificate of Encumbrance \$1.00,

Appraisal fee \$5.00, advertising \$4.00, registration fees \$8.90, commission on sale \$35.00, closing adjustments \$3.99, total \$207.54. Net amount released \$730.46.

OLD CERTIFICATE OF TITLE

No. 21433-L

Was in possession of Mr. K. ONO and was requested on 27th September 1943 but not produced.

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

April 16th, 1947.

Jan K. O'Connell

DATED: April 16th, 1947.

IM:ic

Catalogue No. 103

File No. 1460

Japanese Name:

ONO, Kisaburo

Reg. No. 07775

Civic Address:

1743 Franklin Street, Vancouver.

Legal Description:

East 14 ft. of Lot 16, and Lot 15
(Except E. 28 Ft.), Blk. 3, Sub. "D",
D.L. 183, Gp. 1, N.W.D., Plan 729.

Classification:

Dwelling.

--- **SOLD** ---

Registered in the name of: Kisaburo ONO

Clear Title.

Sold to John Krawiec for \$700.00 Cash as at Sept. 23, 1943.

Title delivered to Registered Owner, J. Krawiec on Nov. 20/43.

Chattels:

Nov
1 Donkey Hoist advertised ~~Mar.~~ 6/43
1 Boom Auger Machine with power boom
winch at Salmon Bay - see memo of Mar. 7/44.

CLAIMS:

Nil.

LIABILITY SUMMARY

Kisaburo ONO Reg. No. 07775 File No. 1460

No claim filed, or any evidence of debt on file.

The above summary is certified to
be in accordance with the infor-
mation on file.

Jan Macpherson

DATED: April 16th, 1947.

IM:ic

PERSONAL PROPERTY SUMMARY

File 1460.

Kisaburo ONO.

Reg. No. 07775.

This 32-year old Canadian-born Logger from Toba Inlet (Salmon Bay), signed a Custodian "JP" declaration form on the 25th March, 1942. He was evacuated on the 15th July, 1942.

Real Property: See Real Property Summary for particulars of Vancouver property sold (Sept. 23/43) for \$700.00 Cash.

Liabilities: None.

Personal Property: This young Logger worked under contract for the E. & G. Logging Company using his own "home made" equipment consisting of a Power Boom Winch and Power Boom Augur. After evacuation the Company agreed to pay \$100.00 per annum rent for this equipment, which they undertook to keep in working condition. They paid rent at this rate for 1943 and 1944 but stated that the equipment was not used enough to justify this expense and they were not interested in carrying on. An offer from the Company (Jan. 28/44) to take over the equipment and pay \$150.00 in settlement was refused by its owner, who placed a value of \$1000.00 on it and wanted \$500.00. At the present time (September, 1946) the Company's offer has been renewed and passed on to Kisaburo ONO.

A Donkey Frame Hoist, said to weigh about 4,000 lbs., was left with a friend in Vancouver. Nothing came of an offer of \$45.00 made (June 16/42) for this equipment (as scrap) and it was included in an advertisement (Nov. 6/43) for sale by tender but there is no further reference to this equipment on file.

Specified Articles: See Summary, dated June 24th, 1943, for particulars of motor car sold (Sept. 1/42) for \$125.00. Net proceeds (\$97.74) credited to this account (Jan. 12/43).

Bills Receivable: None.

Bonds, Shares, etc.: Declared a Victory Bond (\$100.00 on which \$10.00 paid) with Canadian Bank of Commerce, 4th Ave. and Yew St., Vancouver. War Savings Certificate (\$5.00) in own possession.

Bank Accounts: None.

Life Insurance: None.

(Over)

ROYAL CANADIAN MOUNTED POLICE

EXHIBIT REPORT

Detachment

Balance No.

FOR USE WITH APPLICABLE

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date

19

RE:-

On **March 9** **1942** **1** **42** **1** **H.F. Price** **RCMP**
ONV, Kusaburo . 1108 Bayview Ave. Vancouver, B.C.

Came into possession of the following goods by:-

EXHIBIT NO. **341-2**
DATE **March 15/42**
IN LEGAL **Chubb**

KISABURO ONO
Box 495 album

LICENSE NO.
MAKE & MODEL **(41) 25469**
SERIAL NO. **24 Chev. Coupe**
ENGINE NO. **not available**
SPEEDOMETER READING
CONDITION **62134**

TIRE NUMBERS

appears good condition.

EXTRA EQUIPMENT

NONE

DESCRIPTION & CONDITION
VERIFIED

Signature of Owner **05825**
Japanese Registration No.

Handed over to representative of
Custodian whose signature in receipt
thereof appears hereunder

DATE:

March 9/42

Deane

SIGNATURE OF MEMBER SUBMITTING REPORT

EXHIBIT No. 391-4
DATE June 15/43
FILED BY Crown

MEMORANDUM

To: File 1460

From: Specified Articles Department

24th June, 1943.

Re: ONO, Kisaburo - Reg. 07775

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
CAR	1924 Chevrolet Coupe No. C-15 License No. (41) 25469	\$25.00

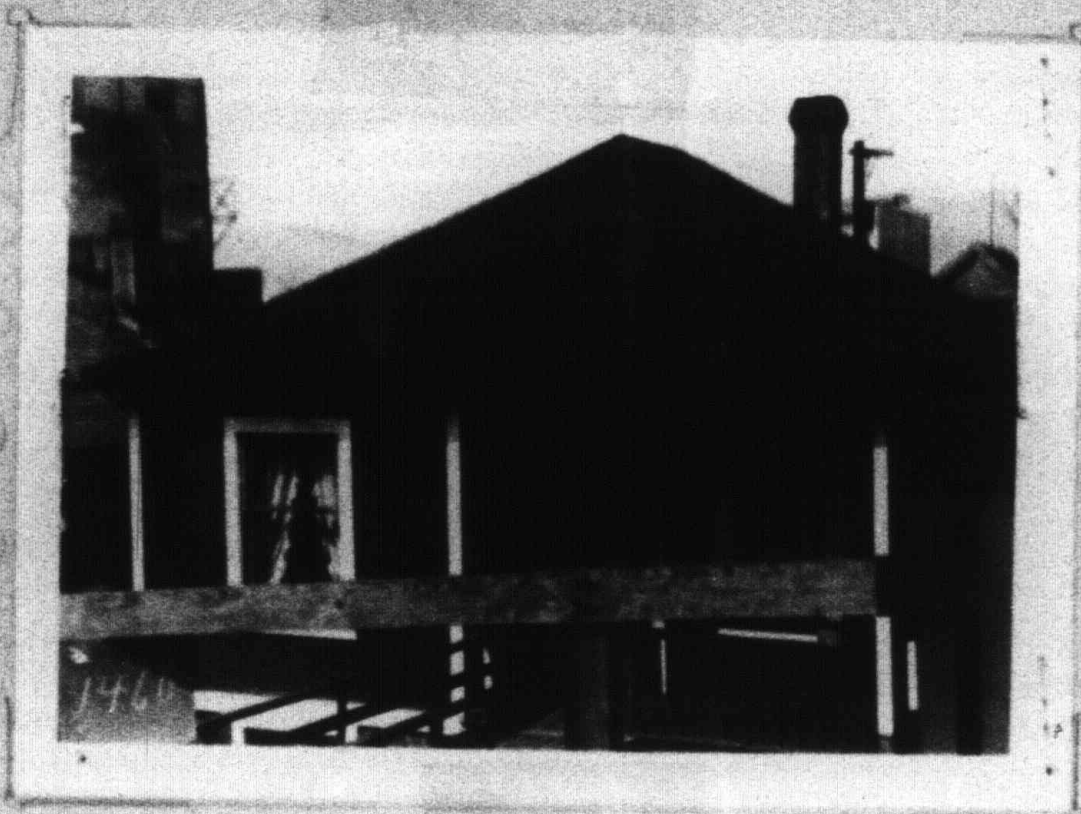
Sold to: Maurice Stonehouse

Date: 1st. September, 1942. ✓

Selling Price: \$125.00

K-6

ONO, Kisaburo
1743 Franklin St., Vancouver, B.C.
Evac. File 1460



(Picture Taken April 29, 1943)

Ad appearing in Vancouver Newspapers - November 6, 1943

FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian, hereby offers for sale by public tender the following articles located in the City of Vancouver:

Parcel No. 1—Woodworking and box machinery, comprising band saw, rip saw, 3 electric motors, bending machine, cutting blade, measuring machine, shafts and pulleys.

Parcel No. 2—Box factory machinery, comprising Delta bandsaw, parcel saw, small lathe, electric cables, 4 wire-stitching machines, 1 gear on shaft and pulleys, 2 cutters, sundry equipment.

Parcel No. 3—Printing machine.

Parcel No. 4—Dismantled engine and parts—ex "Arrandale."

Parcel No. 5—1x2 cylinder 20 H.P. Nippatsu Diesel, 1930. Never in use. Parts missing.

Parcel No. 6—1x1 cylinder 25 H.P. Nippatsu Diesel. Dismantled. Parts missing.

Parcel No. 7—1x2 cylinder 35 H.P. Nippatsu Diesel taken from "Gabriola Pass." Parts missing.

Parcel No. 8—1 boat engine, "Rickenbacker."

Parcel No. 9—1 15-ft. speedboat hull.

Parcel No. 10—1 50-H.P. "Hot Shot" Diesel marine engine, complete.

Parcel No. 11—1 donkey frame hoist.

Tenders for the purchase of such assets will be received subject to the following terms and conditions:

1. Each tender must be for one of the parcels but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the Custodian for ten per cent. (10%) of the amount offered must accompany each tender.
4. Each tender must be in a separate sealed envelope addressed to "The Custodian," 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B.C., and each envelope must be marked "Tender."
5. All tenders must be in writing, with special reference to the parcel numbers appearing in this advertisement.
6. The assets are offered for sale without any warranty whatsoever by the Custodian as to quantity, condition or state of repair of such assets.

Cheques in respect of unaccepted bids will be returned in due course. Neither the highest nor any tender will necessarily be accepted.

Arrangements will be made to inspect the assets on application to the undersigned.

Tenders will be received by the undersigned up to noon, Daylight Saving Time, on the 16th day of November, 1943.

DATED at Vancouver, British Columbia, this 6th day of November, 1943.

THE CUSTODIAN,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B.C.



BRITISH COLUMBIA DIVISION
*The Canadian Credit Men's Trust
Association, Limited*

OFFICE OF THE MANAGER
JOHN COWAN, M.C.I.

1460.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 18 1942

April 17th, 1942.

Attention: Mr. C.L. Drewry

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

Dear Sir:

Regd: #07775
re: Kisaburo Ono, Logger, Toba Inlet, B.C. (Salmon Bay)

Pursuant to your instructions of March 30th, 1942, our representative investigated affairs of the above-named, details of which are given below in the same order as required in your instructions re agents' reports.

REAL ESTATE AND PERSONAL PROPERTY

(1) One four-room bungalow located at 1743 Franklin Street, Vancouver, B.C.

(2) We have no information relative to the title of the above property, other than it is said to be owned by Kisaburo Ono, our representative being shown tax notices issued in Ono's name. We are advised the title deed is in possession of Mrs. Kisaburo Ono (mother) at 1108 Raymer Avenue. Taxes for 1941 (\$29.76) have been paid.

(3) Location and legal description of the land are as follows:

Location:

1743 Franklin Street, Vancouver, B.C.

Legal description:

E 28' of Lot 15 and E 14' of Lot 16, Blk D., D.L. 1831.

Lot Frontages:

42' x 122' deep.

The house may be described as follows:

Frame construction, in a very dirty condition, both inside and out. The ground level of the property being below the sidewalk and roadway, the house is approached in front over a trestle walk which is in a sad state of disrepair.

(4) The assessed value of the land is \$420.00, improvements \$400.00, making a total valuation of \$820.00. The house is at present vacant and there are no contents therein.

Regarding the Personal Property: Mr. T. Takayasu of 1023 McLean Drive, Vancouver, reports he is in possession of one donkey frame hoist said to belong to Ono. We are also advised by Mr. Takayasu that a 1934 Chevrolet, previously stored with him on behalf of K. Ono, has since been delivered to the Custodian. We have not substantiated the existence of the auger machine and power boom wick, valued at approximately \$1,000.00, which items are described in Form JP as being in the care of Mr. George Jackson of the E. & G. Logging Company, Salmon Bay, B.C.

(5) It is reported the house property is insured with the Dominion Fire Insurance Company under Policy No. 139398 for \$1,000.00, expiring in June 1942, and that the policy is in possession of Mrs. K. Ono at 1108 Rayner Avenue, Vancouver, B.C.

(6) Our information is, there are no liabilities, a status we have, so far, been unable to confirm.

(7) It was disclosed that on April 5th, 1942, the property was rented at the rate of \$14.00 per month, to a Mrs. Murray then residing in an apartment block adjacent to 1743 Franklin Street, Vancouver. It appears that Mr. K. Ono had delivered the key to that party on receipt of a rental deposit.

As the property is located in a rather poor district in the East end of Vancouver, and as already stated, is in disrepair, it is not considered to be worth more than the value assessed at \$820.00.

RECOMMENDATIONS

Under the circumstances, we would recommend that with the consent of all interested parties, the realty should be sold on the basis of a small initial instalment with the balance payable as rent.

Trusting we may be favored by your acknowledgment in due course, we remain

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED


Manager.

Z:D

out to Mr. Gibson

Shears 1460



BRITISH COLUMBIA DIVISION
The Canadian Credit Men's Trust
Association, Limited

OFFICE OF THE MANAGER
JOHN GUNAN, M. C. I.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 15 1942

May 14th, 1942.

Attention: Mr. C. L. Drewry

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

Dear Sir:

Regn. No. 07775

re: Kisaburo Ono, Logger, Toba Inlet, B.C.

Further to our report of the 17th ult., we are in receipt of a letter dated April 27th, 1942, from E. & G. Logging Company, Vancouver, B.C., copy of which is enclosed for your consideration, confirming the fact they are in possession of the Boom Equipment discussed under item No. 4 in our above-mentioned report.

You will note the logging company wishes to rent the equipment at the rate of \$100.00 per annum, on the understanding they keep it in good working order.

For your guidance in the matter, it might be mentioned that we consider the offer is a reasonable one providing, however, the items to be rented are kept in the same state of repair as obtained when the Company commenced using them and, on the understanding also, that any used or parts broken while the equipment is in their possession, are replaced. If it is feasible, we further suggest the owners' acceptance be obtained before consummation of the proposed arrangement.

Your further instructions, in due course, will be appreciated.

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED

Drumblum
for Manager

M:D

Enc

1466

June 23, 1942

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

Dear Sirs:

In connection with my property at 1743 Franklin
Street, Vancouver, known as Lot E 28' of Lot 15 and
E 14' of Lot 16, Block D, D. L. 1831, kindly pay the
revenue of this property to my mother, Mrs. Risa Ono, ✓
who is at present living at 1108 Raymur Avenue,
Vancouver.

Yours truly,

Kisaburo Ono

Witness
Emerson

File No. 1460
Catalogue No. 103
1743 Franklin Street
E14'/16 & 15/ex.E28'/3/D/183

Receipt of Certificate of Title No. 93435-L is by me hereby acknowledged and I agree that all adjustments and incidents in connection with the sale to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of Legal & General Assurance Society Limited Policy No. 12210 with assignment thereof in quadruplicate and cheque for \$3.99 representing closing adjustments on sale to me of 1743 Franklin Street.

Dated at Vancouver, B. C., this 20 day of November 1943.

J. K. Kravice

ADJUSTMENTS - FILE NO. 1460

As of September 23, 1943
99 days to go

Debit purchaser		
99/365 x \$31.00	taxes for 1943	\$ 8.41
99/184 x \$ 7.00	water July to Dec.	3.77
47/72 x \$ 5.50	Insurance premium	3.59
	Ex. Sept. 8, 1945	
Registration fees on deed		5.40
Total Debits		\$ 21.17

Credit purchaser.		
Proportion of rents for month of Sept./Oct. 27/ 30 x \$13.30		\$ 11.86
Rents collected for month of Oct./Nov.		13.30
Total Credits		\$ 25.16
Less Total Debits		21.17
Net Credit due to purchaser		\$ 3.99

November 22nd, 1943.

MEMORANDUM

TO: Mr. P. H. Russell

FROM: Mr. D. A. Cramer

Kinsbure CMO - Reg.No. 07775
City of Vancouver
The East 14 feet of Lot 16 &
Lot 15 (Except the East 28 feet)
Blk. 3, Subd. "D", D.L. 183, Gp.1,
N.W.D., Plan 729.

With reference to the above property which was recorded in Vancouver Land Registry Office, November 9th, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 93434-L dated November 9th, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 93435-L dated November 9th, 1943, registering the property in the name of John Krawiec (Deed).
3. Duplicate of Transmission dated October 15th, 1943.
4. Duplicate of Deed dated October 15th, 1943 - Secretary of State to John Krawiec.
5. Certificate of Indefeasible Title number 93435-L dated November 17th, 1943, covering the above property in the name of John Krawiec.

DAC:JS
Encls.

D. A. Cramer

STATEMENT RE SALE OF:

Name: OHO, Kishore

Catalogue No: 103

File No: 1.60

Street Address: 1743 Franklin Street Reg. No. 07773
Vancouver, B. C.

Legal Description: E14' 16 & 19 Ex. 1225/2/1/183

Date of Sale and Adjustments September 23, 1943

Sale Price \$ 700.00

Real Estate Agents Commission \$ 35.00

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 3.59

Taxes 8.41

Water 3.77

47.50

715.77

668.27

Net Proceeds credited to your account

October 2, 1943.

Date:.....

Compiled by:.....

REG.
NO.

07775

NAME

ONO, Kisaburo

FILE
NO.

1460

ASSURED

THE SECRETARY OF STATE OF CANADA, acting in his capacity as CUSTODIAN.

COMPANY

Legal & General Assurance Society Ltd.

POLICY NO.

12210

AMOUNT

\$1,000.00

PREMIUM

\$5.50

RATE

\$.55

TERM

3 yrs. Sept 8th, 1945.

EXPIRATION

PROPERTY INSURED

\$1,000.00 on the building and its additions attached, frame, shingled roof, private dwelling.

LOCATION

No. 1743 Franklin Street, Vancouver, B.C.

LOSS PAYABLE

Insured

INSURANCE AGENT

Pemberton Insurance Corporation Ltd.

RENTAL AGENT

Pemberton Realty Corpn. Ltd.
Rental Department.

REMARKS

Transferred to New Owner - 30-11-43 - Kianic

1460.

September 6th, 1946.

REGISTERED A/R.

Mr. Kisaburo ONO,
Registration No. 07775,
Donald, B. C.

Dear Sir:

Re: Logging Equipment.

Your file is up for review and we have been in touch with Mr. George W. Jackson of the E. & G. Logging Company with regard to the Power Boom Winch and Power Boom Augur left by you with the Company at Salmon Bay, Toba Inlet.

In discussing the subject over the telephone, Mr. Jackson explains that this equipment was made by you from second-hand parts, both the motor car engines used for the purpose being very old from the start. He states that the Company had to replace the engine in the case of the Augur, which is still used as required, but the Winch is not in use.

The Company do not want to purchase, and offer to unbolt the equipment from its floats and assist in shipping it to Vancouver for sale, if so desired, but Mr. Jackson points out that the cost of shipment would be high and might not be justified by results.

As you know the Company paid rent for 1943 and 1944 at the rate of \$100.00 per annum but refused further payments, as one part of the equipment was not in use and the other not enough to justify more than the expense of keeping it in operation.

Mr. Jackson desired to close the transaction by taking the equipment over and paying you \$100.00 in settlement but we have persuaded him to renew his last offer of \$150.00 on the same basis. We pass this offer on for your reconsideration as your equity in this equipment would appear to be a disappearing quantity, with the possibility of the value dropping to that of scrap iron, located at a place not readily accessible and expensive as regarding shipping charges.

Please let us have your reply as soon as possible. We enclose a stamped addressed envelope for your convenience in doing so.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 1.

P.S. A statement of your account, showing a balance of \$926.95 standing at your credit at the present time, will follow by an early mail.

1460.

*Aug 11/47
Returned
to One at Albert
Canyon, BC*

July 24th, 1947.

REGISTERED MAIL.

Mr. Kisaburo ONO,
Registration No. 07775,
Donald, B. C.

Dear Sir:

*Returned
July 30/47
D*

We have brought your file forward for review so that we may make a brief report on your affairs that have come under our control.

It is noted that your principal asset was your Real Estate at 1743 Franklin Street, known as the East 14 feet of Lot 16 and Lot 15 (except the East 28 feet), Block 3, Subdivision "D", District Lot 183, Plan 729, Vancouver, B. C. Pemberton's were appointed Agents to look after these premises. They collected rents and forwarded them to this office from time to time. The property was sold in September, 1943, and later you were advised of the particulars of sale by Statement. The proceeds of sale were credited to your account on our books.

General Statements of the Accounting Department have been forwarded to you, the last one on Sept. 12/46. This one shows a credit in your favour of \$926.95. Included in the credit of these statements, in addition to the sum received from the sale price of the Franklin Street property, are items showing rentals received, proceeds from sale of Auto, and rentals from Logging equipment.

In respect to the Logging equipment our file reveals considerable correspondence which seems to have concluded with our letter to you of Sept. 6/46. We do not find that you replied to the September letter, and hence the matter is incomplete at this date.

At this time therefore we are enclosing our cheque for \$926.95 being the total amount in your account.

In the foregoing, together with previous letters, reports and statements, it would appear that we have reported on your interests that have come under our control, and shall be obliged if you will confirm same when acknowledging receipt of the attached cheque.

For your convenience in replying, we are enclosing an addressed envelope.

Yours truly,

[Signature]
B. R. Dusenbury,
Office of the Custodian.

BRD/P.
Encl. 2.

October 15, 1943 ✓

MEMORANDUM

File No.
1460

FROM: Mr. Dusenbury

Kisaburo ONO,
Reg. No. 07773

re: Donkey Frame Hoist
1023 McLean Drive,
Vancouver, B.C.

Investigation of files -

2906-	Takayasu, Tara (deceased)
8984	" Kahoru (Mrs. Tara)
2848	" Jack Shigee
3686	" Kazuo
and 3811	" Matsuo Frank

(all formerly of 1023 McLean Drive)
does not disclose final disposal of above described hoist.

File 1460- Kisaburo ONO discloses all the information of record
regarding this hoist as shown in Analysis.

Mr. Gavin, husband of Mrs. Gavin in whose name the Real
Property was purchased from ONO in October 1943, stated today that they
had not investigated the premises for chattels and could not say if a hoist
was there or not at date of the purchase of the Realty by them.

Mrs. Gavin disposed of the Realty to a Mrs. Lacterman who is
presently the owner of same. When at 1023 McLean Drive today we were
informed that she was the owner of 1016 McLean Drive just across the street.
On calling there we were unable to obtain an answer to our knock and later
ascertained from the tenant at 1023 McLean Drive, that her eldest son was
in business on Granville Street. We contacted him per phone this p.m. and
he stated quite positively that there was nothing of the nature of a hoist on
the premises when Mrs. Lacterman purchased the property.

On the visit to 1023 McLean Drive today where a tenant is
presently residing, we ascertained that he had not seen at any time, during
his two years occupancy of these premises, any hoist or any part thereof
on or at these premises.

RBD/DB.

October 15, 1943 ✓

MEMORANDUM

File No.
1460

FROM: Mr. Dusenbury

Kisaburo ONO,
Reg. No. 07775

re: Donkey Frame Hoist
1023 McLean Drive,
Vancouver, B.C.

Investigation of files -

	2906-	Takayasu, Tara (deceased)
	8984	" Kahoru (Mrs. Taru)
	2848	" Jack Shigeo
	3686	" Kazuo
and	3811	" Matsuo Frank

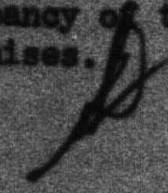
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presently residing, we ascertained that he had not seen at any time, during
his two years occupancy of these premises, any hoist or any part thereof
on or at these premises.



BRD/DD.

1460
CASE NO: 391

JAPANESE PROPERTY CLAIMS COMMISSION

Nelson, B.C.

June 15, 1948

IN THE MATTER OF THE CLAIM OF
KUSABURO ONO

PROCEEDINGS AT HEARING

CASE NO: 391

IN THE MATTER OF THE INQUIRIES ACT,
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE ERIC P. DAWSON, SUB-COMMISSIONER)

10

Nelson, B.C.

June 15, 1948

IN THE MATTER OF THE CLAIM OF
KUSABURO ONO

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.E. COBUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to Nelson
Sub-Commission.

G.M.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter.

30

MR. COBUS: The claim of Kusaburo Ono, your honour,
No. 49 on the Secretary's list.

KUSABURO ONO, the Claimant herein, being first
duly sworn, testified as follows

10 MR. COBUS: The claim for realty in this case, your
honour, remains as originally claimed, that is,
\$1000.00, with a credit of \$700.00 to the
Custodian, leaving a net realty claim of \$300.00.
As to personal property under 5 (e), the amount
shown for the Chevrolet Master coupe, \$350.00,
remains as is, but the credit to the Custodian
is altered to \$125.00.

THE COMMISSIONER: Instead of \$150.00.

MR. COBUS: Yes, your honour. I don't know how that
happened.

THE COMMISSIONER: It isn't often you give the Custodian
too much credit, is it.

20 MR. MACDONALD: Are you withdrawing some of the
credit?

MR. COBUS: Yes, we are withdrawing \$25.00 of the
credit.

MR. MACDONALD: That's bad.

MR. COBUS: Then the logging donkey engine or donkey
hoist has been reduced to \$100.00. The only
credit, therefore, against the \$450.00 is the
amount for the car, \$125.00, leaving a claim
of \$325.00.

30 THE COMMISSIONER: And with the real estate added,
the total claim is \$625.00.

MR. COBUS: Yes, your honour, \$625.00 is correct.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you have submitted a claim, a dwelling at 1743 Franklin Street, Vancouver. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes, sir.

10 Q: Is the information contained in this statement true to the best of your knowledge and recollection?

A: Yes, sir.

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

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Would my learned friend produce the Appraisal on the real estate?

(Handed to Mr. Cobus)

20 MR. COBUS: I have had produced from the Custodian's file, your honour, what purports to be an appraisal on the subject realty by Johnson, Reeve and Watson, Vancouver, dated 2nd August, 1943. The appraisal is given at \$600.00. Filed on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to Exhibit 1, your honour, this was a dwelling at 1743 Franklin Street, Vancouver, B.C., a one storey frame cottage, 22 feet by 24 feet with a verandah 10 feet by 4 feet.
30 It contained 4 rooms and a bath.

Q: What did the bathroom contain, witness, did it have a tub, an occidental tub?

A: Well, I had never been inside the house, you see.

Q: You are the owner of it, but you --

A: I really bought it for my sister, you see.

THE COMMISSIONER: The claimant didn't live in the house himself, I gather.

MR. COBUS: No.

THE COMMISSIONER: Q: You didn't live in this house yourself?

A: No, your honour.

Q: It was your sister who lived there?

A: Yes.

MR. COBUS: It was of frame siding on concrete curb wall, shingled roof, with a full cellar, the cellar having a plank floor. The walls were of lath and plaster, the floors were of fir. It was built on a lot 28 feet by 122 feet. He purchased it in 1938 for \$700.00. The house was located in the east end of Vancouver in a mixed fair residential district.

With respect to improvements made by the claimant, he says that after buying the property he laid a new plank floor in the basement and lined the inside walls with shiplap.

Q: The inside walls of the basement?

A: Yes.

MR. COBUS: At a cost for carpenter's labour and materials purchased of \$100.00. He estimates the value of the land and improvements at the date of sale to be \$1000.00.

K. One
In Chief

With respect to the appraiser's report, he says that the district was a fair one, that the house was left in quite fair condition and it could not fairly be described as dilapidated. He says that the Custodian charged his account with about \$50.00 for repairs, and that if the house required further repairs as the appraiser would indicate, then the Custodian should have attended to this as he was collecting the revenues. He believe that the appraisal of \$600.00 was much below a fair value in August, 1943, when the appraisal was made. He says that he got the property at a very reasonable figure, the owner had died and the heir, an old lady, lived outside of the province and the agents who handled the deal informed him that she, the owner, was anxious to get rid of the property and needed the money. In the spring of 1942, his sister, for whom he had bought this property, was offered \$1200.00 which she did not accept as she was holding it for a home. The witness says that he considers that when sold in September, 1943 for \$700.00, the property was worth at least \$1000.00.

Could my learned friend advise the assessment of this property in 1942? I believe it is to be found on the real property summary sheet.

THE COMMISSIONER: It is referred to in the appraisal.

MR. COBUS: Yes, your honour. I just thought that we

might get an indication from the Custodian's own record.

MR. MACDONALD: I have a record here, your honour. The land was assessed at \$420.00 and the improvements \$400.00.. That is the assessed value for 1943.

MR. COBUS: Well, that would appear to remain unchanged.

10 THE COMMISSIONER: That appears to agree with the appraisal.

MR. COBUS: Q: Now, witness, I produce to you a statement concerning the two chattels for which you have submitted a claim --

THE COMMISSIONER: Just a minute, Mr. Cobus, do you want to get anything about the revenues? There is apparently some suggestion that the place was rented. He says his account was charged for repairs. It might establish some value of the property to have the rents.

20 MR. COBUS: Yes, your honour. I suppose my learned friend would not quarrel with the statement that certain monies were charged against the claimant's account for repairs; that is probably clear on the Custodian's record.

MR. MACDONALD: I know that one house was vacant, but I am not sure whether this was.

30 THE COMMISSIONER: There is a statement that repairs were paid for out of revenues, from which it would appear that it was rented; that would be an indication that it was rented.

MR. COBUS: Yes, your honour, that would be an important indication of that, I should think.

Q: Witness, do you know how much rent you were receiving for your house from the Custodian?

A: No, sir, I have forgotten.

Q: You don't have your statement from the Custodian with you?

A: No, sir.

MR. COBUS: My friend has produced a copy of the ledger sheet of this claimant. It would appear that the property was rented and rent collected by the Custodian in the amount of \$14.00 per month, and the statement he makes with respect to certain charges against his account in the amount of \$50.00 -- yes, there are repairs -- November 28, 1942, \$13.50; sundry disbursements, March 24, \$14.75; May 3rd -- this is now '43 -- repairs, \$2.50; and so on. I do not think my friend would likely attack that statement.

THE COMMISSIONER: Does it show any vacancy for any length of time or was it continuously rented?

MR. COBUS: The statement is from June 17th, 1942, and it shows rents collected every month up to September -- no, it goes further than that; the last item of rent was September 23rd, balance of rents to date \$1.44, and the property was sold in September of '43, so that would be it.

THE COMMISSIONER: It must have been continuously rented up until the time it was sold, then.

MR. COBUS: Yes, I would think so.

Q: I produce to you, witness, the statement concern-

ing the personal chattels for which you have submitted a claim, that is to say, a Chevrolet Master coupe and a donkey hoist. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes, sir.

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

A: Yes.

10 MR. COBUS: I would ask to file the personal chattels statement as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: Would my learned friend produce the valuation made of the Chevrolet coupe and at the same time the receipt from the Royal Canadian Mounted Police concerning the car?

MR. MACDONALD: Concerning what?

MR. COBUS: The appraisal or valuation of the car, and the receipt from the Mounted Police.

20 (Handed to Mr. Cobus)

MR. COBUS: I have had produced from the Custodian's file, your honour, a memorandum dated the 24th of June, 1943, which purports to be an appraisal of a car, 1924 Chevrolet coupe, No. C-15, license No. (41) 25469. The appraised value is given as \$25.00.

THE COMMISSIONER: Appraised at \$25.00?

MR. COBUS: Yes. It indicates that it was sold to Maurice Stonehouse for \$125.00. Filed on behalf
30 of the Crown.

(MEMORANDUM MARKED EXHIBIT NO. 4)

MR. COBUS: I have had produced the receipt from the Royal Canadian Mounted Police.

Q: Witness, is this a copy of the receipt given to you by the Royal Canadian Mounted Police at Vancouver for your Chevrolet coupe? It is signed by --

A: Takoyasu.

Q: I see. He delivered the car for you, did he?

10 A: Yes, sir, I was away at the time.

Q: I see, but this is the receipt concerning your car; it is in your name, at any rate.

A: Yes.

Q: And it was delivered by this other individual?

A: Yes.

THE COMMISSIONER: This appraised value doesn't state where that appraisal came from, does it?

MR. COBUS: No, your honour, but I think my learned friend has something on his file to indicate who made that appraisal.

20

(RECEIPT MARKED EXHIBIT NO. 5)

MR. MACDONALD: It is an extract from a number of appraisals that were made by the Consolidated Motor Company, Vancouver.

THE COMMISSIONER: Yes.

MR. MACDONALD: Dated March 26, 1942. It was appraised at \$25.00.

MR. COBUS: Referring to Exhibit 3, your honour, it was a 1934 Chevrolet Master coupe, which the claimant purchased in 1940 as a used car and for

30

K. Ono
In Chief

which he paid \$540.00. Its condition when he was evacuated he describes as being very good. He estimates its value at the date of evacuation to be \$350.00. He lists, then, a donkey hoist which he purchased in 1941 as a used engine at a cost of \$150.00. Its condition he describes as good and he claims \$100.00 would be a fair market value for it.

10

With respect to storage of these two items, he says he turned the car into the Royal Canadian Mounted Police at Hastings Park in March, 1942; the donkey hoist was left at 1023 MacLean Drive, Vancouver. He adds this comment to the statement, that he denies that he ever told the Custodian at any time, in telephone conversation, by personal call or otherwise, that he should obtain \$75.00 for his donkey hoist. He considers that it was worth, at a minimum price, the sum of \$100.00. With respect to the car, he

20

says it had a complete overhaul in 1941 which cost him \$230.00. A new radiator, fenders, tires, brake lining, engine work, etc., represents the work done for that amount. As to the appraisal, he says that the appraisal obtained in March, 1942 by the Custodian from what he says is the "Continental" Motors -- I think that is in error.

THE COMMISSIONER: Consolidated Motors.

MR. COBUS: Yes. For \$25.00 is absurd, and his sale

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on the 1st of September for \$125.00 is a way

K. Ono
In Chief

below a fair value. He thinks that the car would be easily worth the \$350.00 he is claiming now.

THE COMMISSIONER: Have you any information, Mr. MacDonald, as to the ceiling price?

MR. MACDONALD: Well, I was just asking my friend if he had checked on the ceiling price. Of course, we all know it was subject to a ceiling price at that time.

10 MR. COBUS: I have not, but I am fairly confident it was not that.

MR. MACDONALD: I think he was quite safe at \$125.00.

MR. COBUS: You mean the Custodian was quite safe at \$125.00.

THE COMMISSIONER: He wasn't selling above the ceiling price, you mean.

MR. COBUS: I don't think so. Well, that is all. Your witness.

20 MR. MACDONALD: Your honour, I submit that the land or the real property was sold at its fair market value, and that the personal property was sold at its fair market value. The donkey engine referred to was apparently at MacLean Drive. It was advertised for sale in the Vancouver paper on November 6th, 1943. Its parcel number was No. 11, one donkey frame hoist. No bids came in, as you will notice on the analysis, your honour.

THE COMMISSIONER: That hasn't been filed yet, Mr. MacDonald.

30 MR. MACDONALD: Haven't you filed the Analysis?

MR. COBUS: I am sorry, I didn't.

THE COMMISSIONER: Perhaps you had better file that.

MR. COBUS: That was an oversight on my part.

My friend has produced the Analysis which I file on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 6)

10 MR. MACDONALD: In the remarks on the Analysis, your honour, you will see that an offer was received from the National Machinery Company, Limited, by the Canadian Credit Men's Trust Association, Limited, for \$45.00 for this machine, which amount was refused by Kisaburo Ono who thought he should obtain \$75.00. No deal was effected. It was advertised, as I have stated, but no offer appears to have been made.

20 MR. COBUS: Mr. MacDonald, "No further reference is shown in the file," would you read that into the record? That is after "No offer appears to have been received, and no further reference is shown on the file."

MR. MACDONALD: Yes, no further reference is shown in the file.

THE COMMISSIONER: Was the advertisement in the paper a separate advertisement for this particular hoist, or was it with other articles?

MR. MACDONALD: Well, it is this form here, your honour, "A Sale By Tender," and there is a notation, "Ad appearing in Vancouver papers, November 6, 1943," and I presume it was in all three.

30 THE COMMISSIONER: I mean, does it list the hoist to-

K. Ono
Discussion

gether with other machinery or just the hoist alone?

MR. MACDONALD: It is listed with a number of other articles — Parcel No. 11, one donkey frame hoist," and it is marked in red, so that is the one. So it was advertised, and no bids came in for it at all, barring this \$45.00 from the Canadian Credit Men's Trust Association which was made on behalf of the National Machinery Company.

10 THE COMMISSIONER: Well, the car evidently was sold by tender, so that was advertised.

MR. MACDONALD: The car was sold by tender at its fair market value.

THE COMMISSIONER: That would be sold by tender, too.

MR. MACDONALD: I think it was sold on the appraisal basis. It was appraised, you see.

20 THE COMMISSIONER: Well, I notice a double "x" against the words "1934 Chev Master Coupe," referring to the note, "Tenders \$40.00 and \$125.00 copy attached." That would suggest it was sold by tender.

MR. MACDONALD: It was sold by tender, yes. There were two tenders, as a matter of fact, one for \$40.00 and one for \$125.00.

THE COMMISSIONER: Yes. 125.00.

MR. MACDONALD: I have no questions to ask. As far as the ceiling price is concerned, I don't know what it was. It can be easily ascertained.

30 I have a picture of this house. My friend knows it is the building. I don't think it will

K. Gao
Discussion

be necessary to file it. It will be the privilege of the Crown to file it at the proper time. It shows the position of the house.

THE COMMISSIONER: Do you wish that filed, Mr. Cobus?

MR. COBUS: I didn't ask for it, but if my learned friend has it, and he wishes to file it, I suppose he may.

THE COMMISSIONER: Well, you can file it subsequently for the Crown if you wish to do so.

10 MR. MACDONALD: Yes. That is all.

MR. COBUS: Your honour, there is just one point, perhaps. Is my learned friend able to indicate where this hoist is? I mean, it obviously was not sold and the Analysis sheet doesn't indicate any disposition at all -- nil auction, nil tender, and then an annotation simply saying "No offer appears to have been received and no further reference is shown on the file." It would appear that it was lost sight of. Is it
20 still in the possession of the Custodian?

MR. MACDONALD: That was at Maclean Drive, Vancouver, where it was left by the claimant. The claimant, of course, knows where he left it, and as far as my information is concerned, it is still there.

THE COMMISSIONER: It was never taken over by the Custodian?

MR. COBUS: My question is; what did the Custodian do with it? The Custodian had it declared to him in the J.P. form. My friend can't suggest
30 that the claimant here was responsible after he

K. One
Discussion
Cross exam

declared his property to the Custodian and left it in the custody and care of the Custodian.

THE COMMISSIONER: Where did this man leave it when he left?

MR. COBUS: He left it at MacLean Drive, Vancouver, B.C., which is declared in, I take it from the Analysis, his J.P. form.

MR. MACDONALD: And as far as I know, it has never been moved from there. They tried to sell it and couldn't sell it.

10

THE COMMISSIONER: Well, is there a suggestion it is still where he left it?

MR. COBUS: I don't know. I might ask the witness whether --

THE COMMISSIONER: Ask him if he knows where it is.

MR. COBUS: Q: Do you know where your donkey hoist is?

A: Right now?

Q: Yes, right now.

A: No, sir.

Q: You have no idea?

A: No.

20 Q: And apparently neither has the Custodian, so you are even.

A: Yes.

CROSS EXAMINATION BY MR. MACDONALD:

Q: Do you know where you left it?

A: Yes, sir.

Q: Where?

A: At this here

MacLean Drive.

Q: What number?

A: I forget the number.

THE COMMISSIONER: Q: You left it at MacLean Drive?

30 A: Yes.

K. One
Discussion

MR. MACDONALD: That is in the east end.

MR. COBUS: Q: 1023 MacLean Drive, does that sound right?
A: That is right.

THE COMMISSIONER: Q: On property there?

A: On the property there, yes.

Q: Were you the owner of that property?

A: No, sir, that was a friend of mine.

Q: It was a friend who lived there?

A: Yes, I left it there in Takayasu's care.

10 Q: You left it on his property?

A: Yes.

Q: Have you communicated with your friend to find out whether it is still on his property?

A: Pardon?

Q: Did you write to your friend to find out whether it is still on his property?

A: Well, he is over in the east right now. He is a Japanese, too, you see.

20 THE COMMISSIONER: Well, I won't attempt to solve the mystery any more. It is probably junk, in any event, now if it has been standing there all this time. Perhaps, Mr. MacDonald, after further investigation, the Custodian might be able to tell us where it is at the present moment.

MR. MACDONALD: Yes.

THE COMMISSIONER: That is all, then, for the time being.

(Witness aside)

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

Gordon Hambleton

G. Hambleton
Official Reporter

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

E.P. Dawson
Sub-Commissioner.

10

20

30

DEFENCE BRIEF

NELSON
15 June 1948

Kusaburo ONO

File No. 1460

Case No. 391

Claim 1

REAL PROPERTY CLAIM

(All claims shown are Gross)

House & Land 1743 Franklin Street, Vancouver

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$1000.	\$600.	\$700.

Witness: Appraisers, Johnson Reeve.

This property was rented at \$14. a month. One tender was received, \$700., which was accepted.

Appraisers (Johnson Reeve) report - Property in very poor district in the East End. House of flimsy construction. Dilapidated.

It is submitted that the real property was sold for its fair market value.

Claim 2

PERSONAL PROPERTY CLAIM

Amended Claim

\$450.	Chevrolet Master Coupe	\$350.
(Trans. Page 2)	Donkey hoist	100.
		<u>\$450.</u>

Claim for Donkey Hoist reduced from \$250. to \$100.

Chevrolet Coupe Car

<u>Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$350.	\$25.	\$125.

Witness: Appraisers. Consolidated Motor Co.

This car was appraised by Consolidated Motor Co., Vancouver, at \$25. together with a number of other appraisals.

Claimant stated that he purchased this car for \$640. in 1940.

2 Tenders were received, one for \$40., the other for \$125., the latter tender being accepted.

Donkey Hoist

Claim

\$100.

Not Sold

Claimant stated that he left this donkey hoist at 1023 Maclean Drive, Vancouver.

This hoist was advertised for sale on 6/11/43 but no bids were received and the hoist was probably left at Maclean Drive.

An offer of \$45. was received on behalf of the National Machinery Co. for this hoist which was refused by claimant as he thought he should obtain at least \$75.

It is submitted that the personal property which was sold was sold for its fair market value.

Summary of Defence Witnesses

Where required

Johnson, Reeve

Claim 1

Appraisers

Consolidated Motor Co.

2

Appraisers

NOTE

Custodian agreed to investigate if the Donkey Hoist was still at 1023 Maclean Drive, Vancouver.
(Trans. Page 16)

Name of Claimant

CND, Kiasburo

Case

392

Custodian File

1460

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
700.00	35.00 12.50									47.50
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
125.00	31.25						31.25			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	100.00	46%		46.00			
TOTAL RECOMMENDATION										124.75

1460

October 14th, 1950.

Mr. Kieaburo ONO,
Sleean, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 391

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 ... \$124.75.

Cheque in your favour is enclosed for \$117.53
and we have paid the Co-Operative Committee .. \$ 7.22
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.