

2841

Cat. 147.

NOV 26 1947

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.

2841

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

- (1) NAME IDIC, ROKUTARO (RCMP) Reg. No. 06847
(Print) Surname Given Name
- (2) Pre-Evacuation Address 4695 Mc Hardy St, Vancouver, BC
- (3) Present Address 139 Hunter St. E., Hamilton, Ont
- (4) REAL ESTATE

(a) Street Address (if any) 4695 Mc Hardy St., Van., B.C.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)
B.L. 80/2.2 36 & 51

(c) Type of Real Property (cross out words which do not apply):

- (i) Farm
(ii) Residence
(iii) Business
(iv) Any other type of property (describe)

Type of business

Nursery

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability): 3300.00

(i) Land

(ii) Buildings

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)

(v) Amount at which Custodian sold property and credited your account

(f) Loss (This figure is arrived at by deducting item (v) from item (iv))

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

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

(c) How stored or packed at time of evacuation

(over)

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

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

	Estimated Value \$
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

TOTAL CLAIM FOR PROPERTY LOSS \$

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))

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

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

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

DOMINION OF CANADA
of
TO WIT:

1. Rokutaro Ide
of Toronto
in the Province of Ontario
at the City

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 Toronto
in the County of York
this 20th day of November

A.D. 1947.
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.

**BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION**

FILE NO.

2841

EXHIBIT NO.

167-6

DATE

NOV 28 1945

FILLED BY

K. A. Christie

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 IDE, RokutaroHOME ADDRESS: 4695 McHardy St., Vancouver, B. C.REGISTRATION NUMBER 06827 SEX: Male AGE: 70OCCUPATION: Florist

(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: Worked for himselfMARRIED? YesNAME OF WIFE OR HUSBAND: Mutsu ⁷⁶⁷¹ JohnsonADDRESS OF WIFE OR HUSBAND: 4695 McHardy St., Vancouver, B. C.NAMES 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 Blk. 80, D.L. 36 & 51, City of Vancouver,
B. C., Land Valued at \$2300.00.

2. BUILDINGS AND OTHER IMPROVEMENTS: Five Room house,

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

No

4. TAXES (Amount and where payable) For last year \$157.09, paid, 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)

None

2000-167-6
1945
Paul

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ~~Whereabouts of title deeds~~ not known. None

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: Five Room House, at 4695 McHardy St.,
Vancouver, B. C.

2. LANDLORD'S NAME AND ADDRESS: His own Home.

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: See list attached.

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: None

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
Dominion of Canada Victory Bond, for \$50.00, left at his home.

8. BANK ACCOUNTS: Canadian Bank of Commerce, Vancouver Heights Branch,
Vancouver, B. C., for \$150.00.

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: None

REMARKS: None

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 9th day of April 1942.

(Signature) Rokutaro Ide

M. Wright
Witness

FOR DEPARTMENTAL USE

The following is the property of:

Mr. Rokutaro Ide,
4695 McHardy St.,
Vancouver, B. C.

Registration #06827.

Living room furnitures

1 Chesterfield & 2 chairs, 2 dining room suites - 6 pieces, 3 gramophones, 4 heaters, 5 end tables, 6 pot stands, 7 20" - 10" Inlaid Linoleum rug, 9 pictures, 36 cushions, 2 bracket lamp fixtures.

Garden Trees, Ornamental Shrubs

2 Camelia trees, 5 Wisteria, 25 Flowering Jap. Cherries, 1 Japanese Plum, 1 Holly Hedge, 16 Holly trees, 1 Cedar Tree (Japanese) 2 Japonica, 20 cedars, 1 Laurel Hedge, 1 Peach, 2 bamboos, 25 rose bushes, 1 maple, 4 boxwood, 1 Rhododendron, 1 flowering apple, 24 lilacs.

Garden Tools

2 rakes, 2 hoes, 2 shovels, 2 axes, 1 lawn mower, 1 mattock, 1 pitchfork, 1 wheelbarrow, 1 cutting shearers, 2 hand saws, 3 hammers, 2 ladders.

Plants

5000 Spanish Iris, 100 English Iris, 10000 crocus, 2000 daffodils, 2000 tulips, 150 Jap. iris, 500 doz. Lily of Valley, 1500 Grape Hyacinth, 2000 Scilla, 2 peonies, 200 Chrysanthemums, 200 Jap asparagus, 120 English Asparagus.

Vegetables

2 rows peas, 50 raspberries, 4 doz. strawberries.

Bedroom Furnitured

4 beds, 2 dressers.

Kitchen Furnitures

1 stove, 2 tables and 3 chairs, 3 sideboard, 36 pots & pans, electric toaster, 1 doz. lids, 5 cutting Knives, 1 dinner set, 3 sandwich sets, 425 pieces mixed chinaware, 31 pieces mixed glassware, 5 pairs salt & pepper, 2 water pitchers, 5 sugar & cream sets.

Miscellaneous.

Typewriter, cardtable, telephone, sewing machine, reading lamp, electric heater, 2 screen doors, 1 meat safe, 1 clothes line & pins, Garage, 50 foot hose.

Fruit Trees

1 peach, 4 plums, 1 greengage, 5 cherry, 12 apple, 4 pears, 3 grapes,

MEMORANDUM OF FURTHER PARTICULARS OF REGISTRATION OF:

IDE, Rokutaro,
4698 McHardy St., Vancouver, B.C.

Reg. No. 06827.

Taxes on property owned by declarant paid for
1942, \$167.80.

Signed.....*R. Ide*.....

Witness.....*ERM*.....

June 4th, 1942.

PR. 21/11/42
INFORMATION FROM R.C.M.P.

Date Aug. 23/45

Our File No. 2141

Full Name IDE, Rokutaro
(Surname in Block Letters)

Registration No. 06827

Male - Female
(check)

Age Oct. 15, 1870

Former Address 4695 Mc Hardy St., City

Date Evacuated Oct 23/42

Naturalized - Canadian-Born - National
(check)

Present Address

Tashiro, B.C.
died at Hamilton, Ont. June 27/48.

Married - Single
(check)

Name of Wife ^{nee} TAKUICHI - MUTSU 06831

Name of Husband -

Name of Mother DEC'D

Name of Father died

Names of Children under 16

Requested by

E. C. P.

Registered with Custodian

(Yes or No)

Additional Information

Florist

Owner of Florist shop 3736

E. Hastings & House at 4695 Mc Hardy St. City

Rented the shop - owned 4695 Mc Hardy

EXHIBIT No. 1287-7
DATE NOV 23 1944
FILLED BY K. D. Inkster

REAL PROPERTY SUMMARY

JAPANESE NAME: Rokutaro IDE Reg. No. 06827 File No. 2841.

CATALOGUE NO: 147

PROPERTY ADDRESS: 4695 McHardy Street, Vancouver, B. C.

LEGAL DESCRIPTION: Block 80, District Lots 36 and 51, Group 1, N.W.D., Plan 849.

TITLE: In the name of Rokutaro IDE, Cert. of Title 38030-E.

ENCUMBRANCES: Nil.

Vesting 36477, dated 28th June 1943.

ASSESSED VALUE: 1943 - Land \$2400.00
Improvements \$ 650.00 - \$3050.00. Taxes - \$141.92.

CLASSIFICATION: The land comprises 2 acres is cultivated as a market garden and produces vegetables, small fruits, shrubs and flowers. There is also an orchard with fruit trees of various kinds as scheduled in the report. There is a five roomed frame building on the property with no plumbing except hot and cold water in kitchen sink. Part of the house is built on cement foundations, the remainder on wooden supports. There is no basement. It has a shingled roof lined with lumber and papered. The outhouses consist of a garage, woodshed and small chicken house.

HISTORY OF ADMINISTRATION: Rokutaro IDE made a verbal arrangement with T.W. Terry to rent this property for the duration of the war and one month thereafter at a monthly rental of \$15.00. A.E. Austin & Co. Ltd., were appointed the Custodian's rental agents, and embodied the terms in a memorandum of agreement dated 17th June 1942, which memo was signed by the tenant. A copy of this memo was sent to Mr. IDE, who disputed some of the terms. An understanding was finally reached, and Mr. Terry occupied as from May 21st, 1942 to March 31st, 1945, with the privilege of harvesting the crop to 15th September 1945, consented to by the purchaser. Total rents received and credited to Mr. IDE'S account were \$469.85. Prior to sale a written release of the tenancy was procured from Mr. and Mrs. Terry.

One of A.E. Austin's clients proposed to purchase this parcel and subdivide it. With this in view the City's approval of a subdivision plan was sought and obtained with a provision for the taking of a 33' strip for the widening of Monmouth Street. The subdivision scheme was dropped, without any change in the area of the property. Mr. IDE requested the Custodian on 19th September 1944 to sell the property.

OFFERS RECEIVED: H. Styles submitted to the Custodian an offer of \$500.00 for the house on this lot, on the 25th September 1944, which offer was rejected on the 26th. On the 27th November 1944, Edward Hughes, of the firm of J. D. Inkster, made an offer of \$2400.00 for this property and

REAL PROPERTY SUMMARY

Page -2-

File No. 2841.

OFFERS RECEIVED: (con't)

withdrew it on 29th December 1944. On the 4th December 1944 he made an offer on behalf of a client, M. Sokolasky, of \$2900.00, which offer was withdrawn by Mr. Sokolasky on 21st December 1944, and the Custodian notified J. D. Inkster of this withdrawal on 29th December 1944. J. D. Inkster, on behalf of James Percival Kaverne submitted an offer of \$2900.00 on 27th December 1944, which offer was accepted. *J. D. Inkster offered \$2900.00 on 27th Dec 1944*

APPRAISAL:

Made by Messrs. Johnson, Reeve & Watson on 10th August 1943. The value named being \$2250.00.

SOLD:

To John Percival Kaverne as at 24th January 1945. Approval of Advisory Committee - 29th December, 1944.

TITLE:

Certificate of Title No. 119142-L issued in the name of John Percival Kaverne and receipt of same was acknowledged by him 19th March 1945.

FUNDS:

Released to the credit of Rokutaro IDE - sale price \$2900.00 plus rentals \$469.85, plus refund insurance \$0.19, total \$3370.04; less commission on rentals \$28.19, taxes \$341.42, insurance \$5.74, Certificate of Encumbrance \$1.00, appraisal fee \$5.00, advertising \$4.00, registration fee \$12.80, commission on sale \$145.00, closing adjustments \$30.95, total \$574.10. Net amount released \$2795.94.

OLD TITLE:

Certificate of Title No. 38030-E - whereabouts unknown.

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

Ian Macpherson
Ian Macpherson June 30, 1948.

TM/CH

PERSONAL PROPERTY SUMMARY

File No. 2841

Mr. Rokutaro IDE

Reg. No. 06827

Chattels: Mr. Ide declared chattels left at 4695 McHardy Street, Vancouver, B. C. Mr. Ide sold a number of these goods to the tenant, Mr. Terry, and according to the file the balance were shipped to him. See memos of May 16, 1944 and August 15, 1944.

Specified Articles: No Specified Articles belonging to the above Japanese person are revealed on this file.

Bank Account: Mr. Ide declared the following in his JP form: "Canadian Bank of Commerce, Vancouver Heights Branch, Vancouver, B. C. for \$150.00." No action regarding this account has been taken by the Custodian.

Bonds: Declared by Mr. Ide in JP form: "Dominion of Canada Victory Bonds for \$50.00 left at his home." No action regarding these securities has been taken by this office.

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.

November 19/47

*Entire balance of \$2796.14 remitted to Japanese
May 2/45 in accordance with his
request of April 30/45.
E.R.*

CHATELS SUMMARY

File No. 2841

Rokutaro IDE (Mr.)

Reg. No. 06827

The above Japanese person declared a long list of chattels at 4695 McHardy St., Vancouver, B. C. (JP Form April 9/42), also garden trees, ornamental shrubs, plants, vegetables & fruit trees. On September 30/42 Mr. Ide advised he wished his goods left stored in the garage to remain untouched.

According to an undated memo on file (filed above memo of November 25, 1942) a number of articles were being used in the house by the tenants, which items were signed for by the tenant, Mrs. Terry, and the remainder of Ide's goods were stated to be left stored in the garage. (~~Copy~~ Signed list, undated on file above memo of November 25/42).

Under date of May 16, 1944 Mr. Green advised by memo that Mr. Ide came to Vancouver in May (1944) and arranged to sell some of his belongings and ship the balance. He (Mr. Green) stated the chattels could therefore be considered satisfactorily closed on Mr. Ide's file. Mr. Spain's memo of August 15, 1944 reveals that Mr. Ide sold all the chattels in the house to the tenant, Mr. Terry, for \$75.00 and that receipt for same was held by Mr. Terry. Mr. Spain stated that Mr. Ide visited the premises in the company of the R.C.M.P. and sold such chattels to Mr. Terry at that time, and that the receipt was witnessed by a neighbor, J. W. Wilson.

As we have no list of the goods sold to Mr. Terry, nor of those shipped by the Japanese, we are assuming that the chattels in the house signed for by Mrs. Terry in 1942 are those purchased by them for \$75.00 and that the balance which were stored in the garage represent the goods which were shipped.

There is nothing on file to indicate what happened to the nursery stock except a memo dated October 10, 1942, or rather a copy of a note given to Mr. Ide by Mr. Terry (tenant), which states that Mr. Terry gave Mr. Ide permission to take up the radishes and carrots which were on the property, and that he (Terry) would not disturb or sell any small trees or shrubs on the said property. Mr. Terry's letter of October 7th, 1942 indicates that Mr. Ide took the bulbs.

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



E. Robertson,
November 19/47.

SCHEDULE ATTACHED

FIRE INSURANCE SUMMARY

File No. 2841.

Robutaro IDE - Reg. No. 06827.
1625 McHardy St., Vancouver, B.C.

Dwelling insured for \$750.00 and contents \$250.00
on 8th July 1942 in the Palatine Insurance Co., Policy
383167, three years, expiring 8th July 1945, and premium
of \$5.24 paid by the Custodian 2nd December 1942. Insurance
on contents was cancelled and policy 383167 on dwelling
assigned to the purchaser, J.W. Keverne, and receipt of policy
acknowledged by him 19th March 1945.

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

March 8th, 1947.

IM:JS


Ian Macpherson.

0527

NAME

H.E. Romero (Sr.)

FILE NO.

2541

COMPANY

POLICY NO.

AMOUNT

EXPIRATION

MONTH

DAY

YEAR

PROPERTY

Palatine Insurance
Company

383167

21000.00

July

8

1945

21595 Hollardy Street, in the city
of Vancouver, B. C.

LIABILITY SUMMARY

File No. 2841.

Rokutaro IDE - Reg. No. 06827.

Above declared no liabilities and no evidence
of any is on file.

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

March 8th, 1947.

IM:JS


Ian Macpherson.

CHATELAIN SCHEDULE

File No. 2841

Mr. Rokutaro IDE

Registration No. 06827

Declared by Mr. IDE
-JP form, April 9/42.
Goods at 4695 McHardy
St., Vancouver, B.C.

Signed for by tenant,
Mrs. Terry, as per undated
list filed above Memo
of November 25/42.

SOLD

OTHER DISPOSITION

Dining Room Furn.

Chesterfield &

2 chairs

2 dining suites - 6 pcs.

3 gramophones

4 heaters

5 end tables

6 pot stands

7 20x18" Inlaid Lino
Rug

9 pictures

36 cushions

2 bracket lamp fixtures

Chesterfield &

2 arm chairs

Dining table, 4 chairs &

1 buffet (6 pcs.)

Phonograph & 34 records

{ 2 tables }

{ 2 small bookcases }

{ bookstand }

Plant & stand

{ Lino on front room & }

{ kitchen }

{ 2 small lino in bed- }

{ room }

{ 8 floor knitted mats }

{ 4 pictures in frame }

{ 14 cushions }

(See & at foot of 3rd page of schedule
re goods sold to Mr. Terry)

2 - presumably shipped
(see May 16/44)

- do -

5 - presumably shipped
ed - see May 16/44

5 - - do -

22 - - do -

Presumably left as
forming part of
premises.

Garden tools:

2 rakes

2 hoes

2 shovels

2 axes

1 lawnmower

1 mattock

1 pitchfork

1 wheelbarrow

1 cutting shears

2 hand saws

3 hammers

2 ladders

Presumably shipped - see May 16/44.

Bedroom Furniture:

4 beds

2 dressers

{ 2 chests drawers }

{ 1 dresser }

Presumably shipped
(see 16/5/44.)

Kitchen Furniture:

1 stove

2 tables

8 chairs

3 sideboard

36 pots & pans

1 dox. lids

5 cutting knives

1 dinner set

1 kitchen table & 1 baking table

1 glass case

Presumably shipped
(see 16/5/44.)

Presumably shipped.
2 presumably shipped.

see page 2

CHATELAIN SCHEDULEInventory - cont'd.Signed for by tenant -
cont'dSoldOther Disposition

3 sandwich sets
 425 pcs. mixed chinaware
 31 pcs. mixed glassware
 5 prs. salt & pepper
 2 water pitchers
 5 sugar & cream sets
 Electric toaster

Quantity of china -
 dishes & cups *

Presumably shipped -
 see May 16/44

Miscellaneous

Typewriter
 card table

Telephone

See note at bottom
 Presumably shipped -
 see May 16/44.
 Fixture - property of
 Telephone Company.

Sewing Machine
 Reading Lamp
 Electric Heater
 2 screen doors
 1 meat safe
 1 clothes line & pins

3 screens
 Meat cooler
 Clothes Line & Pegs

Presumably shipped -
 see May 16/44.

4 blinds
 3 pr. blinds
 Ash tray
 Shell on phonograph
 Water Tank
 Towel Rack

Fixtures - form part
 of premises.

Fixtures - form part
 of premises.

Garden Trees &
Ornamental shrubs

2 camelia trees
 5 wisteria
 25 flowering Jap. cherries
 1 Jap. Plum
 1 holly hedge
 16 holly trees
 1 cedar tree (Jap)
 2 Japonica
 20 cedars
 1 Laurel Hedge
 1 Peach
 2 bamboos
 25 rose bushes
 1 maple
 4 boxwood
 1 rhododendron
 1 flowering apple
 24 lilacs

A memo on file dated October 10, 1942, by tenant,
 Mr. Terry, states he (Terry) "will not disturb or sell
 any small trees or shrubs on the property." No
 evidence on file as to disposition, if any, of these
 trees and shrubs.

Fruit Trees

1 peach 1 greengage
 4 plums 5 cherry
 12 apple 4 pears
 3 grapes

CHATELS SCHEDULEInventory - cont'dPlants:

5000 Spanish Iris
 100 English Iris
 10000 crocus
 2000 daffodils
 2000 tulips
 150 Jap. Iris
 500 doz. Lily of Valley
 1500 Grape Hyacinth
 2000 Scilla
 2 peonies
 200 Chrysanthemums
 200 Jap asparagus
 120 English Asparagus

Vegetables:

2 rows peas
 50 raspberries
 4 doz strawberries

SoldOther Disposition

Memo on file of October 10, 1942 reveals that Mr. Terry, tenant, stated he gave Mr. Ide permission to take up the radishes and carrots which were on the property and that Mr. Terry would not disturb or sell any small trees or shrubs on the property.

There is nothing on file to indicate that any of the trees, plants or shrubs were removed or sold, either by the tenant or the Japanese. Presumably left on premises.

Mr. Terry's letter of October 7/42 on file states that Mr. Ide took possession of the bulbs and took them "away up town".

NOTE re typewriter

A son, Henry Katsu IDE (File 1776) declared One Remington typewriter (also school textbooks and two tennis rackets) all at 4695 McHardy Street in custody of his father. A memo dated November 14/42 by Mr. Spain on file 1776 states that Mr. H. Olsen's note (on file 1776 and dated October 20/42) takes care of the typewriter. In the note, Mr. Olsen said he would be responsible for Ide's typewriter and would be in his safe-keeping until further notice. No further reference to the typewriter is made on this son's file nor on the father's file (2841) and there is nothing to indicate whether it is still in Mr. Olsen's possession (no address given for Olsen) or whether Mr. Ide had it shipped (see memo May 16/44, file 2841).

A - re Goods sold to Mr. Terry (tenant)

Mr. Green's memo on file dated May 16, 1944 states that Mr. Ide came down to Vancouver in May (1944) and arranged to sell some of his belongings and to ship the balance, and stated that chattels could be regarded as satisfactorily closed on this file. On August 15, 1944 Mr. Spain advised in a memo that Mr. Terry held a receipt for \$75.00 paid to Mr. Ide for all the chattels in the house at 4695 McHardy Street, and that Ide visited the above address in company of R.C.M.P. and sold the chattels to Mr. Terry at that time. As we have no specific list of the goods sold by Ide to Mr. Terry, it is being presumed that those goods signed for by Mrs. Terry as being in the house (undated list filed above memo of November 25, 1942) comprise the goods sold by Ide to Mr. and Mrs. Terry.

There is nothing on file to indicate that goods were sold to any person other than the tenant (Terry), nor have we a list of the goods which Ide arranged (May 16/44) to have shipped. It is therefore being presumed that all chattels, with the exception of those in the house sold to the tenants, were shipped to Mr. Ide under his own arrangements.

/ER

Nov. 19/47

JAPANESE CITY PROTECTION

Ide's chattels are still at his house on 4695 McHardy St. Some of them are in the house under the custody of Mr. Terry who now is renting the house; these have been signed for by him (see attached list). The rest of his chattels are in the garage at back of house. Apparently he wants to leave them in garage and not store them in warehouse.

Ide and family will be evacuated on Oct. 22/42 ; will be going to Tashmi

(97 Trumbull)

? Date

INVENTORY OF CHATTELS LEFT IN IDE'S HOUSE

Inside House

Chesterfield	8 floor knitted matts
2 Arm chairs	Shell on phonograph
Dinning room table	Ash tray
4 dinning room chairs	3 pair of blinds
Buffet	Meat cooler
Phonograph & 34 records	
Plant+Stand	
4 pictures(in frame)	
14 cushions	
Quantity of china(dishes & cups)etc.	
3 screens d	
2 chest of drawers	
Dresser	
Kitchen table	
Baking table	
Glass case	
2 tables	
2 small book cases	
Book stand	
4 blinds	
Water tank	
Towel rack	
Clothes line and pegs	
Lin. on front room and kitchen	
2 small lin. in bedroom	

The articles listed above are correct and I
will be responsible for their safe keeping.

Witnessed:

SIGNED: Mrs J W Terry

J. F. Marshall

MEMORANDUM

File No.: 2841

May 16th, 1944.

To: FILE

From: Mr. Green

Re: Rokutaro IDE

Mr. Ide came down to Vancouver in May and has arranged to sell some of his belongings and ship the balance to him. Chattels may, therefore, be regarded as satisfactorily closed on this file.



HFG:IF

2841
File 2481

August 15, 1944.

MEMORANDUM

To: The File

From: Mr. Spain

Re: 4695 McHardy Street

Mr. T. W. Tery holds a receipt for \$75.00 paid to Mr. Ide for all the chattels in the house at the above address.

Mr. Ide visited the given address in the company of the R. C. M. P. and sold the chattels to Mr. Tery at that time. The receipt is witnessed by a neighbour, Mr. J. W. Wilson.

Mr. T. W. Tery

GBS/MAC

42841
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 27 1942

Agents investigation report on Registration "06827 Rokutaro Ide."

The property consists of 2 acres. Legal description Block 80, D.L. 36 & 51. Certificate of Title stated to be in Land Registry office. The 1941 Taxes \$ 157.09 have been paid and the sum of \$ 150.00 stated to have been deposited in the Bank for payment of 1942 taxes when assessed.

^{Labels}
The land is cultivated as a market garden and produces vegetables, small fruits, shrubs and flowers. There is also an orchard with fruit trees of various kinds as scheduled in the report.

There is a five roomed frame building on the property with no plumbing except hot and cold water in kitchen sink. Part of the house is built on cement foundations, the remainder on wooden supports. There is no basement. It has a shingled roof lined with lumber and papered. The outhouse consist of a garage, woodshed and small chicken house.

The owner is an old man, who says he has lived on the property for over forty years. Kitchen furniture is as stated. He would like to remain until the bulbs are harvested or if he has to move would like it rented and taken care of by a responsible gardener. In our opinion it is a good revenue producer and could be easily rented.

He rents a store at 3637 Hastings East at \$ 25.00 month which is operated by his two daughters Miss Teiko Ide and Mrs. Seigo Ide, and where the produce of his market garden is sold. V MC

Dated at Vancouver, B. C.
this 27th day of April, 1942.

J. Harker (Carter)
Agent.

744 W. Hastings.

Agent should retain his copy of "JP".?

C
O
P
Y

June 17, 1942

Mr. Thomas William Terry,
3683 East 29th Ave.,
Vancouver, B.C.

Dear Sir:

Re: #4695 McHardy Street, Ide.
Your File #2841

Acting on behalf of the Custodian Enemy Property,
we now confirm the understanding arrived at as to your
tenancy of the above premises as follows:

You are to take possession as soon as the Japanese
Owner is evacuated, and the tenancy is to continue for the
duration of the War. The Owner may get possession of the
dwelling on the property, on giving you one months written
notice, at any time after the Declaration of Peace, but you
will be entitled to harvest and dispose of any growing crops
planted by you.

Rent to be \$15.00 per month, payable in advance. If
you take possession at an odd period of the month, you will
pay a pro rata proportion of the said rent from the date of
taking possession to the end of such month.

You are to harvest and store the bulb crop, and may
dispose of the surplus for your own account. You may also
dispose of, for your own benefit all or any of the small cypress
trees now growing on the property.

You are to cultivate, manure, and manage the said
land according to the rules of good husbandry, and will spray,
prune, and generally look after the fruit trees and other
bushes and shrubs now growing on said land.

You are also to pay the water rates during your
tenancy.

Except where inconsistent with the foregoing, all
other covenants and conditions in the Short Form of Leases Act
to apply to this tenancy.

Kindly sign and return to us for our files the accom-
panying duplicate letter confirming the foregoing arrangement.

Yours truly,

A. E. AUSTING & CO. LIMITED
Per (Signed) Matthew Davidson
Agents.

MD/S
Encls.

Over

2841
OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 2 1942

Reus
500 Powell Street,
Vancouver, B.C.,
September 30th, 1942.

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

Dear Sir:-

Re 4695 McHardy Street---Property of Mr. H. Ide.

I received on September 30th from the A.E. Austin and Company, Ltd. a copy of the agreement made between Mr. Thomas William Terry and the Company regarding the rental of my property. I wish to state here that I saw the agreement supposedly drawn up on June 17th, 1942 for the first time this morning. This agreement was furthermore drawn up without my knowledge and my consent. Upon perusal of the agreement, I find that there are several clauses with which I disagree and several omitted that I would like to be included. If I had been consulted in the making of the agreement, I would have asked that these clauses be included. The representatives of the A.E. Austin Co. state that this agreement was drawn up after fully discussing the terms with me, but with this I beg to disagree. I think that it is only fair that the landlord should know fully the contents of any agreement made with the prospective tenant concerning his property.

Paragraph four of the agreement states that the tenant is to harvest and store the bulb crop. The tenant may sell or dispose of any bulbs over the number registered with the Custodian. The paragraph continues that the tenant may also dispose of the small cypress trees now growing on the property. I would ask that this be deleted because I have never said to Mr. Terry even verbally that he may sell the cypress trees. In fact I have told him that he must not move or dispose of any trees or shrubs that are now in the garden.

Furthermore, I ask that the following items be also included in the agreement:

1. Mr. Ide be given the right to the vegetables which he sowed and planted or in case, Mr. Ide leaves before he can use them, Mr. Terry if he wishes them for himself to recompense Mr. Ide.
2. Mr. Ide be given the right to the chrysanthemum flowers when they are ready or Mr. Terry to pay Mr. Ide 10¢ a plant if he wishes them himself.
3. Mr. Ide be given the right to dig and sell 200 lily bulbs which are in his garden at the present time.
4. No trees or shrubs are to be moved or disposed of by Mr. Terry.
5. The goods which belong to Mr. Ide and which are stored in the garage are not to be touched.

I will appreciate it very much if you could bring about the inclusion of the above changes in the agreement. Thanking you for your kind consideration of my request and your endeavors on my behalf,

I am,

Yours truly,

Rokutaro Ide

CABLE ADDRESS
AUSTIN VANCOUVER
CODES
WESTERN UNION AI

**A.E. AUSTIN
& CO. LTD.**

TELEPHONE
MARINE 2431
ESTABLISHED 1906

OFFICE OF THE CUSTODIAN

RECEIVED
OCT 5 1942

833 HASTINGS STREET WEST
VANCOUVER,
CANADA

October 3, 1942

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

Dear Sir:

Re: Your File #2841 Rokutaro Ide.

We have to thank you for yours of yesterday's date.

The Owner of this property obtained the tenant himself, and made the arrangements for the tenancy with the tenant direct. The writer and Mr. Alexander discussed these arrangements with the Owner on the ground and the formal agreement of tenancy was made in accordance with his specific instructions. What he alleges is absolutely untrue. He can not now vary the terms of the tenancy without the consent of the tenant.

We are, however sending a copy of your letter to us, together with a copy of the Owners letter addressed to you to the tenant, and we will see what happens.

We will communicate with you again as soon as we have anything further to report.

Yours truly

A. E. AUSTIN & CO. LIMITED.
Matthew Davidson
Agents.

MD/S
Encs.

To Mr. M. Davidson

4695. Mc Hardy St

City

Oct 7/42

OCT 8 1942
Dear Sir

I received a Copy in regards to
Mr Ide's request about the property which reads that
Mr Ide + myself made some agreement in regards to
the property which sure is a blame lie as there were
no agreement made at all in any way between myself
and Mr Ide. I will say that he ask me to deal with
him and not to have anything to do with the Agents
which I told him that my Contract was already
and duly signed and I would not alter it at all
as I was satisfied with same. I also told him that
I would uphold the Contract for the Duration of
the War. Then again the Copy reads that there are
200 Lily Bulbs in the garden which is a damn lie
as I have got them dug up and put away, and also
Mr Ide does not want to forget that Mrs Jure + myself
were up digging Bulbs every day from June 7/42 to
the 20th of August which Mr Ide took possession of
them and took same away up town, and in
his request that we pay him 10¢ a plant is out
of the question as he told both Mrs Jure +
myself that we were entitled to all the flowers
and what we can make would go towards the
house such as papering right through. Then
Again I have the rights to charge Mr Ide for

Storage of his goods² in the Garage which I have
to keep my goods outside untill he removes same
I also wish to state that the R.C.M.P. made a visit
to see me and he told me that Mrs Ide must remain
off the property untill the Duration of the war
which he also states that when Austin + Co makes
out a Contract it remains as written. so therefore
I do not agree with Mrs Ide request as what we
do sell ~~if~~ is what we both have earned and also
whatever is sold will go towards the house. also
have different things to buy for the place so I
wish to carry out as the Contract calls for
hoping that this will meet with your
Approval Thanking you for same
Yours Truly

I. W. Perry

File #2841.

Copy of Note given to Mr. IDE by Mr. T. W. Terry

Oct. 10/42.

I gave Mr. Ide the permission

1. To take up the Radishes and Carrots which are on the property. ✓
2. And that I will not disturb or sell any small trees or shrubs on the said property.
3. I will also unlock the garage that Mr. Ide may remove his goods from same, which he will remove the goods from garage within 3 weeks starting on Monday, Oct. 12, 1942.

T. W. P.

*I have seen original
10/14*

2841

19th October, 1942.

Messrs. A. E. Austin & Co. Ltd.,
833 West Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Rokutaro IDE

Would you please be good enough to refer to your letter dated June 17th addressed to Mr. Thomas William Terry outlining arrangements covering the rental of property situated at 4695 McHardy Street, Vancouver.

Mr. Ide, who recently called at this office, disputes the statements contained in your letter dated October 3rd to the effect that the relative arrangements were made between Mr. Ide and the tenant. Attached to a letter to us dated October 8th you forwarded to us original of letter dated October 7th in which Mr. Terry states that he had not made any agreement with Mr. Ide. Subsequently on October 10th Mr. Terry stated in writing that he gave permission to Mr. Ide to take up the radishes and carrots. Mr. Terry also states that he will not disturb or sell any small trees or shrubs on the property. Finally Mr. Terry states that he will unlock the garage to enable Mr. Ide to have his goods removed from said garage.

We would very much appreciate receiving from you, after you have been able to review the facts, a statement summarizing the circumstances under which relative rental agreement was drafted.

Yours truly,

R. P. Alexander
Manager

RPA:LF

MEMBERS OF VANCOUVER REAL ESTATE EXCHANGE

CABLE ADDRESS:
"AUSTIN" VANCOUVER
CODES
WESTERN UNION AI

**A.E. AUSTIN
& CO. LTD.**

TELEPHONE
MA RINE 2431
ESTABLISHED 1906

833 HASTINGS STREET WEST
VANCOUVER,
CANADA

October 20th, 1942

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

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED J.A.
OCT 20 1942

Dear Sirs:

Re: Your file #2841, Rokutaro Ide.

We have to acknowledge receipt of yours of the
19th inst. for which we are obliged.

Ide and the tenant were in touch with one
another prior to the tenant's coming to see us in the
matter at all, and had arranged as to the rent and the
other general terms of the tenancy, but before making de-
finite arrangements Mr. Alexander and the writer went out
to the property and discussed the terms with Ide on the
ground and the formal Agreement was drawn in accordance
with his wishes and instructions. The tenant was not pre-
sent at this meeting.

We have nothing further to add to this
explanation.

Yours truly

A. E. AUSTIN & CO. LIMITED.

Arthur Davidson
Agents.

MD/S

July 12, 1943.

MEMORANDUM

Re: SUMMARY OF LEASE

File No. 2841

Lease between Bokutaro IDE and Mr. Thomas William Terry

Date of agreement June 17th, 1942.

Terms and Duration The following is a copy of letter written by A.E. Austin & Co. to Mr. T.W. Terry, setting out the terms of tenancy:

"June 17, 1942.

Mr. Thomas William Terry,
3663 East 29th Ave.,
Vancouver, B. C.

Dear Sir:

Re: 84695 Mollardy Street, IDE.
Your File #2841

Acting on behalf of the Custodian Enemy Property, we now confirm the understanding arrived at as to your tenancy of the above premises as follows:

You are to take possession as soon as the Japanese Owner is evacuated, and the tenancy is to continue for the duration of the War. The Owner may get possession of the dwelling on the property, on giving you one months written notice, at any time after the Declaration of Peace, but you will be entitled to harvest and dispose of any growing crops planted by you.

Rent to be \$15.00 per month, payable in advance. If you take possession at an odd period of the month, you will pay a pro rata proportion of the said rent from the date of taking possession to the end of such month.

You are to harvest and store the bulb crop, and may dispose of the surplus for your own account. You may also dispose of, for your own benefit all or any of the small cypress trees now growing on the property.

You are to cultivate, manure, and manage the said land according to the rules of good husbandry, and will spray, prune, and generally look after the fruit trees and other bushes and shrubs now growing on said land.

You are also to pay the water rates during your tenancy.

(2)

Except where inconsistent with the foregoing, all other covenants and conditions in the Short Form of Leases Act to apply to this tenancy.

Kindly sign and return to us for our files the accompanying duplicate letter confirming the foregoing arrangement.

Yours truly,

A. E. AUSTIN & CO. LIMITED

per (signed) Matthew Davidson
Agents.

MD/S
Encs.

I hereby acknowledge receipt of the original copy of this letter and agree to the terms thereof

(Signed)....T..W..Terry?.....

284 RP.4

CABLE ADDRESS
AUSTIN VANCOUVER
CODES
WESTERN UNION AI**A.E. AUSTIN
& CO. LTD.**

TELEPHONE

MAY 24 1943

EXHIBIT NO.

DATE NOV 23 1943

FILLED BY

K.A. Christie

833 HASTINGS STREET WEST

VANCOUVER,
CANADA

July 17, 1943

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

No. 147.

Dear Sirs:

Re: Block 80, D.L. 36 & 51
Catalogue #147

On instructions from C. W. Terry, the
tenant of the above property, and on his behalf we
herewith make an offer of \$2400.00 cash for same.
We enclose herewith marked cheque for \$240.00 in
favour of the Custodian, as a deposit in connection
with this offer.

As you are no doubt aware the Buildings
are very poor. The dwelling is practically a shack.
It is not plastered. There is no basement or bath.

We shall be glad to hear as soon as
possible whether or not this offer has been accepted.

Yours truly

A. E. AUSTIN & CO. LIMITED.

per

Att. W. Davidson
*Agents.*MD/S
Encs.*OK 740 740*

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

EXHIBIT NO.

DATE

FILLED BY

1287-2
NOV 23 1943

TELEPHONE MARINE 5264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

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

10th August, 1943.

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

File No. 2841

Dear Sir:

Catalogue No. 147
Block 80 D. L. 36 and 51
4695 McHardy Street.

We have inspected this property and beg to report as follows:-

Location Sparsely settled district in South Vancouver.

Land The land comprises 2 acres on the west side of McHardy Street between Price Street, which is paved and Monmouth Avenue, which is only partly rough graded. It is suitable for subdivision into building lots having a frontage of 264 feet on Price Street and the same on Monmouth Avenue. The frontage on McHardy Street is 330 feet, which allows a good depth for the lots after taking out a lane.

The land is level and has been partly planted as a nursery garden, with fruit trees, shrubs, grape vines, bulbs, etc. The tenant has been doing some cultivation but there is too much work for one man and the place is rather neglected.

Building 1 storey frame dwelling with 4 rooms badly arranged. There is a sink, which empties into a bucket and no other plumbing. No plaster.

Condition Dilapidated.

Rent \$15. Tenant claims lease for duration of War and 1 year after.

City

Assessment \$3,050 (Land \$2,400 Building \$650)

Taxes \$167.34

Appraisal There is not much demand for building lots in this out-of-the-way district and the prospects for successful sub-division are not good.

There is some value in the land as a nursery garden and the existing trees, shrubs and bulbs have some value.

We are of the opinion that the market value of this property is \$2,250.

Yours faithfully,

JOHNSON, REEVE & WATSON

per

D. J. Jones

R.P.3

251

August 13th, 1943

Messrs. A. E. Austin
& Co. Ltd.,
633 West Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 147.
4695 McHardy Street.

Your letter of July 17th in which you enclose Amelian Terry's certified cheque for \$240.00 and offer to purchase the above property for \$2,400.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely \$2,160.00.

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.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and your client will then be in a position to assume control of this property.

Yours truly,

F. G. Shears
Director

FGS/GH

2541

27th September, 1943.

Messrs. A.E. Austin & Co., Ltd.,
833 West Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 147
1695 Melbury Street

On August 13th we wrote you stating that we were prepared to recommend the acceptance of your client's (C.W. Terry) offer to purchase the above property for the sum of \$2,400.00.

We do not appear to have received a reply to this letter and we shall be obliged if you will forward to us a certified cheque for the balance of the purchase price, namely, \$2,160.00.

Will you also kindly advise us as to the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

Yours truly,

F. G. Shears,
Director.

FMH

MEMBERS OF VANCOUVER REAL ESTATE EXCHANGE

CABLE ADDRESS
"AUSTIN" VANCOUVER
CODES
WESTERN UNION AT

**A.E. AUSTIN
& CO. LTD.**

TELEPHONE
MA RINE 2431
ESTABLISHED 1906

833 HASTINGS STREET WEST
VANCOUVER,
CANADA

October 28, 1943

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

Attention of Mr. Shears:

Dear Sirs:

Re: Your File #2481, 4695 McHardy
Street. Catalogue #1477

With reference to your letter of the
13th of August 1943, and to our subsequent corres-
pondence, we have just been advised by the purchasers
that they have so far been unable to finance the
proposed sale. They were expecting to get some
money from England, but they have been unable to do
so.

Kindly let us know what we should do
about this matter.

Yours truly

E. AUSTIN & CO. LIMITED.

Matthew Davidson
Agents.

MD/S

EVACUATION SECTION	
Rec'd	OCT 29 1943
File No.	2841
Ans.	Thitt.
Referred	Harrop

MEMBERS OF VANCOUVER REAL ESTATE EXCHANGE

CABLE ADDRESS
"AUSTIN" VANCOUVER
CODES
WESTERN UNION AI

**A. E. AUSTIN
& CO. LTD.**

855 HASTINGS STREET WEST
VANCOUVER,
CANADA

EVACUATION SECTION	
SEP 30 1943	
Rec'd	TELEPHONE
File No.	MARINE 243 2841
ESTABLISHED 1906	
Ans.	
Referred	

September 29th, 1943.

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

Attention Mr. Shears:

Dear Sirs:

Re: Catalogue #1417 - 4695 McHardy Street:

We have to acknowledge receipt of yours of
the 27th inst. and now have asked the purchasers
to put up the balance of the purchase price amounting
to \$2,160.00 in due course.

You will recall the writer spoke to you
several weeks ago and you intimated to us that we
would be notified when you required the balance of
the purchase price, so that the sale could be completed.

Yours truly,

A. E. AUSTIN & CO. LIMITED.

For Arthur Davidson
Agents.

MD/F.

2841
~~2481~~

1st November, 1943.

Messrs. A.E. Austin & Co., Ltd.,
833 Hastings Street West,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 147
4695 Mollard Street

We thank you for your letter of October 28th and note that your client has so far been unable to finance the purchase of the above property, expecting to receive money from England, which so far has not been forthcoming.

If you so wish we can retain the deposit for a little while longer and if no other enquiry is received on this property and your client wishes to continue the deal at a later date we would like to be prepared to do so.

Should you wish the deposit returned and so advise us we will attend to the matter.

Yours truly,

F. G. Shears,
Director.

FGS/PCH

MEMORANDUM FOR FILE

July 4th, 1944.

File No. 2541

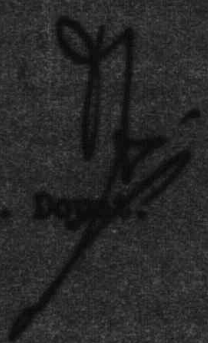
24455 Roberts Street, Vancouver.

A party called in to know if this property had been sold as he wished to put in an offer. In view of Mr. Shear's note of June 24th on file I referred the matter to Mr. Shears, who instructed me to inform the inquirer that negotiations were on foot for the sale of this property, and in fact an offer had been made, but if this party wished to make an offer the matter would be given our careful consideration.

Details of assessment, etcetra, were given to the inquirer and I understood that after consulting his wife he will put in a bid for the property.

In the meantime I 'phoned Mr. Davidson, of A. E. Austin & Company, and told him this matter could not go on indefinitely, and if the tenant, T. E. Terry, was not going to complete the deal we should be advised promptly. Mr. Davidson advised that within the next two or three days they would be in a position to say one way or the other whether this deal would go through, and I understood Mr. Davidson would advise us by the end of the week on the matter.

It will be seen from the file that negotiations started just a year ago with the tenant for the sale of the property.


P. Dwyer.

PD/ER

(Handled by the writer in view of Mr. Johnston's absence on vacation).

Mr. Shears:
* 29/7/44. Phoned Mr. Davidson and he stated he expected to send in balance of purchase price early next week.
Woff
8/8/44 Davidson of Austin's advises price now in hand to complete deal.
W.D.

COPY

EXHIBIT NO. 1287-E
DATE NOV 8 1944
FILED BY H. A. Blumstein R.P. 5

7598 & 2841

Sept. 25, 1944.

Dear Sir:

Enclosed please find check for \$100.00 dollars
10 per cent of bid of one thousand dollars on house at
2141 Columbia known as Catalogue No. 45, Lot 8, Blk. 14,
D. L. 302. If this offer is not accepted, I can offer
\$500.00 (5 hundred dollars) on house at 4695 McHardy
Street, Catalogue No. 147, Block 80, D. L. 36, 51.

Yours sincerely,
(Sgd.) H. Styles,
2233 37th Avenue East
Vancouver

*Is original
on 7598*

Copy
7598 & 2841

Johnston
26th September, 1944.

REGISTERED

Mr. H. Styles,
2233 - 37th Avenue East,
Vancouver, B. C.

Dear Sir:

Re: Catalogue Nos. 45 & 147
2141 Columbia Street and
4695 McHardy Street.

We are in receipt of your letter of the 25th instant in which you enclosed your certified cheque for \$100.00 and offer to purchase 2141 Columbia Street (Catalogue No. 45) for the sum of \$1,000.00.

This is to advise you that another offer on this property has been recommended for acceptance and we cannot therefore accept your offer.

With regard to your alternative offer of \$500.00 to purchase 4695 McHardy Street (Catalogue No. 147). We are not able to accept this offer. This property has been independently appraised and the Custodian will not be interested in any sum less than \$2,400.00.

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

Yours truly,

F. G. Shears,
Director.

PMH

encl.

MEMBERS OF VANCOUVER REAL ESTATE EXCHANGE

CABLE ADDRESS
AUSTIN VANCOUVER
CODES
WESTERN UNION AI

**A.E. AUSTIN
& CO. LTD.**

833 HASTINGS STREET WEST
VANCOUVER,
CANADA

Rec'd	OCT 27 1944
File No.	2841
Ans.	4082
Indexed	Shelton
TELEPHONE MA RINE 2431	
ESTABLISHED 1906	

October 27, 1944

The Office of the Custodian
506 Royal Bank Building
675 West Hastings Street
Vancouver, B. C.

ATTENTION: MR. SHEARS

Dear Sir :

Re: Sale to T. W. Terry of 4695 McHardy St.
Your file #2841

We have now got the sale of this property completed along the lines we talked to you about.

The City Solicitor is preparing an agreement as to the dedication of the thirty-three foot strip on the Monmouth Street frontage which the city requires before they will consent to sub-dividing the property. The terms of this proposed agreement have already been ratified by the City Council.

As soon as we receive this agreement we will remit to you the balance of the purchase price.

We regret the delay in connection with getting this matter disposed of but think you understand the circumstances.

Yours truly,

A. E. AUSTIN & CO. LTD.
per Matthew Davidson
Agents.

MD:BH

EXHIBIT No. 1267-P
DATE NOV 28 1944
FILLED BY R. G. B. Smith

R.P. 6

November 27th, 1944.

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

Rec'd	NOV 28 1944
File No.	2841
Ans.	
Referred	

Dear Sirs:

Re: Catalogue No. 147
4695 McHardy Street

I hereby offer you the sum of \$2,400.00 (cash)
for the property at the above-mentioned address. And
enclose herewith \$240.00 (cash) being deposit of 10% on
the purchase price, subject to 5% commission.

Yours truly,

Robert Hughes

2841

November 27th, 1944.

Messrs. A. E. Austin & Co. Ltd.,
633 West Hastings Street,
Vancouver, B. C.

Attention Mr. H. Davidson

Dear Sirs:

Re: Sale to T. W. Terry of
4695 McHardy Street
Vancouver, B. C.

With further reference to the above-mentioned transaction and especially to our telephone conversation of the 23rd instant, we regret we find it necessary to have to return herewith your deposit of \$240.00 as arranged on that date. We believe you will agree with us that this matter has been outstanding an unusually long time and, in view of the fact that we have another offer on hand, we cannot wait longer for Mr. Terry to forward the balance of the purchase price.

We wish to thank you for your efforts to complete this sale and trust you will understand our position under the circumstances.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Cheque enclosed.

cc for Mrs. Harrop.

2641

December 1st, 1944

Mr. Edward Hughes,
417 Pender St. West,
Vancouver, B.C.

Re: Catalogue No. 147
4695 McHardy Street

Dear Sir:

We are in receipt of your letter of November 27th, enclosing cheque for \$240.00 and submitting an offer to purchase the above property for the sum of \$2,400.00.

This matter is receiving our attention and we will be writing you again in due course.

Yours truly,

F. G. Shears,
Director.

/s/

PHONE MARINE 9439

CABLE ADDRESS "INKARD"
CODE A.B.C.

VALUATOR, CONVEYANCER
FINANCIAL AGENT
MORTGAGES

J. D. INKSTER J.P.

ESTABLISHED 1908
EXHIBIT No. *12F7-A*
Real Estate Broker
DATE *NOV 23 1948*

ESTATE ISSUED BY

• • • *H. A. B. B.*

417 PENDER STREET WEST
VANCOUVER, B. C.

INSURANCE
FIRE, ACCIDENT, PLATE GLASS

RIP 7
JOSEPH D. INKSTER
Rec'd *DEC 5 1948*
File No. *2841*
Ans. _____
Shipped _____

Dear 4/44

F.G. Shears Esq
808 Royal Bank Building
Vancouver, B.C.

(Custodian of Enemy Property)

(Japanese Evacuation sect.)

Dear Sir.

Re Catalogue No. 147
4695 McHardy St.

I beg to now submit offer for the above property of \$2900.00 cash-
subject to usual commission.
I enclose herewith a further \$50.00 being 10% deposit on increased
price of \$500.00.

Yours very truly

John Hughes

\$240.00 - previously recd.

PROPERTIES SUSPENSE ACCOUNT

PHONE MARINE 8439

CABLE ADDRESS "INKARD"
CODE A.B.C.

JOSEPH D. INKSTER

VALUATOR, CONVEYANCER
FINANCIAL AGENT
MORTGAGES

J. D. INKSTER J.P.

ESTABLISHED 1908

Real Estate Broker

ESTATE AGENT

• • •

417 PENDER STREET WEST
VANCOUVER, B.C.

INSURANCE
FIRE, ACCIDENT, PLATE GLASS
AUTOMOBILE

Rec'd **DEC 12 1944**
File No. **2841**
Ans. **Peters**
Registered
Date. **9/44**

File 2841

The Custodian
Japanese Section
Royal Bank Building Cor. Granville and Hastings
Vancouver, B.C.

Dear Sir

re 4695 McHardy St. Blk. 80. D.L. 36 and 51

I am bringing purchaser in on Monday morning. He wants Deed
in name of himself and wife (Joint tenants) as under -
Mike and Ann ~~Sokolosky~~ Sokolosky. 4661 Boundary Rd. Burnaby B.C.
Yours very truly

John Hughes

Is it Guy's?

*Occupation of Mr?
Butler Subject?*

Attention Mr. Johnston

*✓ Bid Cancelled
Check returned*

*Came in Mon the 18th -
Discussed matter of trees & shrubs -
also widening of street.
Coming in again Thurs. 21st
WJH*

Johnston
CITY ENGINEER'S OFFICE

C. BRAKENRIDGE, M.E.I.C.

CITY ENGINEER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

December 14, 1944.

PLEASE ADDRESS ALL COMMUNICATIONS TO
THE CITY ENGINEER

Custodian of Enemy Property,
506 Royal Bank Building,
Hastings Street,
Vancouver, B. C.

Attention Mr. Johnston

Dear Sir:

Re: Block 80, D.L.'s 36 & 51

I understand that recent arrangements conducted by the A. E. Austin Company for the sale of Block 80, D.L.'s 36 & 51, are at an end and that another sale of the property is being arranged through Mr. Hughes of the J. D. Inkster Company.

The sale through A. E. Austin & Co. anticipated the subdivision of Block 80 into the East and West halves and consequently necessitated submitting the proposed subdivision to me for approval. In these negotiations the question arose of dedicating the South 33 feet of Block 80 to provide the remaining half street allowance on Monmouth Street.

In accordance with your request I submit herewith a digest of the correspondence, etc. in this matter.

August 5th 1944 - Letter from A. E. Austin Co. to City Engineer stating, on behalf of the Japanese Custodian, that tentative arrangements were being made to sell the property; that in order to sell it will be necessary to subdivide, and requesting approval.

August 11th 1944 - Letter City Engineer to A. E. Austin Co. requesting consideration of dedicating South 33 ft. for widening Monmouth St., pointing out existence of buildings on widening strip; requesting intentions regarding their removal and if not being removed whether an undertaking to remove them at end of a stated period would be considered.

August 16th 1944 - Letter A. E. Austin & Co. to City Engineer; stating it is not intended to remove buildings, but believe purchasers would have no objection to removing them in order to widen street, after, say, 5 years, if owners of other similar properties also were willing to dedicate.

EVACUATION SECTION	
Rec'd	DEC 15 1944
File No.	2841
Ans.	422 2 7/1/44
Referred	Johnston

December 14, 1944.

August 31st 1944 - City Engineer to A. E. Austin Co. suggesting South 33 ft. be dedicated and if purchaser is not prepared to remove buildings immediately, a request be made to City for them to remain for, say, 5 years, after which they would be removed at owners' expense. States some progress is being made toward obtaining half road allowance from other similar properties on Monmouth Street.

September 18th 1944 - A. E. Austin & Co. to City Engineer: Letter advises prospective purchaser willing to sign dedication, provided right of occupation for 5 years free of charge is obtained, after which owner would remove buildings on reasonable notice. Requests preparation of agreement for signature, together with assurance that City would agree.

September 26th 1944 - Minute of the Board of Works, subsequently approved by Council, recommending that on dedication of South 33 ft. of Block 80 owner be granted right of occupation at \$1.00 per year plus taxation on improvements, subject to cancellation of right on 6 mos. notice from City; and that an arrangement be worked out whereby City pay cost of removal of buildings from strip if right is terminated within 5 years.

October 16th 1944 - Resolution of Street Ends Committee that negotiations regarding dedication etc. be left to City Solicitor and City Engineer; Agreement prepared, dated October 2nd 1944, dealing with occupation of street after its dedication. (Agreement not executed)

November 15th 1944 - Resolution of Council accepting and allocating land for highway purposes, in anticipation of receipt of dedication conveyance.

It seems unfortunate that these arrangements should fall down after being carried forward so far. The acquisition of the South 33 feet of Block 80 ~~by the South 33 feet of Block 80~~ by the City for highway purposes appears to be desirable and in the public interest and I would appreciate your doing what you can to see that the highway allowance is dedicated.

Yours truly,

C. Brabenck

City Engineer.

GFF/II

4061 Boundary Rd
Burnaby

EXHIBIT NO. 1287-1
DATE NOV 23 1944
FILED BY R. G. Christie

- Dec 21/44 -

The Custodian
Japanese Evacuation Section
Hastings and Granville
Vancouver. BC

Rec'd DEC 27 1944
File No. 2841
Ans. [initials]
Retained [initials]

Dear Sir-

re #4695. 116 Hardy St. Blk 80 - Df 36457.

Regarding above property on which I have made
deposit to you of \$290:- I regret I cannot wait
any longer - as the deal is complicated - & shall
be glad therefore - if you will kindly return my
deposit to me.

Yours truly.

M. Sokolovsky.

2841

29th December, 1944.

Mr. M. Sokolosky,
4061 Boundary Road,
Burnaby, B.C.

Dear Sir:

Re: Catalogue No. 147
4695 McHardy Street

We are in receipt of your letter of the 21st instant in which you state you wish to withdraw your offer to purchase the above property.

We are forwarding a cheque in favour of Mr. J.D. Inkster, J.P. in the sum of \$290.00, the amount of deposit forwarded to us in connection with this offer.

Yours truly,

F. G. Shears,
Director.

P181

PHONE MARINE 8488

CABLE ADDRESS "INKARD"
CODE A.B.C.

R.P.8 JOSEPH D. INKSTER

VALUATOR, CONVEYANCER
FINANCIAL AGENT
MORTGAGES

J. D. INKSTER J.P.

INSURANCE
FIRE, ACCIDENT, PLATE GLASS
AUTOMOBILE

ESTABLISHED 1888

Real Estate Broker

NOV 13 1944

DEC 29 1944

ESTATE AGENT FILLED BY

• • •

R. A. B. Nisbet

File No.

2841

417 PENDER STREET WEST
VANCOUVER, B.C.

Refered
29th Dec 1944

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

re Catalogue No 147
4695 McHardy St Blk 80. D.L.36 & 51

.....

Not Outfired

Dear Sir

I enclose herewith Chq value \$200.00 being deposit 10% on
Price of \$2000.00 for above property from my Client John Percival K overne
Mining Engineer, 5354 Sherbrooke St. Vancouver B.C.

yours very truly

Edw. Hughes

29th December, 1944.

J.D. Inkster, Esq., J.P.,
417 Pender Street West,
Vancouver, B.C.

Dear Sirs:

Re: Catalogue No. 147
4695 Melbury Street.

We are in receipt of a letter from Mr. Bokalosky
in which he requests the withdrawal of his offer to purchase
the above property.

We are enclosing herein our cheque in your favour
for \$290.00 being the amount of the deposit forwarded to us.

Yours truly,

F. G. Shears,
Director.

PMH

encl.

2841

Johnston
January 5th, 1945.

Mr. C. Brakenridge, M.E.I.C.,
City Engineer,
City Hall,
453 West 12th Avenue,
Vancouver, B. C.

Dear Sir:

Re: Block 80, D.L.'s 36 & 51

We duly received your letter of the 15th ultimo and in reply wish to advise you that the contemplated sale of the above-mentioned property through the agency of A. E. Austin and Company Limited did not materialize, as the prospective purchaser was unable to complete financial arrangements.

We have now arranged for the sale of this property to another party and inasmuch as he has advised us that he has no intention whatsoever of subdividing Block 80 he will not wish to carry on any negotiations in this connection.

Further, as the Custodian is not interested in effecting a subdivision of this property, it will, therefore, be in order as far as he is concerned to rescind any resolution of the City Council which may have been passed regarding allocation of any portion of same for highway purposes.

Yours very truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

File No. 2841

January 16th, 1945.

MEMORANDUM

TO: Mr. K. W. Wright

FROM: Mr. W. J. Johnston

Re: Catalogue No. 147
4695 McHardy Street
Vancouver, B. C.

An acceptable offer to purchase the above-mentioned property has been received but before writing further to the purchaser it appears desirable to clarify the rental status of the existing tenancy.

Under date of June 17th, 1942, our agent, A. E. Austin and Company Limited, wrote a letter to Mr. Thomas William Terry, prospective tenant, a copy of which is attached hereto. The important points set out in this letter-agreement are as follows:

- (1) Our agent stated they were "Acting on behalf of the Custodian -----."
- (2) "----- the tenancy is to continue for the duration of the war."
- (3) Notice to vacate is subject to right of tenant "to harvest and dispose of any growing crops planted by you."
- (4) Rent: \$15.00 per month.
- (5) Tenant to pay Water Rates.
- (6) Short Form of Leases Act to apply.
- (7) Tenant to take possession as soon as the Japanese owner was evacuated.

Mr. Terry signed and returned a copy of said letter, signifying his approval of the contents.

Although the R.C.M.P. record indicates that the Japanese owner, Mr. Rokutaro IDE, was not evacuated until October 23rd, 1942, he declared his property to the Custodian on April 9th, 1942.

The tenancy of Mr. Terry actually commenced on August 21st, 1942, and is still continuing, the tenant having paid his rent regularly.

File No. 2641

January 16th, 1945.

- 2 -

I interviewed Mr. Terry at 4695 McHardy Street on Thursday January 11th, 1945 and he appeared willing to vacate the premises, irrespective of the above-mentioned agreement. It would be well, however, as suggested by you, to have him sign a letter addressed to the Custodian stating that he will vacate on or before September 15th, 1945. If you will be good enough to prepare a suitable letter I will endeavour to have Mr. Terry sign same.

WJ/HMS

January 20th, 1945.

MEMORANDUM

TO: Mr. Geo. Peters

FROM: Mr. W. J. Johnston

Re: 4695 McHardy Street,
Vancouver, B. C.
Blk. 80, D.L. 36, 51. (Dwelling)
Catalogue No. 147

This memorandum will cancel my previous one dated January 2nd, 1945, in connection with the tenancy of the above-mentioned property.

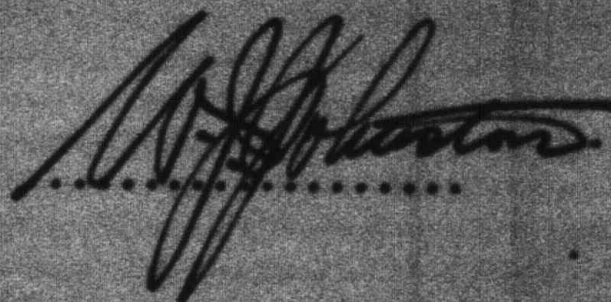
Following my discussion of the matter with Mrs. McArthur and yourself, at which time we were in accord on the procedure to be adopted, I sent a memorandum to Mr. Wright dated January 16th, 1945. In this memorandum I outlined particulars of the letter-agreement dated June 17th, 1942, made between Mr. T. W. Terry, tenant, and A. E. Austin Company Limited acting on behalf of the Custodian.

Mr. Wright prepared a letter dated January 18th, 1945, addressed to the Office of the Custodian, which I have had signed and sealed by Mr. T. W. Terry and also by his wife Mrs. T. (Amelia) Terry. This letter cancels the previous arrangement contained in the letter-agreement dated June 17th, 1942.

Mr. and Mrs. Terry now occupy this property on the following basis:

- (1) The premises are rented unfurnished on a month-to-month basis until the 15th day of September 1945, on which date Mr. and Mrs. Terry have agreed to vacate.
- (2) The rental is \$15.00 per month and the Water Rates are to be paid by said tenants.
- (3) Mr. and Mrs. Terry have the right to harvest and dispose of the bulbs, plants and shrubs which they have planted during their tenancy.

I am attaching hereto the original of the above referred to letter dated January 18th, 1945; a 1945 Tax Certificate and the original Certificate of Encumbrance.


.....

WJJ/HMS

4695 McHardy Street,
Vancouver, B. C.,
January 18th, 1945.

Office of the Custodian,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Re: Blk. 80, D.L. 36 & 51,
Gp. 1, N.W.D., Plan 849.
Rokutaro IDE

Dear Sirs:

Your Mr. Johnston has informed me that in keeping with the Government's Policy of liquidation of Japanese assets in the protected area of British Columbia, the premises known as 4695 McHardy Street, Vancouver, B. C., which I occupy, is now in course of sale.

When I took over the property, it was expected that the Japanese owner would not require possession for the duration of the war and I have planted a considerable number of bulbs, plants and shrubs. Before giving the new purchaser possession I will require an opportunity to harvest and dispose of the foregoing.

It would not be possible for me to complete this work prior to the 15th day of September, 1945, but Mr. Johnston informs me that it would be satisfactory if I vacate the premises on that date.

In consideration of the assurance received that I will not be required to leave the property before the 15th day of September, 1945, it is agreed that my term of occupancy shall not be for the duration of the war but shall be fully completed and ended on the 15th day of September, 1945. I further agree to leave the said premises on the 15th day of September, 1945. It is also understood that the rental for the residue of the term shall be the sum of \$15.00 per month, payable on the first day of each and every month, and the Water Rates will be paid by me.

Yours truly,

T. W. Terry
T. W. Terry.

Witness:

W. Johnston

506/675 W. Hastings St.
Vancouver, B.C.

Mrs J. Terry
(atmelin)

Also as to John P. Kevana.
W. Johnston.

Agreed to: *John P. Kevana*

*copy handed to
Mrs Kevana
Jan 23/45
to [illegible]*

File No. 2841

January 22nd, 1945.

MEMORANDUM

TO: File

FROM: Mr. W. J. Johnston.

Re: Catalogue No. 147.
4695 McHardy Street,
Vancouver, B. C.
Blk. 80, D.L. 36 & 51.

On Friday, January 19th, 1945, I interviewed Mr. and Mrs. T. W. Terry, the tenants who have occupied the above-mentioned property since August 21st, 1942.

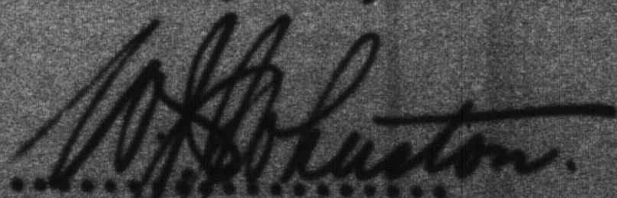
After explaining to them that this property was in course of sale, I stated that it was desirable that Mr. Terry should sign a letter addressed to the Office of the Custodian, terminating his tenancy on September 15th, 1944, in accordance with a verbal agreement made between Mr. Terry and myself on Thursday, January 11th, 1945, on which date I also called at their home.

Mr. Terry, after reading the letter dated January 18th, 1945, asked me how this letter would affect his Agreement with the Custodian dated June 17th, 1942, which stipulated that he would occupy the property for the duration of the War. In reply to his question I stated that if he signed this letter the other agreement would be cancelled and the arrangement contained in this letter would become the basis of his tenancy.

Mr. Terry stated that his wife was also a party to the tenancy and, after they both had read the letter they signed and sealed same in my presence, retaining a copy for themselves.

I believe both Mr. and Mrs. Terry fully appreciated the significance of the contents of the letter they signed and realized their position as tenants under the new arrangement.

A copy of said letter dated January 18th, 1945, is attached hereto.


W. J. Johnston,
Administration Department.

WJJ/HMS

for Mr. Peters

2841

Jan. 22nd, 1945.

J.D. Inkster, Esq., J.P.,
417 Pender Street West,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 147
4695 McHenry Street
Blk. 20, B.L. 36 & 51

Your letter of December 29th enclosing cheque for \$290.00 and offer to purchase the above property for the sum of \$2,900.00 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 \$2,610.00.

We note that you request this property be registered in the name of John Percival Keverne, mining engineer of 5354 Sherbrooke St., Vancouver, B.C. Kindly advise whether or not the proposed registered owner is a British subject.

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

After the documents have been registered, a statement of adjustments of taxes etc. will then be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

I understand our Mr. Johnston is making arrangements for you to bring in Mr. Keverne to discuss the tenancy.

Yours truly,

F. G. Shears
Director.

GP:FR

British Subject

Copy for Mrs. McArthur

DM

Jan. 24th, 1945.

Mr. John P. Keverne,
3354 Sherbrooke Street,
Vancouver, B.C.

Dear Sir,

Re: Catalogue No. 147
4595 Edworthy St.
W.L.B. B.L. 31

This will acknowledge receipt of your
cheque for \$2,410.00. We have now received a total of \$2,900.00,
being the full amount of the purchase price for the above property.

We note that you request this property
to be registered in the name of John Percival Keverne, mining
engineer, of 3354 Sherbrooke St., Vancouver, B.C., who is a
British subject.

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

Yours truly,

F. G. Shears,
Director.

DM

c.c. to J.D. Inkster

REGISTERED

February 8th, 1945.

Mr. E. P. Laidlaw,
3358 Price Street,
Vancouver, B. C.

Dear Sir:

Re: 4695 McHardy Street,
Vancouver, B. C.
Blk. 80. D.L. 51 & 36.

We are writing you at this time in connection with the soil and refuse which you have thrown over on and, in some instances, have burned on the above-mentioned property situated next to the premises in which you reside.

We discussed the situation with you on Friday, January 19th, 1945, at which time you admitted the offence.

This property is vested in the Custodian of Enemy Property and he takes a serious view of your actions. We are, therefore, advising you that your trespassing on said property must cease and, if you have not already done so, you must remove whatever remains of said soil and refuse immediately.

Further, after inspection has been made of the property by our agent on Saturday, February 17th, 1945, if said refuse and soil has not been removed by you, the matter will be transferred to our Legal Department for such action as may be deemed necessary.

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS

Catalogue No. 147,
File No. 2841,

March 8th, 1945.

4595 Robt. St. Vancouver, B.C.
Blk. 80, D.L. 51 and 36, Map 2928,
N.W.D.

JOHN PERCIVAL KEVENHE,
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at January 24th, 1945)

	DEBIT	CREDIT
Purchase price	\$2900.00	
Cheques received		2900.00
Seller's proportion of 1944 taxes 23/365 x 168.43		10.61
<u>Amount of rent collected</u>		
January 24th to January 31st 6/31 x 14.25		2.76
(February 1st to February 28th) (Mar. 1st to March 31st) 2 months @ 14.25		28.50
Registration fees on deed-\$2900.00	10.30	
Insurance premium -15.15 x 4.12	.62	
Balance owing to purchaser	30.95	
	<u>\$2941.87</u>	<u>2941.87</u>

BALANCE OWING TO PURCHASER - \$30.95

2841

March 14, 1945.

Mr. John P. Keverne,
5354 Sherbrooke Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 147
4695 Hollard Street
80/26 & 51/2928

Deed to the above described property has now been registered in your name and we are ready to deliver control to you. When the title has been received by us from the Land Registry Office it will be sent by registered mail to you or to any person designated by you.

A letter, copy of which is enclosed, has been sent to the tenant of this property.

Adjustments as of January 24th, 1945, as shown on the enclosed sheet, have been calculated and a balance of \$30.95 appears to your credit. A cheque for this amount, together with relevant insurance policy which has been assigned to you, is enclosed herewith.

Please return to us the attached control receipt, duly signed.

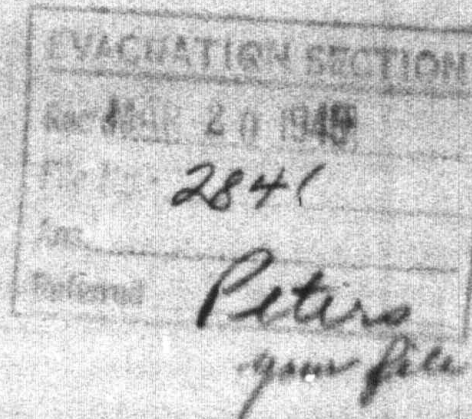
Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to J. D. Inkster, Esq.

Catalogue No. 147
File No. 2841
4695 McHardy Street, Vancouver
80/36 & 51/2928
Certificate of Title No. 119142-L



Control of property covered by Certificate of Title No. 119142-L is by me hereby acknowledged and I agree that all adjustments and incidents connected with the sale to me of this property have been settled.

Receipt is also acknowledged of Palatine Insurance Company, Policy No. 383167, which has been assigned to me.

Receipt is also acknowledged of cheque for \$30.95 representing closing adjustments on sale to me of the above property.

Dated at Vancouver B. C., this 19 day of March, 1945.

Signed

John P. Peterson

Return to the Custodian

File No. 2841.
Catalogue No. 147.

March 28th, 1945.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Rokutaro IDE
City of Vancouver
Lot 80, D.L.'s. 36 & 51, Gp. 1,
N. W. D., Plan 849.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated February 27th, 1945,
we attach herewith the following documents in connection therewith.

1. Copy of application number 119141-L, dated February 27th, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 119142-L, dated February 27th, 1945, registering the property in the name of John Percival Keverne (Deed).
3. Duplicate of Transmission dated February 10th, 1945.
4. Duplicate of Deed dated February 10th, 1945 - Secretary of State to John Percival Keverne.
5. Certificate of Indefeasible Title number 119142-L, dated March 20th, 1945, covering the above property in the name of John Percival Keverne.

D. A. Cramer

DAC:JS
Atch.

COPY
500 Powell Street,
Vancouver, B.C.,
September 30th, 1942.

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

Dear Sir:-

Re 4695 McHardy Street---Property of Mr. R. Ide.

I received on September 30th from the A.E. Austin and Company, Ltd. a copy of the agreement made between Mr. Thomas William Terry and the Company regarding the rental of my property. I wish to state here that I saw the agreement supposedly drawn up on June 17th, 1942 for the first time this morning. This agreement was furthermore drawn up without my knowledge and my consent. Upon perusal of the agreement, I find that there are several clauses with which I disagree and several omitted that I would like to be included. If I had been consulted in the making of the agreement, I would have asked that these clauses be included. The representatives of the A.E. Austin Co. state that this agreement was drawn up after fully discussing the terms with me, but with this I beg to disagree. I think that it is only fair that the landlord should know fully the contents of any agreement made with the prospective tenant concerning his property.

Paragraph four of the agreement states that the tenant is to harvest and store the bulb crop. The tenant may sell or dispose of any bulbs over the number registered with the Custodian. The paragraph continues that the tenant may also dispose of the small cypress trees now growing on the property. I would ask that this be deleted because I have never said to Mr. Terry even verbally that he may sell the cypress trees. In fact I have told him that he must not move or dispose of any trees or shrubs that are now in the garden.

Furthermore, I ask that the following items be also included in the agreement:

1. Mr. Ide be given the right to the vegetables which he sowed and planted or in case, Mr. Ide leaves before he can use them, Mr. Terry if he wishes them for himself to recompense Mr. Ide.
2. Mr. Ide be given the right to the chrysanthemum flowers when they are ready or Mr. Terry to pay Mr. Ide 10¢ a plant if he wishes them himself.
3. Mr. Ide be given the right to dig and sell 200 lily bulbs which are in his garden at the present time.
4. No trees or shrubs are to be moved or disposed of by Mr. Terry.
5. The goods which belong to Mr. Ide and which are stored in the garage are not to be touched.

I will appreciate it very much if you could bring about the inclusion of the above changes in the agreement. Thanking you for your kind consideration of my request and your endeavors on my behalf,

I am,

Yours truly,

"Rokutaro Ide"

2841

April 13th 1945.

Mr. Rokutaro IDE,
Registration No. 06827,
139 Hunter Street, East,
HAMILTON, Ontario.

Dear Sir:

Re: Catalogue No. 147
4695 McHardy Street,
Vancouver, B. C.
SO/D.L. 36 & 51.

Please be informed that the above property has been sold as of January 24th 1945, for the sum of \$2,900.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses, up to the mentioned date, have been credited to your account and adjustments of insurance premiums have also been credited to you.

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

Yours truly,

W. J. Johnston,
Administration Department.

WJJ/HMS
Encl. (2)

c.c. B. C. Security Commission.

RP.10

STATEMENT RE SALE OF:

Name: IDE, Rokutaro

Catalogue No: 147

File No: 2841

Street Address: 1695 Hollardy St.

Reg. #06827

Legal Description: Vancouver, B.C.
80/D.L. 30 & 31

Date of Sale and Adjustments January 24th, 1945

Sale Price

\$ 2900.00

Real Estate Agents Commission

\$ 145.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

~~Encumbrances:~~~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance

.62

Taxes to Jan. 23/45

10.61

Water

167.11\$ 2900.62

Net Proceeds credited to your account

2733.51

April 6th, 1945.

Date:.....

By: George Peters

Compiled by:.....

THE **Mr. Rokutaro Ide**, formerly resident at 4085 McHardy St. and a well-known florist of Vancouver, B.C., passed away in Hamilton, Ont., on June 27th, 1938, at the age of 78. The funeral service was held at the All People's United Church on June 30th, at 3:30 p.m., Rev. K. Shimizu officiated, assisted by Rev. G. D. McLeod, Rev. E. Yoshioka and Rev. T. Komiyama. Interment took place in Woodland Cemetery, Hamilton, Ontario.

September 10, 1948.

F. G. Bourns, Esq.,
Barrister & Solicitor,
614 Pigott Building,
36 James Street South,
Hamilton, Ontario.

Dear Sir:

Re: Estate of Rokutaro IDE, Deceased.

We have to acknowledge your letter of September 7, advising us of the death of Rokutaro Ide at Hamilton on June 27 last.

We have no knowledge of any assets of the deceased remaining in the Protected Area of British Columbia. The real property owned by the deceased which came under the control of the Custodian was sold in 1945 for \$2900.00. Prior to his death Rokutaro Ide filed a claim with the Japanese Property Claims Commission for the sum of \$2400.00 relative to sale of this property. This claim has been set down for hearing before the Sub-Commissioner in Toronto on October 22, 1948, Mr. R. A. Best, Barrister and Solicitor, Toronto, acting for the claimant.

In his Custodian declaration, Rokutaro Ide declared a long list of chattels but our records indicate that Mr. Ide returned to Vancouver after his evacuation and sold these chattels to his tenant, Mr. T. W. Terry, for the sum of \$75.00. Therefore, no personal property belonging to the deceased came under the control of the Custodian.

The entire balance to the credit of Rokutaro Ide in this office was remitted to him in May 1945.

Yours very truly,

A. G. McArthur,
Office of the Custodian.

/AC

F. G. BOURNE
BARRISTER AND SOLICITOR

614 PIDDY BUILDING
88 JAMES ST. SOUTH
TELEPHONE 2-5484

HAMILTON, CANADA

September 7, 1948

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

Re: Rokutaro Ide Estate
Catalogue #147
80/D. L. 36 & 51

EVACUATION SECTION	
Rec'd	SEP 9 1948
File No.	284
Ans.	<i>[Signature]</i>
Referred	McArthur

Dear Sirs:

The above named died at Hamilton, Ontario, on June 27th last, and I have before me a statement showing the disposition of his real estate at 4695 McHardy Street, Vancouver. I am led to believe, however, by one of the sons, that there is an accounting to be made with respect to his personal property, and I shall appreciate receiving your advice in this regard.

Yours truly,

FGB/W

[Signature]

Handwritten notes:
H 50 - Oct. 23 at home
2400 2
Mr. Ide Va - 57 7.6 - a Th. long
Y. 1. 80 2 10 - a few weeks

April 27, 1951.

Messrs. Cameron, Weldon, Brewin & McCallum,
Barristers & Solicitors,
Sterling Tower,
Toronto 1, Ont.

Dear Sirs:

Re: Case No. 1287
IDE, Rokutaro (dec'd.)

We are in receipt of your letter of the 25th instant enclosing a Release signed by Mr. Jin IDE, together with Notarial copy of Letters of Administration.

We are satisfied that Mr. IDE can give the required release, but you will agree that the wording in the standard form of release does not correctly set out the facts. We feel therefore that it is necessary for the form of release which we are now enclosing, to be executed by Mr. Jin IDE.

We notice that he is a resident in Toronto so that there will not be much difficulty or delay in obtaining his signature and as soon as the document is returned duly executed, payment of the award can be made without delay.

Yours very truly,

F. G. Shears,
Director.

FOS/GM
Encl.

IN THE MATTER OF THE "INDIAN ACT"
PART I. INDIAN STATUTES OF CANADA 1877, CHAPTER 52.

INDIAN PROPERTY CLAIM COMMISSION

REPORT

HIS HONOUR, JOHN H.A. MILLER, SUB-COMMISSIONER.

TORONTO, CANADA,

NOVEMBER 22, 1922.

IN THE MATTER OF THE CLAIM OF

ROBERT LEE

RESIDING AT TORONTO.

Deceased
27 June 1924

APPEARANCES:

H.A. CHURCHILL, Esq., K.C.,

appearing for the
Dominion Government,

H.A. BENT, Esq.,

appearing for the
claimant.

A. SMITH, Esq.,

Secretary,

H.E.R. UFFON, Esq.,

Official Interpreter,

A.G. VENTON, Esq.,

Official Reporter.

J. Ide,
Dir. ex.

J. IDE, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BENT:

Q. Is that your signature? (Indicating)

A. Yes, sir, it is.

Q. And was that form prepared upon instructions given by yourself or by some member of the family?

A. No. That was made out on the instructions of my dad.

Q. And you are a son of the late Nakutaro, last name, Ide?

A. Yes, that is right.

Q. And to the best of your knowledge is the information contained therein correct?

A. That is true.

MR. BENT: I am filing as Exhibit 1 the Real Estate, Farm Land claim form.

(PARTICULARS OF REAL ESTATE FARM LAND,
MARKED EXHIBIT NO. 1)

Q. In the interim between the time Mr. Nakutaro Ide made the claim and this hearing he has unfortunately died and Mr. JINBE is his son and I think perhaps is as familiar with the claim as any other person.

May I ask you, I understand your father did not leave a Will?

A. No, he did not.

Q. And nothing has been done about taking out Letters of Administration?

A. Well, it is in the hands of the lawyer now but we were just wondering how my dad's claim was going to effect the estate. The estate has not been filed as yet --

J. Lee,
Mr. Lee.

THE SUB-COMMISSIONER: Q. You are applying for
administration? A. Yes; on behalf of my brother's
and sisters.

MR. SMITH: Q. I understand that you lived at 4535
McLure Street, Vancouver, before emigration? Is that
correct?

A. Yes.

Q. And it is as the result of the sale of that
property that you are now making this claim on behalf of
your father's estate?

A. That is right.

Q. Incidentally, I see you were in the army?

A. Yes.

Q. For how long? A. 18 months.

Q. Where did you serve in that time?

A. In India and Burma.

Q. Now, this property on McLure Street in
Vancouver apparently was operated as a business as well
as a home?

A. That is right; part business.

Q. And your father was in the nursery business?

A. Yes; that is right; nursery and florist.

Q. I am showing you three individual photographs.
Could you identify these for us?

A. Yes. That is our house at 4535 McLure Street
Vancouver.

Q. And these are part of the grounds in the
front of the house?

A. Yes.

Q. When were these pictures taken?

A. These pictures were taken by myself in 1941.

J. L. H.
Mr. H.

Q. This is another picture. Is that your house?

A. Yes. That looks like my house, yes.

Q. Apparently taken in May 1943.

I will file as one Exhibit the four different pictures.

(FOUR PHOTOGRAPHS OF CLAIMANT'S PREMISES,
MARKED EXHIBIT NO. 1)

Q. Apparently your father had been on this property for a long time?

A. Yes. That is right.

Q. He bought it in 1916?

A. Yes.

Q. And do you know whether he had cultivated it as a nursery during most of those years?

A. Yes. Well, when he bought the property, was practically virgin timber and he cleared the property, two acres and at that time he used to go fishing during the fishing season and work on the land and clear the property. When he got sufficient about his primary flowers was delicate and rare. He specialized in that.

Q. That was his business? A. At that time.

That is quite a long time ago. But, when he got the full two acres cleared and of course his other stock was growing up until 1941, 1942 --

Q. Did he work at this place fulltime just before evacuation or did he have another job?

A. No. He worked -- at evacuation time we had a store, a florist shop and he divided his time between home and the shop.

Q. And I suppose he would grow a lot of the bulbs

1 and so on?

2 A. Yes. You know I had an older brother and he
3 was at home most of the time and he was doing most of
4 the working, that is, cultivating and so on at home.

5 Q. You have mentioned here in your claim form
6 that there is two acres of nursery stock. I under-
7 stand that most of the bulbs and so on had been taken
8 out of the ground just prior to evacuation. Then what
9 was left there? Would they be all shrubs and perennial
10 flowers?

11 A. As I say, the drops was flowers or daffodils
12 and narcissus and bulbs and crocus, which are perennials,
13 of course. I do not know whether you do your own garden-
14 ing, or not, but it was the practice of my father to sell
15 to the Western Wholesale Florists the best, the top grade
16 bulbs that he grew every year and planted the smaller
17 ones, and, of course, the early drop, ---

18 Q. So that he took a certain number of bulbs out
19 and sold the bulbs?

20 A. Yes.

21 Q. Every year?

22 A. Yes.

23 Q. And planted the smaller ones and grew the
24 flowers in the Spring?

25 A. Yes. There is always a surplus; they will
26 multiply.

27 Q. So far as the shrubbery, itself is concerned,
28 was there very much shrubbery in the length the time of
29 the evacuation?

30 A. There was quite a lot there.

I would like to mention that, as you see in the

J. Lee,
MR. L.

picture there we had - it does not come in the actual monetary value of the property but I would like to mention that there we had a genuine wisteria, which grew along the front of the house. It is a very rare type. It was a trailing variety. I venture to state that it was probably the most beautiful of its kind in Canada. I will stand on that. My dad also had two camellia trees. They are something like a gardenia only they are red. They are also not grown outside but my dad by careful nursing and covering up in the winter and so on, brought them into the picture, not at the time in flower, of course, and also a Japanese genuine cherry blossom which you can see in the pictures.

Q. You mention here that there were 300 feet of holly hedge. Did you have any small waters and that sort of thing? Did your father have small evergreen shrubs?

A. Yes. He did. The stock which was not sold at the shop in the Fall or in the Spring when they should be planted he brought them home and planted them in our own property and resold them again next year.

MR. SUB-COMMISSIONER: These were planted to permanently beautify the place and not for resale, but for sale later? A. In some cases, for example, small fruit trees, they were sold each year, but in other cases they became a permanent part of the property; like the holly hedge, which runs along the north side, it was the full length of the property, some 100 or 200 feet.

MR. LEE: Q. I do not suppose you would know from your personal knowledge about these various items,

1 the cost of material, labor and so on, which went into
2 your father's house, since the house was originally built
3 in 1918 and an addition made in 1927, and another one
4 in 1939. I suppose you recall the additions being
5 made? A. Yes, I do.

6 Q. And was the garage in fair shape at the time
7 of evacuation?

8 A. Yes. It was in first-class condition.

9 Q. And, there was a small chickenhouse and a
10 woodshed on the property as well?

11 A. That is right.

12 Q. What do you say about the general condition
13 of the house?

14 A. It was in good repair.

15 Q. How many people were living in it prior to
16 evacuation?

17 A. There were six people living in the house.

18 MR. CHRISTIE: I tender as Exhibit 3 the appraisal
19 of Johnson, Moore and Wesson. This appraisal is dated
20 August 10, 1943.

21 (APPRAISAL, AUGUST 10, 1943, MARKED EXHIBIT NO. 3)

22 MR. BENT: What is the amount?

23 MR. CHRISTIE: The appraised amount is \$3,800.

24 MR. BENT: Q. Now, in respect of this appraisal,
25 it says that the building was a one-story frame dwelling
26 with four rooms, badly damaged. There is a sink which
27 emptied into a bucket and no other plumbing, no plaster
28 and the condition is shown as of August 10, 1943 as
29 dilapidated.

30 Q. Now, you say the condition was fair to your
knowledge when you were evacuated?

1 A. At the time it was - I can't explain that
2 at all, how they describe it as being dilapidated.
3 Of course, there is no modern plumbing, but the drainage
4 used to drain into the bucket, and there is no like
5 a toilet tank there which was common in the district
6 there.

7 Q. Were the plumbing lines, the sewage lines
8 laid in the front of the house in this part of South
9 Vancouver?

10 A. No, there were no trunk sewers there.

11 Q. There were not any?

12 A. No, but there was gas and electricity.

13 Q. What time did your family actually move
14 out of the place, do you know?

15 A. I could not say exactly the date.

16 Q. But, with respect to the month, would it
17 be April or May of 1941?

18 A. I cannot be sure, because I moved from
19 Vancouver to Hamilton, Ontario, in June, 1941.

20 Q. You did? A. Yes, myself, so I can't
21 state the exact time when we left the house.

22 Q. There is a further remark that there is no much
23 demand for building lots in this out-of-the-way district,
24 and the prospects for successful sub-division are not
25 good. This is in south Vancouver?

26 A. Yes. I cannot understand that. Since the
27 time I left there and from letters received from neigh-
28 bours I can say there have been quite a number of
29 houses put up since 1941.

30 Q. You do not agree with this "out-of-the-way"

Q. Now? A. No, I certainly do not. Why, there is a concrete highway running two blocks to the west and an asphalt road one block to the south and we are one block from the school, and three blocks from the main inter-urban Vancouver-to-New Westminster Electric Railway line.

Q. Do you know anything about this rental of the property for \$15. for the duration of the war?

A. I remember my dad mentioning this. I asked my dad how much it was getting for the rent. He said \$15. I said "Are you crazy?" He said "The war won't last very long, we will go back to the property and that will cover the taxes and water-usage."

Q. Incidentally, the taxes were apparently \$157. a year. Is that correct?

A. Yes, approximately that; approximately that figure.

Q. That is all.

MR. VERHEIJEN: I will file the certificate of Revaluation as Exhibit 4.

(CERTIFICATE OF REEVALUATION, MARKED EXHIBIT NO. 4)

I will file as Exhibit 5 the Notice of Assessment for the year 1943, totalling \$3,000.

(NOTICE OF ASSESSMENT, 1943, MARKED EXHIBIT NO. 5)

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am showing you the J.P. Form, dated April 9, 1942. Do you know whose signature that is?

A. That looks like my dad's signature.

Q. You would recognize it as such?

A. Yes. Looks like it.

MR. CHRISTIE: I file this J.P. Form as Exhibit C.
(J.P. FORM, MARKED EXHIBIT C)

Q. I understand that part of this house was built on stanch foundations and the remainder on wooden supports. Is that correct?

A. Yes. That is true.

Q. And what kind of roof did this place have?

A. It had a cedar shingle roof.

Q. And, how was it lined?

A. It was lined with ship-lap.

Q. Did it have any paper in the lining at all?

A. Yes. It was a paper. It was paper in between. I misunderstood you. The lining was tar-paper and building paper.

THE SUB-COMMISSIONER: Q. Was the building paper on board? A. No. There were cedar shingles. You mean the roof?

Q. Well, Mr. Christie was asking you about the lining. How was the place lined?

A. On the inside?

Q. We are speaking of the roof.

MR. CHRISTIE: We are speaking of the roof. My report here has it lined with lumber and paper.

Q. In respect of the rest of the house was there

1 was paper in the walls of the rest of the house?
2

3 A. I could not say.

4 Q. There was no plaster, in any event?

5 A. No, there was no plaster in the house.

6 THE SUB-COMMISSIONER: Q. What were the walls on
7 the inside?

8 A. I do not know what you call it.

9 It was an overlapping siding on the outside and ship
10 lap and it was wallpaper on the inside. I do not know
11 how you describe it.

12 MR. CHRISTIE: Q. Were the fruit trees bearing
13 fruit at the time of occupation?

14 A. Yes, sir, they were.

15 Q. Did you ever sell any of them or were they used
16 for your own consumption?

17 A. Yes, mostly for our own consumption.

18 Q. With respect to these different shrubs and trees
19 I think you told his honor that some of them were
20 planted with the loss of season following year?

21 A. Yes, sir.

22 Q. And some of them you kept there permanently to
23 beautify the place?

24 A. Yes. That is true.

25 Q. I think that is all, thank you.

26 MR. CHRISTIE: I tender as Exhibit 7 the Real
27 Property Summary.

28 (REAL PROPERTY SUMMARY, MARKED EXHIBIT NO. 7)

29 As Exhibits 8 I file the offers to purchase as
30 follows: A.B. Smith on behalf of C.W. Terry, July 17,

1 1942, \$5,000, cash. Rejected.

2 August R. Taylor, September 5, 1944, \$500, on
3 house; rejected.

4 Edward Hughes on behalf of H. Skolasky,
5 \$5,000., December 4, 1944. Mr. Skolasky withdrew his
6 offer December 21, 1944.

7 Edward Hughes of J.D. Inkster, on behalf of
8 Miss Jean Perleval Avenue, \$5,000.

9 (FIVE OFFERS FOR SALE, MARKED EXHIBIT NO. 5)

10 It is submitted, that the real property was sold
11 at its fair market value, your honour.

12 THE SUB-COMMISSIONER: Very well.

13
14 (PROCEEDINGS ADJOURNED SINCE DEED)

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

18 *A.G. Valish*
19 A.G. Valish,
20 Official Reporter.

21 I, H.A. Miller, Deputy Commissioner, appointed to
22 hear a Commission to investigate claims of
23 Japanese Canadians for property loss, do certify
24 the foregoing to be a true copy of the evidence heard
25 on the within claim.

26 *H.A. Miller*
27 H.A. Miller,
28 Deputy Commissioner.
29
30

May 4, 1951.

Messrs. Cameron, Weldon, Brewin & McCallum,
Barristers & Solicitors,
Sterling Tower,
Toronto 1, Ont.

Dear Sirs:

Re: Japanese Property Claims Commission
Case 1287 - Bokutaro IDE (dec'd.)

We thank you for your letter of May 2nd enclosing release completed by Jin IDE, Administrator of the Estate of the above, in connection with the award of \$457.50 in this case.

We enclose herewith cheque in favour of Jin IDE for \$455.04, and cheque for \$2.46 has today been mailed to the Co-Operative Committee on Japanese Canadians, covering legal fees in this connection.

Yours truly,

F. G. Shears,
Director.

FOS/GN
Encl.

Name of Claimant **IDE, Rekutere**
 Custodian File **2641**

Case **1287**

<u>REAL PROPERTY</u>										
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		
2900.00	145.00 12.50									300.00 157.50
<u>PERSONAL PROPERTY</u>										
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			
<u>NETS</u>										
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
<u>MISCELLANEOUS CHATTELS</u>										
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			
TOTAL RECOMMENDATION										457.50

Form E.

Defense Brief

Toronto, Ontario.
November 23, 1948.

Rokutaro IDE

File No. 2841

Case No. 1287

REAL PROPERTY CLAIM

(All Claims shown are Gross)

NOTE: Rokutaro IDE died at Hamilton, Ontario on June 27, 1948. This property was sold by the Custodian in 1945 for the sum of \$2900.00 and the final credit standing in this man's account with the Custodian was remitted to Rokutaro IDE on May 2, 1945 and receipt was acknowledged by him on May 23, 1945. (His wife, Matsuo IDE, died at Tashme on September 14, 1944.)

Rokutaro IDE died intestate and the son, Jin IDE, who appeared before the Sub-Commissioner at Toronto "on behalf of beneficiaries of the Estate of the late Mr. Rokutaro Ide (father)", states in Trans. 2, Line 18 to Trans. 3, Line 3, that the matter of taking out Letters-of-Administration is now in the hands of a lawyer and that he (Jin) is applying for Administration on behalf of his brothers and sisters.

Any award which might be made by the Commissioner in this Case should be paid to the Administrator of the Estate or other properly authorized person.

REAL PROPERTY
CLAIM

- Legal Description: Block 80, D. L. 36 & 51, Group 1, N.W.D.,
Plan 849 - 4695 McHardy Street, Vancouver, B. C.

\$5300.00

Appraisal
\$2250.00

Sale Price
\$2900.00

Witness: D. W. Reeve - appraiser.

Ref. (1) Mr. Reeve stated in his report of August 10, 1943 that the building "is a 1 storey frame dwelling with 4 rooms badly arranged" and that there was a sink which emptied into a bucket, there being no other plumbing, and no plaster. He quoted the condition of the premises as "dilapidated". The report further stated "There is not much demand for building lots in this out-of-the-way district and the prospects for successful subdivision are not good. There is some value in the land as a nursery garden and the existing trees, shrubs and bulbs have some value".

(See Trans. 7, Line 24 to Trans. 8, Line 12; also Trans. 8, Line 22 to Trans. 9, Line 7).

(2) F. J. Carter investigated this property on behalf of the Custodian and reported on April 27, 1942, stating that this property had no plumbing except hot and cold water in the kitchen sink; that part of the house was built on cement foundations and the remainder on wooden supports, and that there was no basement. In Trans. 10, Lines 9 to 12, Jin IDE (son) admits that part of the house was built on cement foundation and the remainder on wooden supports.

- (3) On Exhibit 1 the following comment is made:

"N.B. - to note that all personal belongings were left in house (see list attached to J.P. form). These were presumably sold with the premises. Value at least \$2,000."

According to memos of May 16 and August 15, 1944, Mr. Rokutaro IIE sold certain chattels to his tenant, Mr. Terry for \$75.00 and made arrangements to have the remainder shipped to him. (Above-mentioned memos on claim file).

- (4) In Trans. 11, Lines 11 to 24 the son, Jin IIE, states the fruit trees were mostly for their own use.

- (5) Only one tender was received on this property, namely, \$2400.00 by C.W. Terry, July 17, 1943. (Rejected)
The following offers were received:

- (1) Sgd. H. Styles - \$500. - 25/9/44 (Rejected)
- (2) Edward Hughes - \$2400. - 27/11/44 " (see 4)
- (3) M. Sokolasky - \$2900. - 21/12/44 " (see 4)
- (4) J.D. Inkster on behalf of John Perc. Keverne, \$2900.00 on Dec. 4/44 (Accepted)

SUBMISSION: Trans. 12, Lines 10 and 11.

"It is submitted, that the real property was sold at its fair market value, your honour."

Summary of Defense
Witnesses

Where Required

Documents to
be filed

Witness Proving Same

D. W. Reeve - appraiser

/ER
March 7, 1949