

3640

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN

JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: KONDO Yojiro

128 - 9

EXHIBIT No. May 18 1948

HOME ADDRESS: 717 E. Cordova St., Vancouver, B. C.

DATE FILED Mr Humphreys

REGISTRATION NUMBER 03057

SEX: Male

AGE: 41

OCCUPATION:

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

EMPLOYER: Self

MARRIED? Yes

"File 9259 no claims 20-11-47"
no chattels

NAME OF WIFE OR HUSBAND: HASTU ("yellow card")

ADDRESS OF WIFE OR HUSBAND: Same Address

NAMES OF ANY LIVING CHILDREN: ETSUKO (f) CHIYOKO (F) YOICHI (M)

HISASHI (M) SAIOSHI (M)

ADDRESS OF CHILDREN: Same address

AGE OF CHILDREN: 15, 13, 10, 8 and 5 yrs

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

1. LOCATION AND DESCRIPTION: 717 E. Cordova St., Vancouver, B. C.

House valued at \$2,500.00

2. BUILDINGS AND OTHER IMPROVEMENTS:

5 room bungalow, frame building, shingle roof.

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

\$2,000, agent JACOBS, Hastings St., Vancouver, B. C. in own possession

4. TAXES (Amount and where payable) \$67.00, payable at City Hall - last year's taxes paid.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

Self

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In own possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 717 E. Cordova St., Vancouver, B. C.
2. LANDLORD'S NAME AND ADDRESS: Self
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
4. STATE WHEREABOUTS OF LEASE:
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Furniture including sewing machine \$104, Stove \$200, and household

effects valued at \$1,000, still in house at 717 E. Cordova St.,

Vancouver, B. C.

"sold
30/8/44"

1 Motor boat \$1500 value, "YK3", naval #V009D, in custody at New Westminster, B.C.

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None

4. INSURANCE CARRIED ON ABOVE PROPERTY:

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:

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

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

8. BANK ACCOUNTS:

9. LIFE INSURANCE: Monarch Life Ins. Vancouver Branch, number unknown.

\$2,000, beneficiary wife HATSU, in own possession.

Only one premium paid.

10. INTEREST IN ANY ESTATES OR TRUSTS

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

\$160 to Dr SHIMOKURA, Vancouver, B. C.

\$25 to Dr MIYAZAKI, Vancouver, B. C.

2. TRADE DEBTS:

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

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

Dated this 11th day of April 1942

(Signature) "Y. Kondo"

"R.A. Munns"

Witness

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

FOR DEPARTMENTAL USE

June 11th 1948

See Summary
by Doctor 12814
cash paid
Q.
See Summary
CM. H. Kelly

INFORMATION FROM R.C.M.P.

Date April 17, 1943

File No. 3640

Name KONDO, Yojiro
(Surname in Block Letters)

Registration No. 03057

☒ Male - ☐ Female
(check)

Age Jan. 9, 1901

Residence Address 717 E. Cordova St., City.

Evacuated 22/6/42

☒ Naturalized - Canadian-Born - National
(check)

Present Address

Sendon, B.C.

Married - Single
(check)

Name of Wife ^{nee} (MATSUYAMA) Hatsu #03058

Name of Husband - - -

Name of Mother ^{nee} (NISHIMURA) Yotsu

Name of Father (KUNDO) Hichinosuke (In Japan)

Number of Children under 16 Etsuko(F) 20/1/27; Chiyoko (F) 30/1/29;

Yoichi(M) 18/5/32; Hisashi (M) 6/2/35; Satoshi (M) 29/3/37

Witnessed by E. Burraston

Registered with Custodian Yes
(Yes or No)

Additional Information Fisherman- owns Westinghouse Console radio; boat "YK" and house

and at 717 E. Cordova St., City. Was adopted into a Japanese family in Japan of the

name ONO his last four children have been registered with the surname ONO (Wishes to retain
original name of ONO while in Canada.

REAL PROPERTY SUMMARY

JAPANESE NAME: Yojiro KONDO Reg. No. 03057 File No. 3640.

CATALOGUE NO: 76.

PROPERTY ADDRESS: 717 and 717½ East Cordova Street, Vancouver, B.C.

LEGAL DESCRIPTION: Lot 37, Block 51, District Lot 181, Group 1, N.W.D., Plan 196.

TITLE: In name of Yojiro KONDO, Certificate of Title No. 51824-L.

ENCUMBRANCES: Nil.

Vesting No. 35750 - 15th February 1943.

ASSESSED VALUE: Land \$ 500.00
Improvements \$1800.00 - Total \$2300.00. Taxes - \$72.91.

CLASSIFICATION: Lot 25x122' with 1 storey frame bungalow 21x45ft. of 5 rooms, known as 717 E. Cordova, in fair condition, and a garage. House has full basement cement, standard plumbing and hot air furnace. On rear of this lot and attached to 717 is 717½ on cement foundation, 4 rooms in good condition. No separate bathroom.

HISTORY OF ADMINISTRATION: A.H. Young, Solicitor, Dominion Bank Bldg., was appointed agent for the property by the owner, who executed a power of attorney in Young's favor on 28th October 1942. Mr. Young continued to act as agent with the approval of the Custodian and remitted net amounts collected to this office.

No. 717 E. Cordova was leased to R.E. Campbell from 22nd June 1942 at a rental of \$25.00 per month. A. Goodwin succeeded him at like rental on 22nd November 1942, and this tenant was succeeded by M. Haggstrom as from 22nd April 1943 at \$25.00 per month, and he by A. Stadeus from 22nd August 1944 to date of sale 16th August 1944. Tenancy of 27 months yielded \$675.00, one month of which accrued to the purchaser.

No. 717½ E. Cordova was leased to A. Goodwin at \$15.00 per month as from 16th May 1942. He was succeeded as tenant at same rental by M. Haggstrom as from 16th November 1942 and he by E.A. Skands at \$15.00 per month as from 16th April 1943 to date of sale 16th August, 1944. Tenancy of 27 months yielded a revenue of \$405.00, one month of which accrued to the purchaser.

All above tenants held under leases prepared by Mr. Young. These leases provide for month to month occupation, subject to determination by 3 months notice in writing from the Lessor in the leases of No. 717 and by similar notice by either party in the leases of No. 717½.

Under these leases the premises were continuously occupied and rent remitted to the Custodian regularly, less 10% for collection and less other agents charges.

charges.

Page 2.

File No. 3640.

APPRAISAL:

An inspection of the property was made by Loewen & Harvey on 18th November 1944, who estimated its market value at \$2200.00.

OFFERS:

McGarron & Hawbolt, 22nd September 1943, \$1200.00; Geo. F. Jacobs, 1st October 1943, \$1650.00; Campbell & Pemberton for Mrs. Lucia Tomljenovich, 7th August 1944, \$2200.00; John Volak, 10th August 1944, \$2020.00.

SOLD:

To Lucia Tomljenovich for \$2200.00 as at 16th August 1944.
Approved by Advisory Committee - 11th August 1944.

TITLE:

Certificate of Title No. 112806-L, dated 22nd December 1944, issued and receipt of same acknowledged by Lucia Tomljenovich 23rd January 1945.

FUNDS:

Released to the credit of Yojiro KONDO - sale price \$2200.00 plus rent collected \$1080.00 less \$40.00 allowed purchaser as accrued rental \$1040.00, total \$3240.00; less commission on rents \$108.50, repairs \$50.50, sundries \$141.55, taxes \$213.46, Certificate of Encumbrance \$1.00, insurance \$12.50, advertising \$4.00, appraisal \$5.00, registration \$11.15, commission on sale \$110.00, total \$657.66 less closing adjustments \$5.86, \$651.80. Net amount released \$2578.20.

OLD TITLE:

Certificate of Title No. 51824-L declared by KONDO to be in his possession. Request made on 21st August 1944 to be sent to Custodian or to Registrar. No response.

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

DATED: March 19th, 1947.

IM:JS


Ian Macpherson.

KONDO, Yajiro
717 Cordova St., Vancouver, B.C.
Evac. File 3640



Picture Taken April 8, 1943

Dr. SHIMOKURA, \$160.00, confirmed by debtor 10th September 1945 and paid by Custodian 7th November 1945.

Masajiro MIYAZAKI, \$25.00, confirmed by debtor 10th September 1945 and paid by Custodian 7th November 1945.

National Harbours Board, \$1.50, filed 21st December 1941. This claim was denied by debtor 16th March 1944 with instructions not to pay. No further record.

Dr. P.S. KUMAGAI, \$9.50, filed 8th June 1945, confirmed 8th June 1945 and paid 19th June 1945.

No other claims recorded against Mr. or Mrs. Yojiro KONDO.

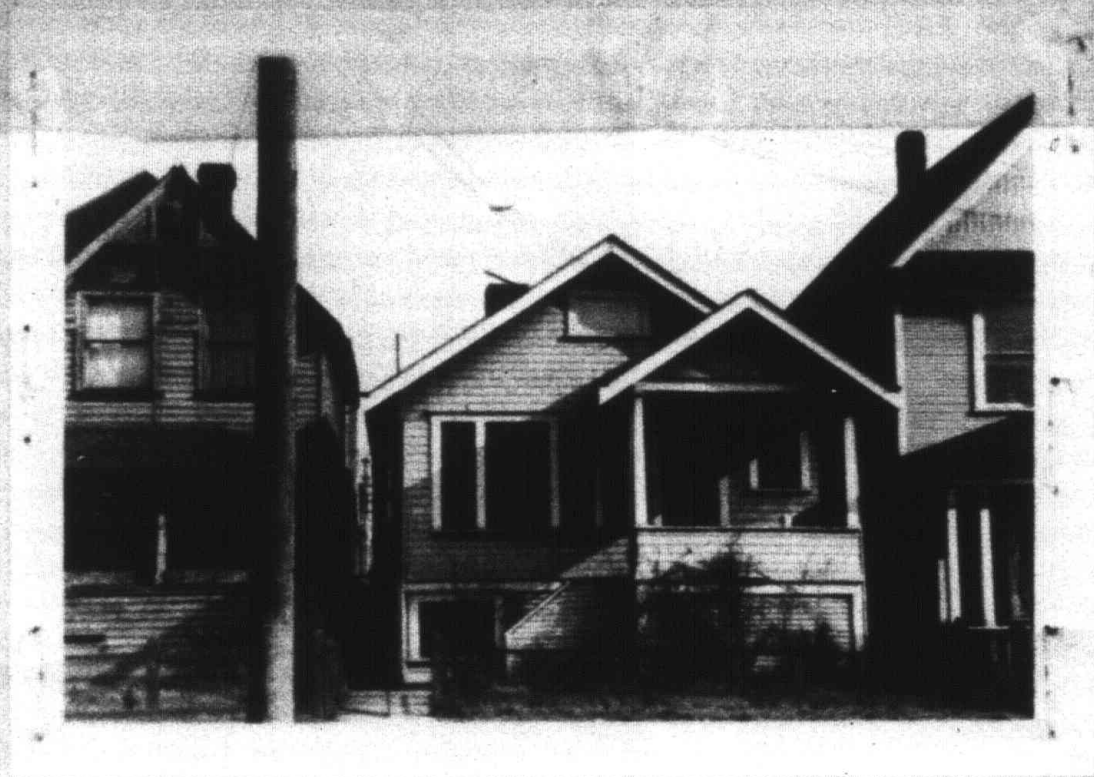
This summary is certified
to be in accordance with
information on file.

March 19th, 1947.


Ian Macpherson.

IM:JS

KONDO, Yojiro
717 Cordova St., Vancouver, B.C.
Evac. File 3640



Picture Taken April 8, 1943

MEMORANDUM

June 28, 1943

To: File 3640

From: Specified Articles Department

Re: KONDO, Yajiro - Reg. 03057

RCMP 156

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	✓ Console Westinghouse, Serial #176892	\$55.00

✓ Sold by Auction 19/5/44 - Donor's do

SUMMARY TAKEN FROM VESSELS RECORDS

Date: August 30, 1944

Name: KONDO, Yojiro

Reg. No. 03057 File: 3640

Boat File No.: CUSTODIAN 3640

Name of Vessel: "Y.K.#3" 31' x 7'2"x3' (1934) Easthope 8-10 HP (1934)

Lic. or Reg. No.: New Westminster 2100

Naval No.: V.009-D

Owner's Valuation: \$1,500.00

JFVDC Valuation:

431.00 Survey #161 NW

Custodian Valuation:

350.00

Date of Sale:

February 13, 1943 *Li*

Purchaser:

Nelson Bros. Fisheries Ltd.

Signature on Sales Papers:

Custodian

Selling Price:

\$315.00 (\$350.00-10%)

Paid to ~~JFVDC~~ Custodian:

315.00

Supervision Costs:

42.77

Balance due Owner:

272.23 ✓

Paid to:

Cr. Account of Yojiro KONDO

Location of Boat at Sale:

Nelson's Wharf (Ex New Westminster)

Claims Against Canadian Govt.:

None

Additional Information:

F. MacLellan

[illegible]

File No. 3640

-- SUMMARY --

November 28th, 1947

-- PERSONAL PROPERTY --

Yojiro KONDO,
Reg. No. 03057

CHATELS: -- See Chatels Schedule September 19, 1947

See Chatels Summary - 4 pages, Sept. 20, 1947

also Memorandum Otsuka, Sept. 22, 1947

also memorandum HATANAKA, Sept. 19, 1947

*being
"held" →*
NOTE: A transfer of \$41.48 in respect to Chatels is being made from account of KONDO to "Chatels Suspense" because of uncertainty of ownership.

On the 29th June 1945 3 pieces of anchor line were sold for a net amount of \$6.01 as per auction No. 36-Steveston, and this amount was credited to the account of KONDO on our books, and is contained in his General Statement to be included in our remittance when made.

LIFE INSURANCE: On Page 3 of Registration of Yojiro KONDO dated April 11, 1942 is recorded:-

"Life Insurance: Monarch Life Ins. Vancouver Branch, number unknown \$2,000.00 beneficiary wife HATSU, in own possession. Only one premium paid".

As this did not come under the control of the Custodian no action was taken by this office in respect to same.

MONEY OWING TO
YOU:

Under this heading on Page 3 of Registration of Yojiro KONDO dated Apr. 11th, 1942 no money is recorded by KONDO as owing to him. However, his file reveals that McLennan, McFeely & Prior Ltd. owed him a balance of \$3.30. This was received March 22, 1945 and placed to the credit of KONDO on our books.

Evidence on file July 17th, 1945 indicates that Powell Fish Co. Ltd. owed him \$15.16. According to that memo an interim dividend of 8 1/2% amounting to \$1.29 was received and credited to the account of KONDO on our books.

SPECIFIED ARTICLES: - The Records of the file indicate that Yojiro KONDO surrendered to the R.C.M.P. on March 9, 1942 one Radio - Console Westinghouse, Serial #176892 in his name. This was delivered by them to the Custodian as April 25, 1944 and was sold as May 19th, 1944 for a net amount of \$95.35. This sum was credited to the account of Yojiro KONDO on our books and KONDO was later advised of the sale and net price credited to him. Repeated requests have been made to him for the R.C.M.P. radio receipt but to date he has not forwarded it to this office.

One Motor Boat Y.K.3, Naval V009D

This is declared by KONDO on Page 2 of his registration dated April 11, 1942.

On April 7, 1943 a memo reveals the sale of this Boat for a net amount (over)

PERSONAL PROPERTY - SUMMARY-continued

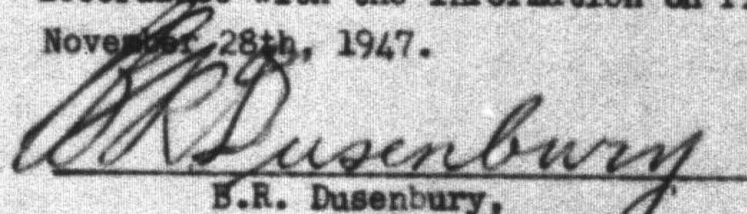
Specified Articles:-

of \$272.23 and this amount is shown to the credit of Yojiro KONDO on our books on that date. KONDO was advised as July 3, 1943:-

No Cameras, Fire Arms, Motor Vehicles or other radios or Vessels are revealed in the registration or the file of Yojiro KONDO.

No other Personal Property of Yojiro KONDO is revealed on the file.

The above Summary is certified to be in accordance with the information on file, November 28th, 1947.


B.R. Dusenbury,
Office of the Custodian.

CHattel Schedule

File 3640

September 19, 1947

Res. Yojiro KONDO, Reg. No. 03057

Declared in
717 E. Cordova
Aug. 11/42

Furniture, including
sewing machine (\$104.)
stove (\$200.) and
Household effects (\$1,000)

} In letter of Oct. 22/44 KONDO listed goods remaining
} at 717 E. Cordova. The list does not mention a
} sewing machine.

Reported in Ltr.
of Oct. 22/44

In care of
Tenant

Sold at auction

Other Disposition

New Fishing Net			{ 5 Nets removed from premises were sent to Steveston Jan. 8/45, but there is no further record of these
1,380 Ft. Manila Ropes (New)		3 Pc. Anchor Line, June 29/45	
50 5-lb. Lard Cans			No record
10 Pans		Pans, Dec. 15/44	
4'x10' table	4'x10' Table		No record
3 Wheel Bicycle } 2 Wheel Bicycle } C. C. M. Wagon } Shoe Fly Rocker }			No record
2 Double Beds & Springs	2 Bedstends	1 Bed) Nov. 16 & 2 Springs) Dec. 15/44 at 717 E. Cordova	1 Bed not found
1 Table in Kitchen	1 Table		No record X
7 Chairs	7 Chairs		No record X
1 Gas Stove		Coleman stove Dec. 15/44	
1 Gas Stove Table	1 Table		No record X
Carpets in both houses	All floor coverings		No record
2 Gramophones	Lower half of gramo- phone cabinet	Cabinet Dec. 15/44	
Records			No record
1 Big Closet	1 Clothes-press	Wardrobe Nov. 16/44	
4 Cushions) 2 Hats)			No record

CHATTEL SUMMARY

File No. 3640

September 20, 1947

Re: Yojiro KONDO, Reg. No. 03057

Yojiro KONDO signed a declaration to the Custodian on April 11, 1942. He was evacuated on June 22, 1942. He was the owner of two dwelling houses at 717 and 717 1/2 East Cordova Street, Vancouver, B.C. According to his declaration of April 11, 1942, he had in the house at 717 East Cordova furniture, including a sewing machine (\$104.00), a stove (\$200.00) and household effects (\$1,000.00).

In regard to the chattels declared, there is no record that a sewing machine was found in the house by any Custodian agent. The only stoves found in the house were gasplates and a Coleman heater, none of which were worth anywhere near \$200.00. The household effects which were sold for this man and those removed from the house but identified as the property of other persons were not of great value as is shown by the auction bids.

The file of Yojiro KONDO shows that on April 23, 1942, Mr. E.T. Summers, of the Canada Permanent Trust Company, acting for the Custodian, called at 717 E. Cordova Street and reported "Japanese still in possession; they resented our investigation, and said they would sell house and furniture rather than leave in Custodian's safe custody." On May 1, 1942, we again asked the Canada Permanent Trust Company to investigate, and on May 7, 1942, received report that a call had been made and Mrs. Kondo had been advised that as the property now vested in the Custodian his consent should be obtained before closing any deal regarding the property, and advised her that she should notify the agent of the date of her evacuation in order that arrangements for the care of her property might be taken. On July 4, 1942, the agent reported that he had called at 717 East Cordova and found that Mrs. Kondo had rented her property under a lease drawn up by Mr. A.H. Young, solicitor, and that the new tenant had occupied the property since June 22, 1942.

On July 8, 1942, Mr. A.H. Young, informed us that the houses had been rented to Robt. E. Campbell and Albert Goodwin, and he sent us copies of the renting agreements. Campbell rented the larger house, 717 E. Cordova (which appears to have been the one occupied by KONDO), and the agreement between Campbell and Kondo, dated May 23, 1942, refers to furniture and floor covering, but does not list the individual items. The agreement signed by Goodwin refers only to floor covering. From the copies of rental agreements on file it is evident that on November 22, 1942, Goodwin moved from the smaller house at the rear to the larger house. The agreement signed by Goodwin on November 22, 1942, refers to furniture, effects, goods and chattels as shown on Schedule. These are

3 Tables	2 Bedsteads	1 Gramophone (written in is "lower half of gramophone cabinet")
7 Chairs	1 Clothes-press	
1 Gas-plate	1 Book-stand	1 Wagon
All floor coverings		

These items, presumably, were being used by the tenant. The agreement also reads that the tenant agrees to keep safely without charge the furniture, fixtures, utensils and other effects belonging to the landlord and his relatives which are stored in the basement of the said house.

It is clear, therefore, that KONDO had left in the care of the tenant and probably for the use of the tenant the goods listed above; that at the time of Kondo's evacuation the floor coverings had been left in the two house for the use of the tenants, and that in the basement of the 5-room house at the front of the lot were stored a quantity of goods belonging to KONDO and some of his relatives, but no details of the goods in the

File 3640

September 20, 1947

basement are given in the agreement.

No inventory of the goods in use by the tenant or stored in 717 East Cordova Street was made by the Custodian. On November 11, 1942, we wrote Mr. A. H. Young informing him that Shigeo HATANAKA, File 2805, had declared chattels stored at 717 East Cordova and asked him to supply a list of the chattels signed by the tenant. Mr. Young replied that while he knew of goods belonging to KONDO and his relative TANAKA being stored in the basement he had no knowledge of goods of other persons, and that he could not impose on the tenant to make a list, and that he himself had no time. A memorandum, dated November 20, 1942, from Mr. Spain, states that Mr. Logan had called at 717 East Cordova and had been informed by the tenant that Mr. Young had instructed him not to allow anyone in to the house to examine the chattels, and that the tenant had stated that he had signed a list of chattels which he had given to Mr. Young.

On December 30, 1942, Mr. D.A. Smith reported that there was a quantity of household furniture being used by the tenant and that the tenant understood the goods belonged to Kondo and other Japanese whose names she did not know. The report states that the basement contained chattels of Kondo, Hatanaka, J. Otsuka and some marked R.T., that none of the chattels were of great value and that the tenant seemed reliable and would be in the house until spring, when she would give us notice of her vacating.

The persons whose goods were stored at 717 East Cordova, apart from Yojiro Kondo, have been identified as,

Shigeo HATANAKA, File 2805 - who declared quite a large quantity of goods there. Most of the goods declared have not been accounted for by sale. See copy of Chattel Schedule for File 2805.

Jirohei UTSUKA, File XI.505 - No goods identified as belonging to UTSUKA or his wife are recorded as having been removed from 717 East Cordova. See Chattel Schedule for Files XI.505 & 10717.

R.T. (probably the TANAKA referred to by Mr. Young, but not identified in our records) tentatively identified as Rokumatsu TANAKA, File 3114, whose account was credited with dishes sold for the net sum \$2.78. This sum is now in Suspense Account. The file of Rokumatsu TANAKA also shows that a carton of books was removed from 717 East Cordova on December 15, 1944.

On April 22, 1943 Mauritz HAGGSTROM rented ^{through A.H. Young} the house in which the chattels were stored, and he signed the schedule of chattels, which showed exactly the same items as the list previously signed by Goodwin, and similarly HAGGSTROM agreed to keep safely without charge the goods stored in the basement of the house.

On October 17, 1944, this office notified Mr. A.H. Young that the property had been sold. On October 22, 1944, we received from KONDO a letter in which he asked about things left in his house. These he listed as shown in the schedule. At the time of the sale of the house the occupant was Alfonso Stadeous. No copy of his lease is on file, but the real property memorandum compiled on August 16, 1944, indicates that Stadeous had rented the house under terms similar to those shown in the previous leases.

by A.H. Young as attorney for Kondo

File 3640

September 20, 1947

On November 3, 1944, Mr. Stadeous was informed of the sale of the property he occupied. On November 16, 1944, goods removed from 717 East Cordova were sold at auction. A notation signed by Mr. Spain, but undated, appears on the memorandum of December 10, 1942 and reads "All removed and sold at auction". On November 17, 1944, Mr. Shigeo HATANAKA, File 2805, who had declared chattels stored in these premises, was informed that none of his chattels had been found at 717 East Cordova and that it was assumed that he had removed his goods. HATANAKA replied on November 25, 1944, that if his goods were not there, these must have been removed by someone else, as he had not had time to pack them, but had left them as they were. HATANAKA prior to evacuation had been a tenant in one of the houses at 717 E. Cordova.

The auction and letters of November, 1944, indicate that the chattels found at 717 East Cordova were removed during that month. There is no inventory of goods removed from these premises to storage, and it would seem that the goods must have been removed to auction directly from the house.

In connection with the chattels removed, a memorandum dated December 6, 1944, states that most of the chattels had been removed from the two houses, but that the tenants were unsatisfactory and the writer (Mr. Spain) was of the opinion that many articles were missing. This memorandum states that Mr. Stadeous should deliver to us, 4 chairs, one table and one large brown bed. In regard to the bed, the memo, states that the new owner of the premises claimed to have bought the bed, but it is not stated from whom the purchase was made. In reply to a letter, Mr. Stadeous wrote this office on December 11, 1944, and said that he had moved from the house at 717 East Cordova to 717 1/2 E. Cordova (the building in the rear) two months previously and that the man who moved into 717 E. Cordova had signed for the property stored. On Jan. 9, 1945, Stadeous wrote that the furniture was still at 717 E. Cordova and that he had showed it to our men, and that it was up to the Custodian to remove it. It would seem that the goods sold at auction on December 15, 1944, and other goods placed in 922 Powell on that date, were removed before receipt of Stadeous letter. There is no evidence that any other goods were removed from either of the houses or that any action was taken by this office in regard to Stadeous statement that the goods were still at 717 East Cordova, apart from the information given in the memorandum of March 23, 1945, that calls had been made at 717 and 717 1/2 E. Cordova but the occupants were seldom home, when home apparently were antagonistic and intoxicated. This memo states that the contents of the basement at 717 East Cordova and of the main floor of 717 1/2 East Cordova had been removed some time previously (probably in November, 1944) but that the 4 chairs, table and bed were not recovered.

.....

In regard to the chattels left at 717 and 717 1/2 East Cordova by Shigeo HATANAKA and by Jirohei OTSUKA, the copies of chattel schedules for these files, which are being placed on File 3640, gives the story. Most of HATANAKA's goods and all of OTSUKA's goods are unaccounted for.

In regard to the chattels belonging to TANAKA, we have no record of any person of this name having reported goods at this address. Dishes sold for the net sum of \$2.78 and identified as belonging to TANAKA, have been credited to Chattel Suspense, as we have not identified TANAKA.

September 20, 1947

It is possible that prior to the sale of the property, shipments may have been made to HATANAKA, UTSUKA and KONDO by Mr. A.H. Young, who looked after the property for KONDO. The files do not indicate any such shipments however.

Since no inventory was made by the Custodian during the time the buildings were leased to various tenants, and no inventory was made at the time the goods were removed from the buildings, the only information available is that given in the auction sheets.

The only list of articles left at 717 E. Cordova, supplied by KONDO, is that given in his letter of October 22, 1944. Few of the articles listed have been sold at auction.

In the absence of definite information, we assume that the goods listed in the schedule signed by various tenants were the property of KONDO. These goods are the only goods for which we have an inventory. The disposition of these items has been as follows:

In Care of TenantsNot Recovered from Tenants

3 Tables	1 Table	... There is no record of the other 2 table
7 Chairs	4 Chairs	 " " " " " " " 3 chairs
1 Gas-plate		Sold at auction
2 Bedsteads	1 Bed	 1 Bed, 2 Springs sold at auction
1 Clothes-press		Wardrobe sold at auction
1 Book-stand		Magazine Rack sold at auction
Lower Half of Gramophone		Might be the cabinet sold at auction
1 Wagon		No record of sale or other disposition
All floor coverings		Probably left in the houses.

The Custodian's responsibility for the safety of an unknown quantity of goods of an unknown nature left by the owner in a building under the care of the owner's solicitor and agent may not be complete as in a case where the Custodian's agent was looking after the property. It would seem that this office might be held accountable only for the table, 4 chairs and bed, which we did not force the tenants to give up, and for the 2 tables and 3 chairs, which appear to have been removed but are not accounted for.

In the case of the two persons who declared goods in the houses of Yojiro KONDO, however, the Custodian would seem to be responsible for any items declared but not accounted for.

KONDO has been asked for information regarding the goods stored by others in his house. He has not given us the names of the persons owning the goods, nor has he given any details of the goods stored. KONDO will probably claim for losses sustained. The lack of information he has given may weaken such claim. HATANAKA and OTSUJI, however, supplied lists of their chattels. These chattels are not well accounted for. It is suggested that all funds credited to the account of Yojiro KONDO be transferred to Chattel Suspense for lack of definite information as to the ownership of the goods concerned.

J. MacKison

September 22, 1947

MEMORANDUM TO FILE 3640

Re: Chattels of Mr. & Mrs. Jirohei OTSUKA, Files XI-505 & 10717, found at 717 East Cordova

On November 4, 1944, it was reported that the following goods, identified with the name of Jirohei OTSUKA had been removed from 717 E. Cordova to 992 Powell Street.

2 Cartons of Books	} No record of books or dolls sold from 717 E. Cordova
4 Cartons of Dishes & Glassware	
1 Carton Ceremonial Dolls	} Dishes sold cr. to Yojiro KONDO & Chattel Suspense.
1 Trunk cont. books, paper, clothing	
1 Mimeograph Machine.	} No record of dolls from 717 E. Cordova being sold.
	(Trunk sold Dec. 14/45)
	(Mimeograph sold Dec. 15/44)

The mimeograph machine was sold on Dec. 15, 1944, and the proceeds credited to Jirohei OTSUKA.

A trunk, reported to have been removed from 312 Heatley (former home of the OTSUKAs) was sold on Dec. 14, 1945, and the proceeds credited to Jirohei OTSUKA. This trunk probably was the one removed from 717 E. Cordova.

Although Mrs. OTSUKA wrote us on November 19, 1944 and reported that she had left at 717 E. Cordova Street, a carton of text books, some rice bowls & plates, a pair of ice-skates and other articles in boxes, nothing removed from 717 E. Cordova was credited to her from auction sales, and only the mimeograph machine (and trunk ?) removed from 717 E. Cordova were credited to Mr. OTSUKA when sold.

The ice-skates reported by Mrs. OTSUKA are no doubt those cr. to Yojiro KONDO, File 3640.

The dishes reported by Mrs. OTSUKA probably are among those credited to Yojiro KONDO and Chattel Suspense.

The books, dolls, & clothing are either missing or have been discarded. None of the persons whose goods were at 717 E. Cordova have received credit from the sale of any items of this nature.

Finch

CHattel SCHEDULE

File No. 2805

September 19, 1947

CO: File 3640

Re: Shigeo HATANAKA, Reg. No. 01677

Declared Apr. 11/42

Removed from 717 Cordova

Sold at Auction

Left at 717 E. Cordova

to 992 Powell, Dec. 15/44

1 Cook Stove

1 Heater

3 Beds

1 Dresser

2 Trunks

2 Tables

6 Chairs

1 Gramophone

30 Records

Cooking Utensils

Dishes

1 Long Handled Shovel

1 Pick

1 Bamboo Rake

1 Claw Hammer

1 Square

1 Plane

1 Cross Cut Hand Saw

1 Hand Axe

1 Table

Bowls, Jardineir & Trays
Platter, Dishes, Bowl & Plates

Box of Tools

5 Boxes

1 Kori

Carton of Tools

SUMMARY

On November 17, 1944, following the sale of the real property, and apparently after the removal of goods from 717 and 717 1/2 E. Cordova, we wrote HATANAKA and informed him that none of his chattels had been found.

HATANAKA replied, "In reply to your letter informing me of not finding any of the register chattels at 717 E. Cordova, I assume they must have been removed or sold by someone else since we did not have time to pack them and left them as they were."

If we accept HATANAKA's statements in regard to his chattels, we cannot overlook the possibility of some of the goods now credited to Yojiro KONDU having been the property of HATANAKA.

James Hison
Sept 22/47

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
APR 27 1942

File No. _____

Date: April 23, 1942

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

Attention Mr. C. L. Drewry.

3640 NAME: Kondo, Yojiro

ADDRESS: 717 E. Cordova Street, Vancouver, B. C.

Reg. No. 03057

Real Estate and Personal Property

1. Location: 717 E. Cordova Street - 'Jap town' - private dwelling.
2. Real Property: 1 storey frame bungalow, five rooms, fair condition, lot 25' x 120', garage, value- say \$1500.00
3. Personal: Japanese still in possession; they presented our investigation, and said they would sell house and furniture rather than leave in Custodian's safe custody.
4. Insurance: \$2000.00 on house.
5. Liabilities: personal debts stated on form 'JP'.
6. Recommendations: investigate again when evacuated.

E. T. Summers/H.

The Canada Permanent Trust Company

Per E. T. Summers

EFFECTS BELONGING TO YOJIRO KONDO
Reg. No. Q3057

- 1380 New fishing net
50 Ft. new ropes (manilla)
50 5-lb. lard cans
4 x 10 long table (1) (in use by tenant)
3-wheel bicycle
Shoo-Fly rocker (? wagon)
2-wheel bicycle
C. C. M. wagon
2 Double beds
2 Double bed springs (in use by tenant)
1 Table in kitchen (2) (in use by tenant)
7 Chairs (in use by tenant)
1 Gas stove table (3) (in use by tenant)
All carpets in both houses (in use by tenant)
2 Gramophones upstairs (lower half of gramophone cabinet
in use by tenant)
Records
Materials to make flowers and over things
1 Big closet in bedroom (clothes press in use by tenant)
4 Cushions
2 Hats
4 Flower vases in parlor
Other things decorated in dining room (pictures in frame,
plates around the room, dishes, other small things)
Curtain in all the both house windows, drapes.
Generator motor (carpenter tools)
Compass saw, buck saw, hack saw, meat saw,
Japanese saw - rip and cross cut, planes (2)
Braces (1)
Socket chisels $\frac{1}{2}$, $\frac{1}{4}$, 1, 1 $\frac{1}{2}$
Breast drill (8)
Machine cut
Combination square.
Steel squares
Auger bits 6/16, 8/16, 9/16, 15/16, 16/16.
Expansion bits
Screw drivers
Bench vice (7)
Tinnerns shears 12 $\frac{1}{2}$
Half round wood rasp. 12 inch
2 Chisels
Stillson pattern wrenches, 8", 14", 18".
Crescent pattern wrenches 6", 10 inch
1 Wesco pump oilers
1 Pliers
3 2" paint brush, 2 - 3" brush, 1 - 3 $\frac{1}{2}$ " brush
15 ft. hose.

S. sold 15/12/44

Jan. 27 -

See Extract.

Albert H. Young

Notarist and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET.

PHONE: MARINE 2825

out to Dowd

3648

Vancouver, B.C.,

Canada

July 8, 1942.

Attention of Mr. R. P. Alexander.

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

ack

13/7

Dear Sirs:-

This is to advise you that Mr. Yojiro Kondo has leased his houses situate on Lot 37, Block 51, D.L.181, to Robert Earl Campbell and Albert Goodwin both of whom appear to me to be very good people. I enclose copies of renting agreements.

see May 3rd

Mr. Kondo has instructed me verbally to look after his interests during his absence and to inspect the houses from time to time and out of the rent moneys collected by me to pay taxes, water rates, fire insurance premiums and other outgoings and to deposit the balance after deducting my fees in his bank account.

No.

Mr. Kondo and his family left Vancouver on or about the 22nd of June and the rent moneys have been paid to him direct by the tenants and I am informed are paid up to date. From now on I will do the collecting.

The taxes for this year amounting to \$72.91 are still unpaid but I will take care of this as soon as sufficient rent moneys are paid to me. The fire insurance for \$2000.00 with the Nationale Fire Insurance Company of Paris, Policy No.278002, will expire on the 10th inst., at noon. I have inspected the houses and I am of the opinion that more insurance should be carried and I intend to re-insure for \$2500.00 to \$3000.00.

I have known Mr. Kondo for many years and I have found him honest and a person who meets his obligations and I know positively that he contracted no debts which have not been paid off and satisfied in full before he left Vancouver.

Albert H. Young

Barrister and Solicitor
Notary Public

OFFICE: 1009 DOMINION BANK BUILDING
207 WEST HASTINGS STREET.

PHONE: MARINE 2525

Vancouver, B.C.,

Canada

Dept. of the Secretary of State
Office of the Custodian,

#2

July 8, 1942.

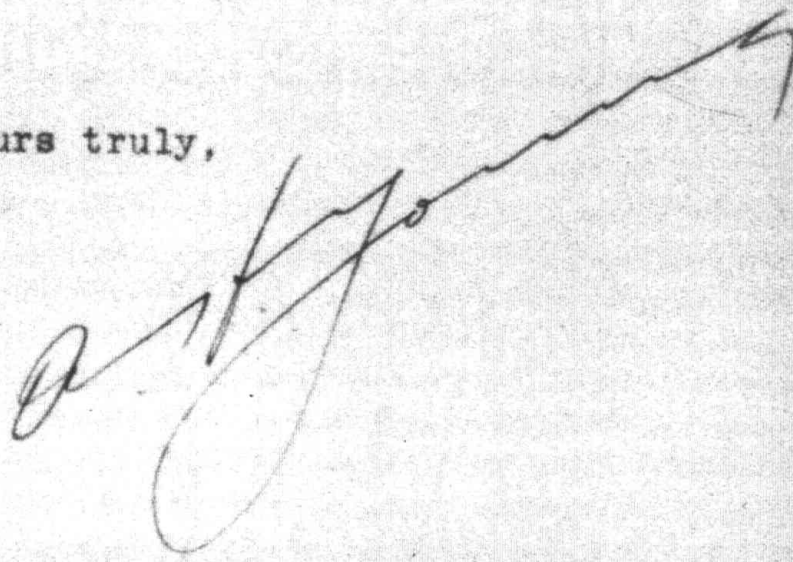
If there is further information you require, please let me know.

I shall write to you next month how I am progressing in this matter.

Yours truly,

AHY:H.

ENCLS.

A handwritten signature in dark ink, appearing to be 'A. H. Young', written in a cursive style. The signature is positioned to the right of the typed name 'Yours truly,' and extends diagonally upwards and to the right across the page.

A POWER OF ATTORNEY created the 28th day of October in the year of our Lord One-thousand-nine-hundred and forty-two, by me YOJIRO KONDO, fisherman, formerly residing at #717 Cordova Street, East, in the City of Vancouver, in the Province of British Columbia, but now residing at Sandon, in the said Province, (hereinafter called the "Principal");

WHEREAS the said Principal, is the owner of an improved piece or parcel of land situate at the City of Vancouver, in the Province of British Columbia, and more particularly known and described as Lot 37, Block 51, in the District Lot 181, Group 1, New Westminster District, Plan No. 196.

AND WHEREAS the said Principal being desirous that his said land and premises should be properly attended to and managed during his absence from the City of Vancouver, has requested ALBERT HENRY YOUNG, Barrister & Solicitor of #1009 Dominion Bank Building, in the City of Vancouver, in the Province of British Columbia, (hereinafter called the "Agent") to take upon himself the care and charge thereof on his behalf during his absence which the Agent has consented to do.

NOW THIS DEED WITNESSETH: That the Principal constitutes and appoints the Agent to be his agent, steward and lawful attorney of and for and concerning the land and premises above described and on behalf of and in the name of the Principal to take charge of, oversee, rent and manage the same during the absence of the Principal from the City of Vancouver, and for the purposes aforesaid the Principal empowers and authorizes the Agent in his name and on his behalf to do the following acts, deeds and things or any of them that is to say:-

(a) To enter upon the said land and premises when and as often as he shall think fit to view the state of repair and cause all necessary or proper repairs to the building, outhouses, electric light fixtures, plumbing, etc., to be made;

(b) To demise and let for such period as he shall think fit the said land and premises at such rent as he in his discretion

discretion may think proper and ALSO to sign, seal, execute and deliver leases and agreements for the purpose aforesaid and ALSO to sign and give lawful notices to quit to any tenant thereof;

(c) To sign and give notices to any tenant thereof to make good any damages caused to the property by such tenant;

(d) To demand and recover from present and future tenant or tenants rent in respect of said land and premises and on non-payment of any such rent to enter and distrain for the same and the distress and distresses there found to detain and keep or otherwise deal with according to law and on receipt of any rent to sign and deliver proper and effectual receipt or other discharge or acknowledgment for the same; To take and use all lawful means for recovering rents and for ejecting all tenants and occupants thereof who are in default and for determining the tenancy or occupancy thereof;

(e) In general for the purpose of the said taking charge and management to perform every other act whatsoever in or about the said land and premises of the Principal as amply and effectually to all intents and purposes as the Principal could do or have done in his own proper person if this deed had not been made.

AND the Principal hereby ratifies and confirms and agrees at all times to ratify and confirm whatever the Agent shall lawfully do or cause to be done in and about the premises aforesaid by virtue hereof and to indemnify and save harmless the Agent from and against the same.

IN WITNESS WHEREOF the said Principal has hereunto set his hand and seal on the day and year first above written.

SIGNED, SEALED and DELIVERED
In the Presence of:

Leiyuk Hishimura
Sandon B.C
none

Gijiro Kondo

THIS AGREEMENT made in triplicate the 22nd day of November,
in the year of our Lord one-thousand-nine-hundred and
forty-two (A.D., 1942).

BETWEEN:

YOJINO KONDO, Fisherman,
now residing at Sandon,
British Columbia,

(Hereinafter called the "LANDLORD")

Of the One Part,

AND -

ALBERT GOODWIN, residing at
#717 Cordova Street, East, in
the City of Vancouver, British
Columbia, Shipyard-worker,

(Hereinafter called the "TENANT")

Of the Other Part,

1. The said Landlord lets and the said Tenant takes the house known as No. 717 Cordova Street, East, in the City of Vancouver, British Columbia, situate on Lot 37, Block 51, District Lot 181, Group 1, New Westminster District, Plan No. 196, on a month to month tenancy basis beginning on the 22nd day of November, A.D., 1942, at the monthly rental of Twenty-five (\$25.00) Dollars, payable in advance to Mr. A.H. Young, Barrister and Solicitor, at #1009 Dominion Bank Building, Vancouver, British Columbia.
2. The said tenancy may be determined by either party giving to the other three (3) months' notice in writing that he desires to determine the same.
3. The Tenant shall at all times keep the interior of the premises, including the plumbing, electric fixtures, electric wiring also furniture, effects, goods and chattels shown on Schedule hereto attached in good repair and condition (reasonable wear and tear and damage by fire, lightning,

tempest

tempest and earthquake only excepted) and if the Tenant shall damage the said premises, the plumbing or electric fixtures or wiring he shall restore them to their present condition and shall replace such of the said furniture, effects, goods and chattels as may be broken, damaged, lost or otherwise in need of replacement, by others of similar nature and of equal value.

4. The Landlord or his agent or agents may enter upon and inspect the premises at all reasonable times to view the condition thereof.

5. The Tenant shall not assign or sub-let the said house without the written consent of the Landlord or his authorized agent and shall not use the said house for other than residential purpose and shall not do anything that may be deemed a nuisance on the premises nor shall the Tenant carry on or do anything in said house or premises which will increase the premium rate of insurance against fire or invalidate any policy of insurance on the said house.

6. The Landlord agrees with the Tenant that if the Tenant pays the rent in the manner aforesaid and performs all the foregoing stipulations on his part he shall quietly hold the said house during the absence of the Landlord from the City of Vancouver, without interruption by the Landlord or anyone claiming under him, with this qualification, that if in the future the taxes and the upkeep charges of the said house are increased, the rent herein agreed upon shall be raised with the sanction of the Rentals Committee appointed under the Maximum Rentals Regulations, by an amount equal to such increase of taxes and upkeep charges.

7. The Tenant shall provide receptacles approved by the City of Vancouver for rubbish of all kinds and shall attend to the removal of same from the said premises.

8. If the said rent or any part thereof (whether demanded or not) shall be unpaid for fifteen (15) days after

the day

the day on which it is payable or any of the Tenant's stipulations are not performed the Landlord or his agent may re-enter upon the premises and thereupon the tenancy shall be determined.

9. It is understood and agreed between the Landlord and the Tenant that in case the house hereby let or any part thereof shall at any time during the term hereby granted be burned or damaged by fire, or otherwise so as to render the same unfit for the purpose of the Tenant, then the rent hereby reserved or proportionate part thereof according to the nature and extent of the injuries sustained and all remedies for recovering the same shall be suspended and abated until the said house shall have been repaired or made fit at the option of the Landlord for the purpose of the Tenant.

10. The Tenant agrees to keep safely without charge the furniture, fixtures, utensils and other effects belonging to the Landlord and his relatives which are stored in the basement of said house.

IN WITNESS WHEREOF the parties hereto have herunto set their hands and seals on the day and year first above written.

SIGNED, SEALED and DELIVERED

In the Presence of:

Harvey P. [Signature]
1114 Dominion Bank Bldg.
Vancouver, B.C.
Witness

Yours Kouds
[Signature]
Attorney in fact
A. Goodwin

SCHEDULE

3 Tables,	2 Bedsteads,
7 Chairs,	1 Clothes-press,
1 Gas-plate,	1 Gramophone, lower half of Gramophone Cabinet
1 Book-stand,	
1 Wagon, also all floor coverings.	

A. H. [Signature]
A. G.

① Please refer to "Certificate of British Registry" in filling this blank; special attention is required in cases of "Length" "Width" and "Depth".
 ② 本式は船主記入用。先づ「登録簿」を御覧下さい。特に「長さ」「幅」及び「深さ」に御注意願ひ下さる。

X ① ② ③ ④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱ ⑲ ⑳ ㉑ ㉒ ㉓ ㉔ ㉕ ㉖ ㉗ ㉘ ㉙ ㉚ ㉛ ㉜ ㉝ ㉞ ㉟ ㊱ ㊲ ㊳ ㊴ ㊵ ㊶ ㊷ ㊸ ㊹ ㊺ ㊻ ㊼ ㊽ ㊾ ㊿ 03/00

Name of Vessel (船名)	Y. K. 3	Official Number (登録番号)	NW/ 2100	Naval Control Number (海軍省ノ番號)	Y 009 D
Port of Registry (登録港名)	New Westminster, B.C.	Date of Registry (登録年月日)			
Gross Tonnage (総噸量)		Net Tonnage (ネット噸數)			
Length (長さ)	31'	Width (幅)	7' 2"	Depth (深さ)	3'
Make of Engine (Present) (機軸ノ名) (現在ノ)	Easthope (1934)	Date When Re-installed (若シ入替ヘテ適合ヘ其ノ期日)			
Horse Power (馬力)	8-10 H.P.	Knot (Speed) (速力)			
When Hull Built (船体建造年月)	1934	When Hull Rebuilt (若シ改修ノ適合ヘ其ノ期日)			
Type of Vessel (船ノ型)	Seiner ☐ Packer ☐ Gill-Netter ☐ Troller ☐ Trawler ☒ Other ☐	Formerly Used as (従来ノ用途)	Shrimp Trawler	Value (Replacement) (船價) (建造ニキ適合)	
Date When Surveyed Last (最近ノサマシキ検査年月日)		Value (Present) (船價) (現在ノ)		Value (Insured) (船價) (保険ノ額ニキ適合)	\$1,500.00 800
Place of Operation (使用場所)	Gulf area				
Charter From: 1940 (船舶貸主名)	Own use	Chartered To: 1940 (借船先)			
Amount of Mortgage, If Any (抵當額ノ金額)	NIL	Mortgaged To: (抵當擔借入先)			
Registered Owner's Name (登録船主名)	Y. Kondo	Actual Owner's Name (現實所有者名)	Y. Kondo		
ADDRESS (住所)	Vancouver, B.C.	ADDRESS (住所)	Vancouver, B.C.		

Remarks (註) Tied up at New Westminster, B.C.

Received at 20/1/1941

C O P Y

JOHN GOULD
Marine Surveyor and Appraiser,
VANCOUVER, B.C.

No. 10. N.

SURVEY REPORT

TO WHOM IT MAY CONCERN:

Name.	"Y.K. 3"
Official No.	N.W. 2100.
Owner	Yojiro KONDO
Dimensions	L. 31 ft. B. 7.2 ft. D. 3 ft.
Engines	Gasoline
Name & H.P.	Easthope. 8 H.P.
Fuel.	Gasoline
Tank Capacity	3 tanks 70 gals.
Pumps	None
Lighting	Electric. Generator. None
Anchors.	None
Chain	None. Rope. None
Compass	None
Stoves	1 Coal stove
Fire Extinguishers.	None
Valuation	Three Hundred fifty (\$350.00) dollars.

February 1943.

Vancouver, B.C.

(signed) John Gould

Marine Surveyor.



THIS AGREEMENT made in triplicate the 22nd day of April,
in the year of our Lord one-thousand-nine-hundred and
forty-three (A.D., 1943).

BETWEEN:

YOJIRO KONDO, Fisherman,
now residing at Sardon,
British Columbia,

(Hereinafter called the "LANDLORD")

Of the One Part,

AND -

MAURITZ HAGGSTROM, of the City of
Vancouver, in the Province of
British Columbia, Plate-hanger,

(Hereinafter called the "TENANT")

Of the Other Part,

1. The said Landlord lets and the said Tenant takes the house known as No. 717 Cordova Street, East, in the City of Vancouver, British Columbia, situate on Lot 37, Block 51, District Lot 181, Group 1, New Westminster District, Plan No. 196, on a month to month tenancy basis beginning on the 22nd day of April, A.D., 1943, at the monthly rental of Twenty-five (\$25.00) Dollars, payable in advance to Mr. A. H. Young, Barrister and Solicitor, at #1009 Dominion Bank Building, Vancouver, British Columbia.
2. The said tenancy may be determined by either party giving to the other three (3) months' notice in writing that he desires to determine the same.
3. The tenant shall at all times keep the interior of the premises, including the plumbing, electric fixtures, electric wiring, drains, drain pipes, furnace, chimney, also furniture, effects, goods and chattels shown on Schedule hereto attached in good repair and condition (reasonable wear and tear and damage by fire, lightning, tempest and earthquake

earthquake only excepted) and if the Tenant shall damage the said premises, the plumbing, electric fixtures, electric wiring, drains, drain pipes, furnace or chimney, he shall restore them to their present condition and shall replace such of the said furniture, effects, goods and chattels as may be broken, damaged, lost or otherwise in need of replacement, by others of similar nature and of equal value.

4. The Landlord or his agent or agents may enter upon and inspect the premises at all reasonable times to view the condition thereof.

5. The Tenant shall not assign or sub-let the said house without the written consent of the Landlord or his authorized agent and shall not use the said house for other than residential purpose and shall not do anything that may be deemed a nuisance on the premises nor shall the Tenant carry on or do anything in said house or premises which will increase the premium rate of insurance against fire or invalidate any policy of insurance on the said house.

6. The Landlord agrees with the Tenant that if the Tenant pays the rent in the manner aforesaid and performs all the foregoing stipulations on his part he shall quietly hold the said house during the absence of the Landlord from the City of Vancouver, without interruption by the Landlord or anyone claiming under him, with this qualification, that if in the future the taxes and the upkeep charges of the said house are increased, the rent herein agreed upon shall be raised with the sanction of the Rentals Committee appointed under the Maximum Rentals Regulations, by an amount equal to such increase of taxes and upkeep charges.

7. The Tenant shall provide receptacles approved by the City of Vancouver for rubbish of all kinds and shall attend to the removal of same from the said premises.

8. If the said rent or any part thereof (whether demanded or not) shall be unpaid for fifteen (15) days after
the day

the day on which it is payable or any of the Tenant's stipulations are not performed the Landlord or his agent may re-enter upon the premises and thereupon the tenancy shall be determined.

9. It is understood and agreed between the Landlord and the Tenant that in case the house hereby let or any part thereof shall at any time during the term hereby granted be burned or damaged by fire, or otherwise so as to render the same unfit for the purpose of the Tenant, then the rent hereby reserved or proportionate part thereof according to the nature and extent of the injuries sustained and all remedies for recovering the same shall be suspended and abated until the said house shall have been repaired or made fit at the option of the Landlord for the purpose of the Tenant.

10. The Tenant agrees to keep safely without charge the furniture, fixtures, utensils and other effects belonging to the Landlord and his relatives which are stored in the basement of the said house.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the day and year first above written.

SIGNED, SEALED and DELIVERED

In the Presence of:

Edith Howie
1104 Hawthorn St.
Vancouver B.C.
Stenographer.

Yojiro Kondo
his attorney in fact

Mauritz O. Haggstrom

SCHEDULE

3 Tables,
7 Chairs
1 Gas-plate,

2 Bedsteads,
1 Clothes-press,
1 lower half of Gramophone
Cabinet,

1 Book-stand,
1 Wagon, also all floor coverings.

M.O. Haggstrom

GEORGE F. JACOBS
NOTARY PUBLIC

PHONE PACIFIC 6636

GEORGE F. JACOBS & CO.

REAL ESTATE, INSURANCE AND FINANCIAL BROKERS
LOANS, RENTALS AND COLLECTIONS

Rec'd	OCT 2 1943
File No.	2643
Ans.	2/10/43
Referred	Barrop

245 EAST HASTINGS ST.

Vancouver, B. C., October 1st 1943

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

Dear Sirs: Re: Catalogue Parcel No. 76

I herewith enclose a certified cheque
for One Hundred and Sixty-five Dollars (\$165.00)
being deposit on the purchase of Lot 37; Block 51;
District Lot 181, Catalogue Parcel No. 76, at a
price of \$1650.00 cash. All adjustments to be made
to the date of confirmation.

Yours very truly,

GEORGE F. JACOBS,

Geo. F. Jacobs

GFJ/S
Enc. 1.

McCARRON & HAWBOLT

REAL ESTATE AND INSURANCE

HOMES : FARMS : APARTMENTS

350 WEST PENDER STREET

VANCOUVER, B. C.

Oct. 5th. 1943.

The Custodian,
506 Royal Bank Bldg.,
Vancouver B. C.

Rec'd	OCT 6 1943
File No.	3640
Ans.	
Referred	Harrop

Dear Sirs; Re. Catalogue # 76.

We wish to withdraw the offer made on
the above property for our client Bernice Sednarchuk
as we have filed a Tender for her on another property
under class "B".

Yours truly,

McCarron & Hawbolt,

J. F. McCarron
J. F. McCarron.

ROYAL CANADIAN MOUNTED POLICE

Form 246A

EXHIBIT REPORT

No. 156.

HEADQUARTERS File No.

SUB-DIV'N and File No.

DIVISION and File No.

Vancouver.

(Jap. Reg. 03057)

DETACHMENT and File No. C.I.B.

DATE April 24th, 1944.

Re: Yajiro KENDO, 717 East Cordova St., Vancouver, B.C.
(Name of File)

On March 24th, 1942. 1 F.H. Jefferson, Cst.
(Date) (Member's Name)

Came into possession of the following described goods by

Handed over by owner.

(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	1		Radio - Console Westinghouse, Serial No. 176892.

3640
Accl. May 19/44 not 95.35
Hance 20.

REMARKS: Handed over to the Custodian of Alien Property.

DATE APR 25 1944

(State briefly disposition)

Yes B. Spire For Custodian.
(Signature of Recipient or Witness)

CERTIFIED CORRECT

F.H. Jefferson, Reg. 10559, Cst.
(Signature of Member)

Kondo advised 14/3/45

NAME KONDO, Teiire

REGISTRATION NO. 03057

FILE NO. 3640

The following chattels were sold by public
auction at 992 Powell Street, Vancouver on May 19th, 1944.

Westinghouse Consol

\$ 110.00 ✓

Radio

Total	(Auctioneer's Fee: \$ 11.00	\$	110.00 ✓
	(Advertising: 1.88		
Less Expenses:	(Moving: 0.77	\$	14.65
	(Storage: 1.00		
Net Proceeds Credited:		\$	95.35

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering list No.

Vancouver 20.

Remarks.

Original sent to Kondo March 9th/45

NAME KONDO, Yojiro

REGISTRATION NO. 03057

FILE NO. 3640

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver, B.C. on November 16, 1944.

Large wardrobe ✓
Cabinet top ✓
Cupboard ✓
Bed and spring ✓
Magazine rack ✓

\$ 8.00 ✓
1.50 ✓
5.00 ✓
11.00 ✓
4.00 ✓

*Transferred to Suspense
Account.*

*Dec. 21/44
J.M.*

*Retransferred to File 3640
Feb. 8/50
J.*

Total

Less Expenses: (Auctioneer's Fees \$ 2.95
(Advertisings 2.02
(Movings 7.50

29.50 ✓

12.47

Net Proceeds Credited:

17.03

Members of Custodian Staff Present.

Mr. Smith

Extracted from Auctioneering List No.

Vancouver 518.

Remarks. *no inventory was J.P.*

Original sent. 9/2/45

NAME KOHDO, Yotiro

REGISTRATION NO. 03057

FILE NO. 3640

The following chattels were sold by public

auction at 932 Powell St., Vancouver, B. C. ON December 15, 1944.

Tub and Lacquerware ✓	\$ 1.50 ✓
Tools, Anv and Vise ✓	4.00 ✓
Pail, Gash Box and Gum Paper ✓	1.35 ✓
Saucepans ✓	0.75 ✓
3 Gas Burners ✓	0.25 ✓
Box of Lacquerware ✓	0.50 ✓
14 Bussel Trays ✓	3.25 ✓
Carton of Crockery ✓	1.25 ✓
Skates and boots ✓	0.25 ✓
Biscuit Jar and Vases ✓	0.70 ✓
Pail and Jardiniere and sundries ✓	1.40 ✓
Coleman heater ✓	1.00 ✓
Lacquerware and dishes (2) ✓	0.75 ✓
3 Pictures and mirror ✓	0.60 ✓
Pans and mixing bowl ✓	0.25 ✓
Meat Grinder (Part missing) ✓	0.25 ✓
Box of wire and sundries ✓	0.50 ✓
3 Platters ✓	1.00 ✓
2 Platters and plate ✓	0.50 ✓
Jardiniere and sundries ✓	1.00 ✓
Saucepan and dishes ✓	0.75 ✓
Brass tray and plated ware ✓	1.50 ✓
Saucepans ✓	2.75 ✓
Dishes ✓	0.75 ✓
3 Wicker baskets and Christmas Decorations ✓	2.00 ✓
Spring only ✓	1.00 ✓
Cabinet ✓	0.50 ✓
2 Burner Gas Plate ✓	2.00 ✓
Total	\$ 35.30 ✓
Less Expenses: (Auctioneer's Fee: \$3.53	\$ 10.85
(Advertising: 1.18	
(Movings: 6.14	
Net Proceeds Credited:	\$ 24.45

*Transferred to Suspense
account, Dec. 20/45
J.M.*

*Retransferred to
File 3640
Feb. 1/45
Jh.*

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 37

Remarks.

NAME KONDO, Yojiro

REGISTRATION NO. 03057

FILE NO. 3640

The following chattels were sold by public
auction at Stevenson, B. C. on June 29, 1945.

~~Anchor line
Anchor line
Anchor line~~

~~\$ 3.00 ✓
2.50 ✓
3.00 ✓~~

*Transferred to Suspense
Account Dec. 21/48
L.M.*

*Retransferred to File #40
Feb. 8/50
JH*

Total

Less Expenses: (Auctioneer's Fee: \$ 0.85
(Advertising: 0.43
(Savings: 1.21)

\$	6.50	✓
\$	2.49	
\$	6.01	

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Stevenson 36.

Remarks.

ERIC W. PEMBERTON
RES. PACIFIC 8404

PROPERTY MANAGEMENT
MORTGAGES

FRANK G. CAMPBELL
RES. DAYVIEW 2726L

INSURANCE
APPRAISALS

Campbell & Pemberton

REAL ESTATE AND FINANCIAL BROKERS

Telephone Pacific 9695

808 CROWN BUILDING
619 WEST PENDER STREET.

VANCOUVER, B. C.

File No. 3640

August 7, 1944.

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

Dear Sirs:

Attention Mr. F. G. Shears:

Re- Catalogue No. 76
717 East Cordova Street.
Lot 37, Block 51, D. L. 181.

We have been instructed by our client, Mrs. Lucia Tomlenovich, to offer to purchase, on her behalf, the above property for the sum of \$2,200.00 cash.

Will you be good enough to advise us as early as possible whether you are prepared to accept this offer.

Yours very truly,

CAMPBELL & PEMBERTON.

Per. *F. G. Campbell*

JOHN VRLAK & CO.
235 E. HASTINGS STREET
VANCOUVER, B. C.

August 10th, 1944.

Custodian of Enemy Property.
c/o Mr. S. D. Milson.
506 Royal Bank Building.
Vancouver, B. C.

Rec'd	AUG 11 1944
File No.	3640
Ans.	
Referred	

Dear Sir:

RE: 717 & 717 1/2 Cordova Street East.
Lot 37, Blk. 51. File # 3640.

Our client Mr. Houie Ponack offers for the above mentioned
property the sum of:

TWO THOUSAND and TWENTY DOLLARS. (\$202.00).

We are enclosing as a deposit a certified cheque for \$202.00.

Yours,
JOHN VRLAK & CO.
235 E. HASTINGS STREET
VANCOUVER, B. C.

*Another offer
accepted - \$2200-*

3443

August 10th, 1944

The Advisory Committee on
Japanese Property in Greater Vancouver,
315 Royal Bank Building,
Vancouver, B.C.

Re: Catalogue No. 76
737 E. Cordova St.

Dear Sirs:

The assessment on this property is \$2300.00, it was appraised by Mr. Harvey for \$2200.00, and your Committee has agreed to this as an acceptable minimum.

An offer was received on this property from Mr. George F. Jacobs, for \$1650.00.

We are now in receipt of an offer from Campbell and Pemberton, on behalf of their client, Mrs. Lucia Tomlenovich, for the sum of \$2200.00. As this is in line with the acceptable minimum, we are recommending this for acceptance.

Yours truly,

FCS/ENG

F. G. Shears,
Director.

ERIC W. PEMBERTON
RES. PACIFIC 3404

FRANK G. CAMPBELL
RES. BAYVIEW 2728L

PROPERTY MANAGEMENT
MORTGAGES

Campbell & Pemberton

REAL ESTATE AND FINANCIAL BROKERS

Telephone Pacific 9635

INSURANCE
APPRAISALS

506 CROWN BUILDING,
519 WEST PENDER STREET,

VANCOUVER, B. C.

August 11, 1944.

Your File No. 3640.

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

Dear Sirs:

Attention Mr. F. G. Shears:

Re- Catalogue No. 76.
717 East Cordova Street.
Lot 37, Block 51, D.L. 181.

Further to our offer of the 7th inst., to purchase the above property on behalf of Mrs. Lucia Tomlenovich, and Mr. Shears' telephone advice yesterday that the offer had been accepted by the Disposal Committee for recommendation to the Custodian in Ottawa, I am now enclosing Bank Draft in the amount of \$2,200.00, payable to the order of the Custodian of Enemy Property.

Will you be good enough to confirm the acceptance of this offer and advise the date from which adjustments will be effective.

Yours very truly,

CAMPBELL & PEMBERTON.

Per. *Rem*

Encl.

Bank Draft No. 02496
Drawn by the Bank of Montreal,
Main & Hastings Streets Branch.
Dated August 11, 1944.

ERIC W. PEMBERTON
RES. PACIFIC 8404

FRANK G. CAMPBELL
RES. SAVAN 27281

PROPERTY MANAGEMENT
MORTGAGES

Campbell & Pemberton

REAL ESTATE AND FINANCIAL BROKERS

Telephone Pacific 9635

INSURANCE
APPRAISALS

808 CROWN BUILDING
618 WEST PENDER STREET

VANCOUVER, B. C.

August 12, 1944.

Your File No. 3640

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

Dear Sirs:

Attention Mr. F. G. Shears:

Re- Catalogue No. 76
717 East Cordova Street,
Vancouver, B. C.

In forwarding remittance of \$2,200.00 to you yesterday, covering the purchase of the above property by our client, we wish to advise that the Deed should be completed as follows:

Mrs. Lucia Tomljenovich,
Housewife,
Wife of Blaz Tomljenovich,
2351 Adanac Street,
Vancouver, B. C.,
British Subject.

Please note that in our original correspondence in this matter, there was a difference in the spelling of the surname. Will you kindly see that this is noted and that the Deed is prepared as given above.

Yours very truly,

CAMPBELL & PEMBERTON.

Per. *C.C.M.*

ERIC W. PEMBERTON
RES. PACIFIC 3404

FRANK G. CAMPBELL
RES. DAYVIEW 2728L

PROPERTY MANAGEMENT
MORTGAGES

Campbell & Pemberton

REAL ESTATE AND FINANCIAL BROKERS

Telephone Pacific 9635

INSURANCE
APPRAISALS

806 CROWN BUILDING
816 WEST KENDER STREET

VANCOUVER, B. C.

August 11, 1944.

Your File No. 3640.

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

Dear Sirs:

Attention Mr. F. G. Shears:

Re- Catalogue No. 76.
717 East Cordova Street.
Lot 27, Block 51, D.L. 181.

Further to our offer of the 7th inst., to purchase the above property on behalf of Mrs. Lucia Tomlenovich, and Mr. Shears' telephone advice yesterday that the offer had been accepted by the Disposal Committee for recommendation to the Custodian in Ottawa, I am now enclosing Bank Draft in the amount of \$2,200.00, payable to the order of the Custodian of Enemy Property.

Will you be good enough to confirm the acceptance of this offer and advise the date from which adjustments will be effective.

Yours very truly,

CAMPBELL & PEMBERTON.

Per. *Pem*

Encl.

Bank Draft No. 02496
Drawn by the Bank of Montreal,
Main & Hastings Streets Branch.
Dated August 11, 1944.

Date. August 16th. 1944

REAL PROPERTY MEMORANDUM

File No. 3640

Name..... KONDO, Yojiro..... Registration No. 03057

Re: Catalogue No. 76

Address: 717 & 717½ E. Cordova St., Vancouver (2 Dwellings)

Legal Description: Lot 37, Blk. 51, D.L. 181.

TITLE AND ENCUMBRANCES.

A. Certificate of Title No. 51824 L. Indef. Whereabouts: Owner's possession.

Registered owner: Yojiro KONDO Reg. No. 03057

Property: Lot 37, Block 51, District Lot 181,
Group 1, New Westminster District,
Plan 196.

B. Charges.

Registered: None

Vesting: 35750 Feb. 15/43

Unregistered: No evidence.

Taxes: \$70.56 net (1944 paid)

Water: \$11.45 net (Jan. 1-June 30/44 Paid)

Insurance: \$2500.00 - Bankers & Traders Ins.- Ex. July 10/45.

Assessed Value: Land: \$500.00 Improvements: \$1800.00

Valuation by Appraiser: \$2200.00

Amount of Bid: \$2200.00

Approved by Advisory Committee: August 11th, 1944

Paid as shown in attached letter: \$2200.00 paid in full.

Name of transferee as attached letter: Mrs. Lucia Tomljenovich,
2351 Adanac St., Vancouver.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding furniture or equipment)

717 E. Cord. rented on monthly basis to Alfonso Stadeous
@ \$25.00 per month plus certain effects (see former Lease
dated Apr. 22/43 to M. Haggstrom)

Leasehold: (State period, consideration & unusual clauses and whether
including or excluding furniture or equipment)

717½ E. Cord. leased to E.A. Skands at \$15.00 per mo.,
during the absence of Landlord from City of Vancouver....see
Lease of Apr. 16/43.

Chattels: Particulars of those stored on the premises.

See memo of Dec. 10/42.

Also note list of chattels in Lease dated Apr. 22/43 re
717 E. Cordova St.

Named Agent: - - - - -

Compiled by G. D. Wilson

3640

August 21, 1944.

Mr. Yojiro KONDO,
Reg. No. 03057,
Sandon, B. C.

Dear Sir:

Re: Catalogue No. 76,
717 E. Cordova Street,
Y/51/181.

Please be informed that your property consisting of 717 E. Cordova Street, Vancouver, is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The proceeds of this sale will be credited to your account and will be available to you when the sale is completed. A statement showing the result of this sale will be sent to you when the matter is concluded.

Kindly send either to this office or to the Land Registry Office, Vancouver, B. C., Title No. 51824 L. Indef. covering this land.

Yours truly,

George Peters,
Administration Department.

GP:AS

August 22, 1944.

Mr. A. H. Young,
Barrister & Solicitor,
1009 Dominion Bank Building,
207 E. Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 76,
717 E. Cordova Street,
7/21/44.

This property, the rents for which you are collecting, is the subject of an expected sale through the agency of Messrs. Campbell & Pemberton, 615 E. Pender Street, Vancouver, the effective date of which should be August 18, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time will keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

C O P Y

LOEWEN & HARVEY, LIMITED

751 Danesmuir Street,
Vancouver, B.C.

November 18th, 1944

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

Dear Sir:-

Re:- Catalogue No. 76, 717 East Cordova Street,
Lot 77, Block 51, District Lot 181

The above lot is on the North side of Cordova Street, between Heatley and Hawkes Avenues. It is 25 x 122 feet and level with the street, and the 20 foot lane at the back. Cessent walks lead to the front and back entrances.

On the front portion of the lot is a bungalow with full basement 45 x 21 feet built in 1926. There is an entrance hall, living room, sliding doors to dining room with fireplace - kitchen with good sink and built in cupboards, two (2) bedrooms with bathroom and toilet separate, and containing full standard plumbing. Foundation and basement floor are cement, coal and wood hot air furnace and laundry tubs. Interior floors and decoration are good. The exterior is narrow siding to floor level and shingle walls above, - with shingle roof which will need attention soon. Paint is in fair condition.

Attached to the above by extending the back porch is a more recent addition containing four (4) rooms, two (2) up and two (2) in the basement. The upper floor contains kitchen with sink, and living-room, the two (2) rooms below being used as bedrooms. All walls are finished in "V" joint, and a toilet has been built on the verandah between the two (2) houses. The occupants of the back portion have to use the bathroom of the front house. Foundations are cement. There is a single flue chimney to the ground, and the exterior is in good condition.

In my opinion a fair valuation as at the date of inspection, 20th September, 1943 is \$2,200.00.

Yours faithfully,

Loewen and Harvey, Limited

(signed) A. Rout Harvey
Director.

ARR/T

3640

December 14, 1944.

Messrs. Campbell & Pemberton,
506 Crown Building,
615 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 76
717 & 717 1/2 East Cordova St.
Y/51/181

Title to the above described property has now been registered in the name of Lucia Tomljenovich, 2351 Adams Street. Relevant insurance policy which has been assigned to the new owner is ready for delivery.

Adjustments as of August 16th as shown on the enclosed sheet have been calculated and a balance of \$3.86 has been charged to the purchaser.

Will you please telephone this office for an appointment to conclude this matter.

Yours truly,

George Peters,
Administration Department.

GP:EB
Enc.

cc to Mrs. Lucia Tomljenovich

Catalogue No. 76
File No. 3640
717 & 717 1/2 Cordova St. E.
77/51/181

December 6th, 1944

MRS. LUCIA TOMLJENOVICH

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(as at August 15, 1944)

	DEBIT	CREDIT
Purchase Price	2,200.00	
Cheques received		2,200.00
Amount of rental:		
E. A. Skands - Aug. 16 to Sept. 15 - 30/30 x \$14.25		14.25
A. Stodens - Aug. 16 to Sept. 21 - 36/30 x \$23.75		28.50
Registration fee on Deed - \$2,200.00	8.65	
Insurance Premium - 29.8% x \$12.50 (expiry 10/7/45)	3.72	
Water paid to Dec. 31/44 - 134/184 x \$11.45	8.34	
134/365 x \$70.56 - purchaser's proportion of '44 taxes	25.90	
Balance owing by purchaser		3.86
	<u>\$2,216.61</u>	<u>2,216.61</u>

BALANCE OWING BY PURCHASER - \$3.86

File No. 3640.
Catalogue No. 76.

December 28th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Yojiro KONDO
Lot 37, Blk. 51, D.L. 181,
Qd. 1, N.W.D., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated November 2nd, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 112805-L, dated November 2nd, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 112806-L, dated November 2nd, 1944, registering the property in the name of Lucia Tomljenovich (Deed).
3. Duplicate of Transmission dated October 11th, 1944.
4. Duplicate of Deed dated October 11th, 1944 - Secretary of State to Lucia Tomljenovich.
5. Post card acknowledgment dated December 22nd, 1944, from the Vancouver Land Registry Office, No. 112806-L. Mortgage registered No. 49978-M.

D. A. Cramer

DAC:JS
Atch.

File No. 3640
Catalogue No. 76
717 & 717½ East Cordova Street
Vancouver/37/51/181
Certificate of Title No. 112806-L

Control of property covered by Certificate of Title No. 112806-L and described above 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 Bankers & Traders Insurance Company policy No. 32-29241 which has been assigned to me.

3640 -
LAND REGISTRY OFFICE

Vancouver, B.C., 22/12, 1944

No. 112806-L

In the name of

L. Tomljenovich

This registration has been completed. The Certificate of Title remains on file on behalf of all persons interested.

See section 162, "Land Registry Act."

49978 m

Yours truly,

W. C. BROWN, Registrar.

Per *[Signature]*

516-644-9703

ary 1945

Lucia Tomljenovich

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

Dear Sirs:-

Re: 717 & 717 1/2 East Cordova Street

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

Lucia Taniguchi signed

McLENNAN, McEELY & PRIOR, LIMITED

WHOLESALE AND RETAIL HARDWARE MERCHANTS, ETC.

NEW WESTMINSTER
811 COLUMBIA STREET
New West. 1884

HEAD OFFICE
VANCOUVER, B.C.
36 EAST BROADWAY STREET
MARINE BAY

VICTORIA
1200 GOVERNMENT STREET
DARTMOUTH 111

SEPT 13/44

G D MILSON

CUSTODIAN OF ALIEN PROPERTY

506 ROYAL BANK BLDG

CITY

EVACUATION SECTION

SEP 14 1944

Rec'd

File No. 3640

Ans.

Referred *Milson*

YAJIRE KONDO Vancouver, B.C.

NEW DENVER BC

Your Reg. No.

Shipped or
Taken By

Terms: 2% Cash Discount
If Paid By 20th of Following Month
Except Items Marked NET.

78219

1943-80M-9-44-1342

IF ANY COMPLAINT MAKE IT AT ONCE AND REFER TO INVOICE No.

Quantity	Unit	PAYMENT OF THIS INVOICE MAY BE DEMANDED TIME. Interest at 8% Per Annum Charged on Overdue	Accounts	Shipped	Price	Net Price	Discount	Extension	AMOUNT
1	ONLY	K3-51 P4 KEYSTONE HANDSAW	Rec'd	SEP 22 1944	1	85EA			1 85
1	ONLY	N°391 CLAW HAMMER	File No.	3640	1	95EA			95
1	ONLY	N°340 HACK SAW 4847	Ans.		1	00EA			1 00
1	ONLY	ALOXITE GRIDNING WHEEL 5X1 A24M	Referred	<i>Milson</i>	3	30EA			3 30
1	ONLY	N°2 DISSTON SAW SET			2	30EA			2 30
1	ONLY	N°570 SAW WISE			1	65EA			1 65
1	ONLY	N°68 WOOD LEVEL 2 "			1	30EA			1 30
1	ONLY	CLAW BAR 18"				39EA			39
1	ONLY	MACHINE PUNCH N°1953				85EA			85
1	ONLY	HALF ROUND WOOD RASP 12" ARCADE				51EA			51
1	ONLY	COMPASS SAND DISSTON				95EA			95
1	ONLY	FULLER WOOD CHISEL 1"				49EA			49
1	ONLY	FULLER WOOD CHISEL 1"				49EA			49
		BOXES							10
									16 13

Y & PRIOR

SEP 21 1944

B.M. 16.13

RG

Our Goods are Packed by Experienced Men and Shipped Entirely at "Owner's Risk." Goods must not be returned without our consent. All claims must be made immediately on receipt of goods. If shipment arrives in "Bad Order," receipt same accordingly. This will enable you to get redress from "The Carriers."

File No.
3640

MEMORANDUM

December 20, 1948

TO: Accounting Department,
FROM: Mr. Dusenbury

re: Yojiro KONDO,
Reg. No. 03057

Pending clarification of ownership, please
transfer from account of Yojiro KONDO, Reg. No. 03057 to Chattels
Suspense account, the followings:-

Jan 9/45 -	Auction #518- ✓	net	\$17.03
Mar. 1/45-	" #37 ✓	"	24.45
Aug. 9/45	" 36 ✓	"	6.01
Total net-			<u>\$ 47.49</u>

Shigeo Hatanaka-)
Jirohei OTSUKA) These Japanese are among those
Rokumatsu TANAKA) said to have had chattels at
717 E. Cordova St. Vancouver, B.C.
the Realty of Yojiro KONDO.

Please cancel "hold" of March 2, 1948 against KONDO account.

BRD/DD.

BRD

December 21, 1948.

TO: Accounting Department
FROM: Miss May

Please credit Chattel Suspense Account and charge account of Yojiro KONDO,
Reg. No. 03057, File 3640, as follows:

Vancouver 518 - realized:	\$29.50	Expenses:	\$12.47	Net:	\$17.03
Vancouver 37	35.30	"	10.85	"	24.45
Steveston 36	8.50	"	2.49	"	6.01

Transferred Dec. 21/48

S. May

C o p y

3640

December 20, 1948

REGISTERED

Mr. Yojiro KONDO,
Reg. No. 03057,
c/o P.O. Box #9,
Moose Jaw, Saskatchewan.

Dear Sir:-

Under date of March 5th, 1948 we forwarded to you a statement of your account showing a balance of \$701.39 to your credit on our books.

As we wish to close the account we are making the following entries:-

We are transferring from your account to Chattels
Suspense account the sum of _____ \$47.49
being the net proceeds from Auction sales of
chattels that have been credited to your
account. These are held pending clarification
of ownership.

We are enclosing to you herewith
Custodian cheque for _____ 95.35
being net proceeds of sale of radio.

We are also enclosing to you
herewith Custodian cheque for _____ 558.55
being the present balance in your account
on our books.

\$701.39

The acceptance of these cheques by you will not affect in any way the merits of your claim filed against the Government.

Kindly acknowledge receipt.

Yours truly,


B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Enc.2.

DEC - 2 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.

3640

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

- (1) NAME KONDO Yojiro (RCMP) Reg. No. 03087
(Print) Surname Given Name
- (2) Pre-Evacuation Address 717 CORDOVA St. E. VANCOUVER. B.C.
- (3) Present Address c/o P.O. Box # 9. MOOSE JAW, SASK.
- (4) REAL ESTATE
- (a) Street Address (if any) 717 CORDOVA St. E. VANCOUVER. B.C.
City or Municipality, Province
- (b) Legal description (lot number, block number, section number, etc.)
LOT. THIRTY SEVEN (37) BLOCK. FIFTY ONE (51)
DISTRICT. LOT. One Hundred + Eighty One (181)
VANCOUVER. B.C.
- (c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)
- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner.
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 3000.00
(ii) Buildings - - - - - \$ 2000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3000.00 ✓
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 2200.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 800.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation Boat + contents sent left at Burrard Inlet. Vancouver B.C. Goods (Schedule II) at 717 Cordova St.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Boat and house.
- (c) How stored or packed at time of evacuation Goods all locked inside Boat.
Goods left in house. 717 Cordova St. E.

(over)

Schedule II.

Item	Price	Item	Price
Radio	274.00	Box of wire & sundries	4.50
Large Wardrobe	25.00	Three Platters	4.50
Carpets	175.00	Two Platters & Plate	3.75
Cabinet Top	7.50	Jardeniere & sundries	10.00
Cupboard	22.50	Saucepan & Dishes	2.75
2 Beds & 2 Springs	55.00	Brass Tray & Plated Ware	8.50
Magazine Rack	15.00	Saucepan	12.50
Tub & Lacquerware	4.50	3 Wicker Basket & Christmas decorations	15.00
Tools, Axe and Vise	8.75	Dishes	32.00
Pail, Cash Box & Gum paper	5.00	Spring only	11.00
Saucepans	1.25	Cabinet	25.00
3 Gas Burners	5.50	New Garbage Can	3.85
Box Lacquerware	1.50	2 Burner Gas Plate	6.75
14 Enamel Trays	7.50	Records	60.00
Carton of Crockery	6.00	Gramophone	21.50
Skates & Boots	6.50	Materials to make flowers and other accessories	65.00
Biscuit Jar & Vases	4.50	4 Cushions	13.50
Pail, Jardeniere & sundries	4.50	2 Hats	7.70
Coleman Heater	5.50	C.C.M. Wagon	13.50
Lacquerware & 2 big dishes	7.70	Bicycle	55.00
3 Pictures & Mirror	5.00	Tricycle	17.50
Pan & Mixing Bowls	.75	50 - 5 lb. Lard Cans	6.60
Meat Grinder	3.85	10 Pans	2.90
Shoo-Fly Rocker	1.95	1 Table	16.95
7 Chairs	17.50	4' x 10' Table (Gavanished)	10.00
Curtain	15.00	Shades (Window)	20.00
	<u>\$686.75</u>		<u>\$450.25</u>

She is scheduled to file the statement of Jagan bonds
verified by statutory declaration before court that
27th day of November 1947.
Sergeant Brown

70500

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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

10

Kamloops, B.C.

May 18, 1948

IN THE MATTER OF THE CLAIM OF
YOJIRO KONRO

PROCEEDINGS AT HEARING

20 APPEARANCES:

R.W. KENNEDY, Esq.,

appearing for the
Dominion Government.

R.G. HUMPHREYS, Esq.,

appearing for the
Claimant.

J.R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission

G.H.R. UPTON, Esq.,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter.

MR. HUMPHREYS: Your honour, I would move to amend the claim of Yojiro Kondo.

THE COMMISSIONER: That is No. 89. You are appearing in that case, are you, Mr. Humphreys?

MR. HUMPHREYS: Yes.

THE COMMISSIONER: Yes. That will be case No. 128. Very good. You wish to amend it.

MR. HUMPHREYS: I would like to amend the real estate values. The amount at which the Custodian sold the property and credited it to our account was, on the sheet, \$2100.00. We are amending it to \$2200.00. We are claiming \$3000.00, leaving a loss to us of \$800.00.

I would further like to amend the personal property to read, claim for boat \$1500.00, fishing gear, \$183.75; personal property claim, \$1568.64, with a 30% reduction for depreciation and with the exception of two articles which I will mention later, giving a total of \$2843.30, the Custodian realized \$469.85, and our net loss is \$2,373.45.

YOJIRO KONDO, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

Q: I have here a statement made out for real estate other than farm. Did Mr. Kondo have Mr. Verchere draw this form out?

A: Yes.

Q: Is this statement correct to the best of your knowledge?

A: Yes.

10

1500.
183.75
1568.64

\$3252.39

of claim 3247.39

error 5.00

20

30

THE COMMISSIONER: Has he signed it, Mr. Humphreys?

MR. HUMPHREYS: Q: Did you sign this? A: Yes.

MR. HUMPHREYS: I would like to file this.

(STATEMENT MARKED EXHIBIT NO. 1)

10 MR. HUMPHREYS: The details of this statement of real estate are as follows: It is a house situated on 717 Cordova Street East, Vancouver, B.C. The legal description of the property is Lot 37 Block 51 District Lot 181 Vancouver, B.C. This house is situated in a Japanese area. It has two sections, one with five rooms in the main portion, four rooms in addition to the back of the premises. Type of finish is siding half way up and shingle on the second floor of the building. It is a dwelling house. The size of the lot is 25 feet by 122 feet and it was purchased in July, 1940, the cost price was \$2100.00 and various improvements were made. The chimney was repaired at a cost of \$15.00. The 20 furnace was repaired at a cost of \$50.00. The entire premises were painted within his occupancy at a price of \$155.00. It was tarred -- the roof was tarred for \$75.00. The interior was decorated, and other sundry repairs at a cost of \$150.00. A Japanese bath was installed for \$75.00. We are claiming \$3000.00.

30 The premises were well maintained, the interior was redecorated during the two years the claimant was in possession, and while the appraisal is fairly accurate as to facts, the

Y. Kondo
In Chief

appraisal of \$2200.00 appears to be below what he considers to be its fair market value at its date of sale.

I would ask my learned friend to produce the appraisal given by Loewen and Harvey Limited.

(Handed to Mr. Humphreys)

10 I have here, your honour, a letter from Loewen and Harvey, Limited, Real Estate Agents, Insurance, Mortgages, Real Estate, in the City of Vancouver to the Department of the Secretary of State, Office of the Custodian which gives a description of the house and of the real estate. "The above lot is on the north side of Cordova Street, between Heatley and Hawkes Avenues. . . Cement walks lead to the front and back entrances." It gives a fairly accurate description of the property, and I would like to file this document on behalf of my learned friend.

(LETTER MARKED EXHIBIT NO. 2)

20 MR. HUMPHREYS: Will my learned friend admit that the property in question was sold on August 16, 1944 for \$2200.00?

MR. KENNEDY: Yes, I will so admit -- August 16.

MR. HUMPHREYS: August, 16, that is right.

MR. KENNEDY: Yes.

MR. HUMPHREYS: Will my learned friend also admit that the above mentioned appraisal was done on the 20th of September, 1943?

MR. KENNEDY: Whatever it says in the letter. It speaks for itself, I think.

30

MR. HUMPHREYS: I would like to point out to your honour that \$2200.00 was the valuation as of September, 1943, and the house was sold one year later, approximately, for the value of that appraisal. Real estate values were rising at that time.

10 Would my learned friend admit that the five rooms known as 717 East Cordova Street were rented continuously for \$25.00 per month from the time Mr. Kondo left until the Custodian sold the premises?

MR. KENNEDY: It was apparently leased through the claimant's agent, Mr. A.H. Young, for 27 months at \$675.00.

MR. HUMPHREYS: Would my learned friend admit that 717½ East Cordova Street was rented continuously for \$15.00 per month?

20 MR. KENNEDY: The file shows that it was rented -- 717½ Cordova Street was rented at \$15.00 per month for a period of 27 months through the claimant's agent and that a total of \$405.00 was received in revenue.

MR. HUMPHREYS: The total rental for this period would be about \$40.00 per month, giving a value of \$480.00 per annum. I would like to point out to your honour that allowing for 5% as a fair return on real property this would raise the value of the property to \$9,600.00, which is considerably higher than our claim for \$3,000.00.

30 Next, your honour, I would like to prove this

statement concerning the personal property which includes the fishing boat and gear and equipment.

Q: Was this document prepared for you by Mr. Ver-
chere? A: Yes.

Q: Is this statement correct to the best of your
knowledge? A: Yes.

Q: Is this your signature? A: Yes.

MR. HUMPHREYS: I would like to file this statement.

(STATEMENT MARKED EXHIBIT NO. 5)

10 MR. HUMPHREYS: Your honour, I have before me a state-
ment put in by Yujiro Kondo concerning personal
property, fishing vessel, gear and equipment.
Attached to this statement is a form giving the
details of other gear and equipment. First of
all, nets: We have a shrimp net size 30 feet
by 27 feet, the mesh is one-quarter inches. It
has been used. Its original value was \$135.00
and the estimated value at evacuation is \$50.00.
The boat was the "YK 5". The registered number
is New Westminster 2100. It was a motor boat,
20 purchased 1933, new, and the price paid was
\$1500.00. Considerable maintenance work was done
on it. It had copper painting and an over-all
painting. Its condition when evacuated was good.
It was left with the officer in charge at Bid-
well Bay. Estimated value, \$1500.00.

Q: Mr. Kondo, when did you surrender the boat to the
officer commanding at Bidwell Bay?

A: On the 9th of December, 1941.

30 Q: Did you later see this boat, "YK 5", registered

number N.W. 2100 at New Westminster?

A: Yes, I saw it at New Westminster.

Q: What changes had you noticed in the condition of your boat?

A: I passed quite closely but I couldn't recognize the boat because it was damaged. There was nothing on the boat at all. There were parts of the engine taken away.

Q: You were able to recognize this as having been your boat?

A: Yes.

MR. HUMPHREYS: I would like to describe the other gear on the boat. We have the description in detail of other items left on the boat at the time Mr. Kondo surrendered it to the Officer Commanding, Bidwell Bay.

Q: Were these items on the boat at the time you surrendered it to the Officer Commanding, Bidwell Bay?

A: Yes.

MR. HUMPHREYS: At the time these articles mentioned here were bought, at the time of the purchase of the boat, they were new, and the estimated values are given herein. The condition of these articles was good, and a total claim is made of \$115.25. Also on the boat at this time was 80 gallons of gasoline at a total value of \$18.50. "Arrangements made for storage when evacuated:" The things were left on board and turned in with the boat at Bidwell Bay and were locked in the cabin.

Would my learned friend produce two apprai-

I. Kondo
In Chief

sals, one by O.W. Phillipson and another by John Gould in Vancouver as to the condition of this boat?

MR. KENNEDY: That is Mr. Gould's. I haven't actually got the Phillipson appraisal, your honour. I have a document which refers to the Phillipson appraisal. All I can give my learned friend is the reference to it.

10 MR. HUMPHREYS: Your honour, I have here a document, which my learned friend has admitted, referring to an appraisal which was done by O.W. Phillipson on behalf of the Japanese Fishing Vessels Disposal Committee. He gave a valuation as of March, 1942 of \$431.00. I would like to file this on behalf of my learned friend.

(APPRAISAL MARKED EXHIBIT NO. 4)

20 MR. HUMPHREYS: I have here a survey report done by John Gould, Marine Surveyor and Appraiser, Vancouver, B.C. He gives a description of the boat and appraises its value as of February, 1943, \$350.00. I would like to file this on behalf of my learned friend.

(APPRAISAL MARKED EXHIBIT NO. 5)

30 MR. HUMPHREYS: I would like to point out that the first appraisal was done in March, 1942 and this was a considerable time after Mr. Kondo had surrendered his boat to the Officer Commanding at Bidwell Bay. The later report was made practically a year later and the value had dropped from \$431.00 to \$350.00. I would like to then point

out that the boat was sold shortly after this second appraisal for \$315.00.

Would my learned friend admit the boat was sold by the Custodian on February 13, 1943?

MR. KENNEDY: I will so admit.

MR. HUMPHREYS: Will my learned friend please advise who was the purchaser of the boat?

MR. KENNEDY: Nelson Brothers Fisheries, Limited, your honour.

10 MR. HUMPHREYS: I would like to point out, your honour, that a fishing company bought this boat to be used as a fishing vessel.

As to the personal property claim, I have a personal chattels form here.

Q: Was this statement prepared for you by Mr. Verchere? A: Yes.

Q: Is this statement true to the best of your knowledge? A: Yes.

Q: Are these two signatures yours?

20 A: Yes.

MR. HUMPHREYS: Your honour, I have here a personal chattels statement which has been reduced 30% to allow for depreciation on all personal chattels with the exception of a new fish net and some new manilla rope which were left in the house of Mr. Kondo. The details of this statement are; a radio, purchased in 1939 new, price paid was \$274.00, condition when evacuated was good, estimated value at the date of evacuation was \$274.00 minus 30%; also, he had 1380 feet

30

Y. Kondo
In Chief

10 of manilla rope, purchased in 1940 new, \$70.00 was paid, it was still new, it was left in the house and we are claiming \$70.00 for this; also there was a fish net purchased in 1940, its condition was new, paid \$135.00 for it, its condition when evacuated was new, and we are claiming \$135.00; there was a generator motor purchased in 1939 new, the price paid was \$50.00, its condition was good, and the estimated value is \$50.00 minus 30% depreciation. I also have a list of compass, saws, planes, braces, drills, etc., which were left in the house and which I have listed here. We are claiming that the condition of these goods is good. We are claiming \$176.64 minus 30%. Description of Storage of Goods: Left in the house in storage. House rented by solicitor and agent to various tenants.

20 General description of Chattels not described above: Household furnishings, dishes, bicycle and other household articles were left in storage in the house. These articles were purchased at the time of and after purchase of the house. Their condition was good, and we are claiming \$983.00 for these various articles minus 30%, and I have a detailed list of these household goods attached to this exhibit.

Our total claim for personal chattels is \$1159.55.

(STATEMENT MARKED EXHIBIT NO. 6)

30 MR. HUMPHREYS: Would my learned friend please produce

Y. Kondo
In Chief

a series of letters between the Custodian and Mr. Staden as to the control of the chattels?

MR. KENNEDY: What letter, specifically, do you want?

MR. HUMPHREYS: It was dated December 7, 1944, from the Custodian to Mr. Staden.

(Handed to Mr. Humphreys)

10

MR. HUMPHREYS: Your honour, I have here before me a copy of a letter sent by Mr. G.D. Wilson of the Administration Department to Mr. A. Staden, who was residing at 717 East Cordova Street, Vancouver, B.C. It gives a statement here as to the control assumed by the Custodian at this time:

20

"Our Protection Department advise us that they are having difficulty obtaining from you 4 chairs, 1 table and 1 large brown bed, the property of Yojiro Kondo. As these chattels are vested in the control and management of the Custodian, we must insist that they be delivered to our Protection Department when they call for same, otherwise it will be necessary for us to place the matter in the hands of our Legal Department to take whatever steps they see fit."

I would like to file this on behalf of my learned friend.

(LETTER MARKED EXHIBIT NO. 7)

MR. HUMPHREYS: Will my learned friend admit the Custodian assumed control of these chattels at the time of this letter?

30

MR. KENNEDY: No, I can't admit that. I can only admit what is on the file.

Y. Kondo
In Chief

MR. HUMPHREYS: Would my learned friend produce to me Mr. Kondo's letter dated October 22, 1944 giving a list of articles in the house?

MR. KENNEDY: I produce the letter dated October 22, 1944.

10 MR. HUMPHREYS: Your honour, I have before me a letter addressed to Mr. Wilson signed by Yodiro Kondo. It gives a detailed list of various articles in the house at the time he evacuated. It is dated October 22, 1944. I would like to file this on behalf of my learned friend.

(LETTER MARKED EXHIBIT NO. 8)

MR. HUMPHREYS: Would my learned friend please produce the J.P. form? (Handed to Mr. Humphreys)

I have before me a document from the Office of the Custodian, Japanese Section.

Q: Mr. Kondo did you have this document prepared?

A: Yes.

Q: Is it correct to the best of your knowledge?

20 A: Yes.

Q: Is this your signature? A: Yes.

MR. HUMPHREYS: This is a document giving a statement of property which Mr. Kondo gave to the authorities. I would like to file this.

(J.P. FORM MARKED EXHIBIT NO. 9)

MR. HUMPHREYS: Will my learned friend admit that five mats were removed from the house and sent to Steveston on January 8, 1945?

30 MR. KENNEDY: I don't see any reference to that in the personal property summary.

Y. Kondo
In Chief

Cross exam

I have a memorandum dated January 10, 1943 with reference to fishing nets. Is that what you are referring to?

MR. HUMPHREYS: Yes. I would like to file that on behalf of my learned friend. There was one of these nets which was new for which we are claiming \$135.00.

(MEMORANDUM MARKED EXHIBIT NO. 10)

10 MR. KENNEDY: Your honour, the submission of the Custodian in respect to this claim will be (a) as regards the real estate, that the property was appraised by experienced appraisers and sold for a fair valuation based upon the appraisal report, (b) as regards the fishing boat "YK 3" and such gear as came into the possession of the Custodian, the submission will be that the same was sold at a fair price considering the times and conditions, (c) as regards the personal
20 property, that such of the personal property that came into the hands of the Custodian was disposed of on the basis of fair valuation or otherwise accounted for to the claimant.

CROSS EXAMINATION BY MR. KENNEDY:

Q: Mr. Kondo, prior to the evacuation, did you appoint Mr. A.H. Young your agent to deal with your property at 717 and 717 1/2 Cordova Street?

A: Yes.

Q: Did you give Mr. Young a Power of Attorney to
30 act on your behalf?

A: Yes.

Y. Kondo
Cross exam

Q: And do you know whether or not Mr. Young proceeded to rent those premises to tenants on your behalf? A: Yes.

Q: Do you know the names of the tenants who occupied the place after you left? A: No, I don't know.

Q: Mr. Young would have that information?

A: Yes.

10 Q: Mr. Kondo, I believe you had all your personal property other than the fishing boat and gear stored at 717 and 717 1/2 Cordova Street, is that right? A: I left it in the basement of 717.

Q: Who was occupying the premises at 717 when you left? A: I don't know the name, but he was a white man.

Q: Was he one of the tenants secured by Mr. Young?

A: Yes, Young would know him.

20 Q: Did any of your friends have personal property stored at your place on Cordova Street?

A: Yes.

Q: What were their names? A: There were four others, Tanaka, Otsuka, K. Tanaka, and Hatanaka. I don't know what all their initials were.

MR. KENNEDY: Thank you.

MR. HUMPHREYS: Your honour, I would like to point out that Mr. Young, who was the solicitor for Mr. Kondo, had the approval of the Custodian, or was there with the approval of the Custodian.

Y. Kondo
Discussion

Would my learned friend admit that rents were submitted to the Custodian for remission to Mr. Kondo, and that the Custodian gave approval to this agency?

MR. KENNEDY: I can't admit that, your honour.

MR. HUMPHREYS: That will be all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hamblen
G. Hamblen
Official Reporter

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

J.R. Archibald,
Sub-Commissioner.

DEFENCE BRIEF

Kamloops, B.C.
May 18, 1948.

Yojiro KONDO

File No. 3640

Case No. 128

REAL PROPERTY CLAIMS

(All claims shown are Gross)

1. Real Property Claim

\$3,000.00

Appraised At

1. \$2200.00

2. \$1500.00

Sold for

\$2200.00

- Witnesses: 1. A. Rout Harvey, Appraiser, of
Loewen and Harvey Limited.
Exhibit No. 2 (and infra Submission 2)
2. E.T. Summers, Appraiser, of the
Canada Permanent Trust Co., dated
April 23, 1942 (In Claim File)
- to be filed.
3. Mr. F.G. Shears - to prove
advertisement (Cat. # 76) and
four (4) tenders received.
High \$2200.00, low \$1200.00.

Submissions:

1. In the Transcript, P.3, line 18 - Exhibit No. 1 - Under
'Improvements' the claimant lists various items which
are ordinary 'Repairs'.
2. In the Transcript, p.5 line 1. Although the values of
Real estate generally were probably rising between
September 1943 and August 1944, this property is located
in 'Jap Town', 717 E. Cordova Street, where real estate
values were not rising.

Witness: 1. A. Rout Harvey.

PERSONAL PROPERTY CLAIMS

2. Boat Claim

\$1500.00

Appraised at

1. \$431.00 (March 1942)

2. \$350.00 (Feb. 1943)

Sold for

\$315.00

- Witnesses: 1. O.W. Phillipson - Appraiser for
J.F.V.D.C. Exhibit No. 4.
(March 1942).
2. John Gould - Appraiser
Exhibit No. 5. (February 1943)

Submissions: 1. This boat was sold to Nelson Bros. Fisheries for \$350.00 less 10% - \$315.00 because they purchased approximately 51 such vessels from the Custodian and prior to the date of purchase, they employed a man to guard, pump out, and generally look after these vessels.

Witness: F. G. Shears

2. Transcript P.6 line 20, Exhibit No.3, Claimant alleges he purchased this boat new in 1933 for \$1500.00. 'Improvements' are ordinary 'repairs', yet 8 yrs. later he values the same boat at \$1500.00, allowing nothing for depreciation.

3. Fishing Gear and Equipment Claim

\$183.75

No Appraisal

No Sale

No record at any time.

Allegedly left aboard the claimant's boat "YK3" when it was turned over the Officer in Charge, Bidwell Bay, December 9, 1941. Not declared in J.P. Form, Exhibit No.9.

4. Radio Claim

\$191.80

Appraised At

\$ 55.00

Sold For

\$110.00 (Auction)

Witness: Mr. F. G. Shears - Memorandum dated June 28, 1943. Specified Articles Department. (R.C.M.P. #156) - to be filed.

5. Manilla Rope Claim

\$70.00

No Appraisal

Sold for

\$8.50 (Auction)

Submission: 1. Transcript P.10, Exhibit No. 6. Allegedly purchased new in 1940 for \$70.00. No deduction for depreciation.

6. Fish Net, Tools and Household Claim

No Appraisal

Sold for

\$897.75

~~(Miscellaneous Sales)~~
~~\$ 369.75~~

450.70
~~296.75~~

Left with Agent on No. 2. [unclear] [unclear].

Witness: Mr. A.H. Young - Agent.
Trans. P.13, line 25 - Power of Attorney dated 28 Oct. 1942. (Now in Claim File).

Submission: Not declared on J.F. Form Exhibit No. 9

Good value e 312.05 sold at auction for bay. To

Yojiro KONDO
Case No. 128

-3-

\$135.00 (Fish Net) Recorded but now missing.
Exhibit No. 10.

Witness: Mr. Leckie. Transcript P.10 Line 4.
Allegedly purchased new in 1940 for
\$135.00. No deduction for depreciation.

<u>Summary of Defence Witnesses</u>	<u>Where Required</u>	<u>Summary of Documents to be filed</u>	<u>Witness Proving Same</u>
A. Rout Harvey	1		
E. T. Summers	1	Valuation dated April 23, 1942.	
F.G. Shears	1, 2, 4.	Memo dated June 28, 1943.	
O.W. Phillipson	2		
John Gould	2		
A.H. Young	6	Power of Attorney dated 28 Oct. 1942.	
C. P. Leckie	6		

N.B. Transcript P.12, line 8 Exhibit No. 8. It was
not until October 22, 1944, that the claimant
sent the Custodian a detailed list of the chattels
he left stored in his house at the time he
evacuated.

HAC/mw

Name of Claimant

KONDO, Yojiro

Case

180

Custodian File

3640

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
2200.00	110.00 12.50									122.50
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
		515.00							74.00	
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
							.00 135.00		94.50	.00
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
573.85	185.30							54.99		
TOTAL RECOMMENDATION										345.00

March 13, 1951.

Mr. Yojiro KONDO,
856 Powell St.,
Vancouver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission
Case No. 128

We have received from Messrs. Fulton, Morley & Verchere, Barristers and Solicitors at Kamloops, Release form completed by yourself together with Authority to pay legal fees to Mr. R. G. Humphreys.

We enclose herein cheque in your favour for \$245.99 covering the net amount of this award. Cheque has today been mailed to Mr. R. G. Humphreys for \$100.00.

Yours truly,

F. G. Shears,
Director.

FGS/GN
Encl.