

4269

BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

K267

2 copies made

To be completed by persons of the Japanese race having no property in any protected area.

NAME: ITO. Jukichi,

No claims on file
Aug 24 1942

HOME ADDRESS: 2016 Triumph St, Vancouver, B.C.

REGISTRATION No. 02579

SEX: Male.

AGE: 50

MARRIED? Yes.

OCCUPATION AND EMPLOYER: Sawmill Hand. Sterling Lumber Co. Ltd. Vancouver.

NAME OF WIFE OR HUSBAND: Suga. 5700 yellow card ADDRESS: Same as above.

NAMES OF LIVING CHILDREN: Ryoichi(M) Kenichi(M) ADDRESS: Camp

Mieko(F) Emiko(F) ADDRESS: 2016 Triumph St.

Chizuko(F) Saburo(M) ADDRESS: "

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this 15th. day of April.

1942.

(Signature)

Jukichi Ito

WITNESS:

L. C. Sandwell

LIST OF LIABILITIES: **None.**

HOW DO YOU PROPOSE TO PAY THESE OFF?

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

Date August 12/43

File No. 4269

11 Name ITO, Tetsuichi
(Surname in Block Letters)

Registration No. 02579

Male - Female
(check) ☒

Age May 15, 1891

Former Address 2016 Triumph St. Vancouver, B.C.

Date Evacuated May 2/42 Naturalized - Canadian-Born - National
(check) ☒

Present Address C/o H. J. Hunsinger,
Iron Spring, Alta.

Married - Single
(check) ☒

Name of Wife ITO, Suga # 01581

Name of Husband _____

Name of Mother de'd Name of Father de'd

Names of Children under 16 Ericks (F) 2/12/26 #15398

Kiyoko (F) 20/6/27 Sakura (M) 11/1/29

Requested by B. M. Registered with Custodian
(Yes or No)

Additional Information Jawmill hand

-- SUMMARY --

-- REAL ESTATE --

File #4269 -
" #14635-

Jukichi ITO, Reg. No. 02579
Chusaburo ITO, Reg. No. 00358

Catalogue No: 272

Japanese Name: as above

Civic Address: 2016 Triumph Street, Vancouver, B.C.

Legal Description: Lot 2, Block 29, District Lot 184, Plan 178, Vancouver, B.C.

Classification: Dwellings -2 -

Registered in the names of: Jukichi ITO and Chusaburo ITO according to Certificate of Encumbrance dated January 21st, 1943. Custodian Vesting #35586.

Title: Clear

Sold to: Oliva Moreau, wife of Louis Napoleon Moreau, for \$950.00 Cash as March 19th, 1944.

Title delivered to: Oliva Moreau as May 4th, 1944, Certificate of Title No. 100441-L. Adjustments completed.

Funds released to joint account of:

Jukichi ITO and Chusaburo ITO as May 2, 1944.

Chattels:

Not involved.

Fire Insurance:

None

Remarks:

These premises at 2016 Triumph Street, Vancouver, B.C., were left in charge of a Mr. W. Hellier of 2036 Triumph St. as evidenced by undated memo on file at the beginning of the file #4269. A typed letter dated April 28, 1942 by Jukichi ITO witnessed by Edith Hellier defines the terms of arrangement for handling this property by Hellier- see for particulars - The record indicates that Hellier failed to carry out these arrangements and at the date of sale of Realty it became necessary for certain land taxes and water rates to be paid and charged to the Joint account of the ITOS.

Jukichi ITO was advised of this situation in our letter of May 27th, 1944 which see for particulars. It may be noted that these premises are reported as in "very bad condition" with the possibility of being condemned.

(over)

August 9th, 1947

- 2 -

SUMMARY- REAL ESTATE continued

Remarks:

Assessed Value (1944)

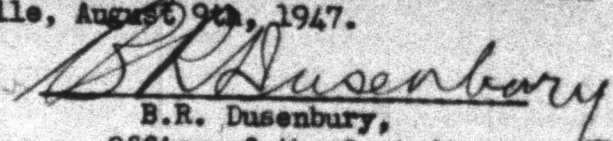
Land - \$625.00

Improvements - \$700.00

Valuation \$750.00 (Pembertons)

Sale Price - \$950.00

The above Summary is certified to be
in accordance with the information on
file, August 9th, 1947.


B.R. Dusenbury,
Office of the Custodian.

Refuse

Catalogue No. 272

File Nos. 4269 & 14635

ITO, Jukichi
ITO, Chuzaburo

Reg. No. 02579
Reg. No. 00358

Civic Address: 2016 Triumph St., Vancouver.

Legal Description: Lot 2, Blk. 29, D.L. 184,
Gp. 1, N.W.D., Plan 178.

Classification: 2 Dwellings.

SOLD

This property has been sold to Oliva Moreau
for \$950.00. See Mr. Shears' letter of March 10, 1944.

August 9th, 1947

Jukichi ITO,
Reg. No. 02579

ASSETS: -

REAL ESTATE: - No interest in Real property was declared by Jukichi ITO in registration dated April 15th, 1942. However the record shows that he and Chusaburo ITO owned 2016 Triumph St. known as Lot 2, Block 29, District Lot 184, Plan 178, Vancouver, B.C.

See "Real Estate Summary" dated August 9, 1947 this file for details of administration and liquidation. Funds are presently in joint account and are being held awaiting reply to our letter dated August 9th, 1947.

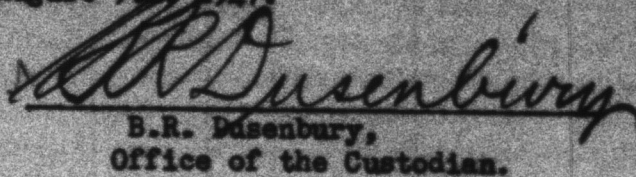
FIRE INSURANCE: No interest in Fire Insurance in his name is revealed on this file.

PERSONAL PROPERTY: - See "Personal Property Summary" dated August 9th, 1947 this file in respect to personal and joint interest with particular reference to "Chattels".

No other Personal Property of Jukichi ITO is revealed on the file.

LIABILITIES: No indebtedness against Jukichi ITO is revealed on his file.

The above Summary is certified to be in accordance with the information on file, August 9th, 1947.


B.R. Dusenbury,
Office of the Custodian.

--- SUMMARY ---

August 9th, 1947

Files Nos.

--- PERSONAL PROPERTY ---

4269 ---

Jukichi ITO,
Reg. No. 02579

14635 -

Chusaburo ITO,
Reg. No. 00358

CHATELS: -

See Chatels Schedule.

Neither Jukichi ITO or Chusaburo ITO declared ownership of any Household furniture or personal effects either jointly or severally. However according to the files, certain chattels are indicated as having been left at 2016 Triumph St. by the ITOS. A memo by Spain dated March 28/44 states that all chattels at 2016 Triumph St. were moved to 992 Powell Street. Certain chattels have been sold in both their names and the proceeds have been forwarded to them. A list, dated March 14th, 1944 shows other items as "abandoned" - these in the name of Jukichi ITO. Noted also is warehouse receipt #526 - March 20th, 1944.- Boxes - Mattress and shrines. These do not appear to have been disposed of. The files do not reveal that this office contacted either of the ITOS to ascertain if they did, in fact, leave any chattels at 2016 Triumph St. when they were evacuated from Vancouver. We are now writing to them for such information as they can or will give in this respect.

REFUND:

A refund of \$5.05 for account of Jukichi ITO -personal account, was received for his credit from Provincial Government as refund of Income Tax 1941.

SPECIFIED ARTICLES: -

No Cameras, radios, Fire Arms or Vessels are revealed in the registration or the file of Jukichi ITO and Chusaburo ITO.

No other personal property of Jukichi ITO and Chusaburo ITO is revealed on the files.

The above Summary is certified to be in accordance with the information on file, August 9th, 1947.

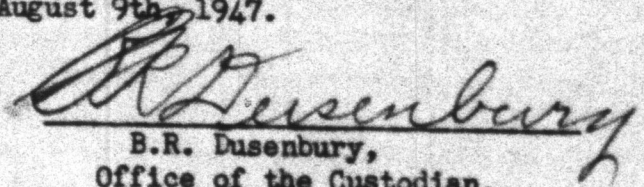

B.R. Dusenbury,
Office of the Custodian.

EXHIBIT No. 602-5
DATE Aug. 24/48
FILED BY V. J. G. Rice

Files Nos.

--- SUMMARY ---

August 9th, 1947

--- LIABILITIES ---

4269 -

Jukichi ITO,
Reg. No. 02579

14635

Ghusaburo ITO,
Reg. No. 00358

No indebtedness is revealed on these
files against Jukichi ITO and/or Ghusaburo ITO, either jointly
or severally.

The above Summary is certified
to be in accordance with the information
on file, August 9th, 1947.

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

--- SUMMARY ---

August 9th, 1947

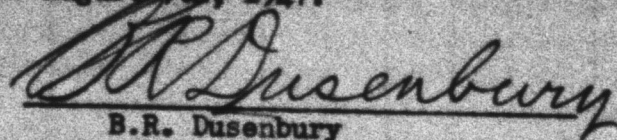
--- FIRE INSURANCE ---

Files Nos.

4269 -	Jukichi ITO, Reg. No. 02579
14635 -	Chusaburo ITO, Reg. No. 00358

No Fire Insurance is revealed on these
files either jointly or severally in their names.

The above Summary is certified to
be in accordance with the information on
file August 9th, 1947.



B.R. Dusenbury
Office of the Custodian.

4269

April 30, 1943

B. C. Security Commission,
Marine Building,
Vancouver, B. C.

Dear Sirs: Attention Mr. M. L. Brown
Re: ITO, Junichi, #02572

J. Ito has rented his house at 2016 Triumph Street and has left Walter Hellier to manage it, with the understanding that Mr. Hellier is to receive all revenues over and above carrying charges. The Custodian will not object to this provided J. Ito is not receiving any maintenance from your Department.

Will you kindly advise us in this regard.

Yours truly,

G. D. Wilson
Administration Department

. GDM/OH

RENTS COLLECTED
ESTATES MANAGED
CONVEYANCING

PHONE: DEXTER 0253

Rec'd	FEB 7 1944
File No.	4267/972 P. WATSON
Ans.	
Referred	H. G. Watson

Collingwood Realty

REAL ESTATE AND GENERAL INSURANCE

5103 JOYCE ROAD
VANCOUVER, B. C.

Feb. 4th, 1944.

The Custodian of Enemy Property,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

Re Catalogue #272, 2016 Triumph Street.

We have an offer of \$800.00 cash for the above property. This may seem a small price when compared with the assessed values, but there are a few things I would like to point out. I have already discussed these things over the phone with your Mr. Milsom.

This is a very old house and in very bad condition; so bad, in fact, that there is talk of it being condemned. If it had to be pulled down it could not be built up again, as the area is restricted to Industrial construction. This, of course, explains why the land is assessed so high. The foundation requires to be renewed as the house is sinking badly on one side.

The name of the prospective buyer is Oliva Moreau. I am enclosing certified cheque for \$80.00. Will you please use your best endeavors to have this matter brought up at your next meeting.

Yours very truly.

COLLINGWOOD REALTY,

per

H. G. Watson

HGW/GCC

Enc.1

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER CANADA
February 11, 1944.

EVACUATION SECTION	
Rec'd	FEB 14 1944
File No.	1269/9753
Ans.	
Referred	

Catalogue #272.

2016 Triumph St., 2/29/184.

Lot -- 49.6 by 122.

This is a very old five-roomed bungalow on post foundation; no basement, with wooden partitions, bath and toilet in an outside shed; also a two room shack at the rear. The roof is completely gone and everything is in such a run-down condition that we do not believe it is worth re-conditioning.

Value for Sale - - - - - \$750

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

4269 - 14635

March 3th, 1944

Mr. Walter Helleir,
2036 Triumph Street,
Vancouver, B. C.

Dear Sir:

Referring to our conversation of today in regard to the property at 2016 Triumph Street for which we have received an offer to purchase and recommendation has been made to Ottawa to accept this proposal, we understand from you that the large house in the front is rented at \$20.00 per month, partly furnished, and the rent is paid to March 7th, 1944, and that you claim ownership of this furniture. We also understand that the house in the rear is rented at \$7.00 per month and the rent is paid to April 23rd, 1944.

While you have been receiving the revenues from these houses, we understand that you have spent approximately \$100.00 over and above the receipts, for which you will send us an itemized account which we will submit to the ITOS for their approval for payment. If this expenditure is approved, we would have funds from the sale of the house to take care of your claims.

Our Protection Department will be calling in a few days to take delivery of the chattels which we understand are stored in one of the houses. Will you kindly arrange with the tenant to deliver these articles.

Under the Agreement made with the Japanese you were to pay all taxes and water rates. As there is a balance due for 1943, will you kindly see that these are paid at once.

In connection with the furniture which you state is yours and is rented with the front house, this is subject to the existing rulings of the Rental Control Board.

(Over)

If the proposed sale of these premises is consummated, please note that you will be responsible to the purchaser for all rents as from the date of the proposed acceptance, which is March 1st.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

NAME ITO, Isichi

REGISTRATION NO. 02579

FILE NO. 4269

The following chattels were sold by public
auction at 992 Powell, Vancouver, B.C. on March 14, 1944.

Platter & dishes	\$ 0.70
Basket & contents	- 0.60
Crockery	- 0.65
Small table	- 2.50
X Stove	- 5.75
X Garden tools	- 4.00
Axe	- 0.60
X Wooden cupboard	- 1.00
X Dining table, buffet & 6 chairs	- 9.00

Total:		\$ 24.80
Less Expenses:		\$ 4.94
(Auctioneer's Fee:	\$2.48	
(Advertising:	0.36	
(Moving:	<u>2.10</u>	
Net Proceeds Credited:		<u>\$19.86</u>

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 13

Remarks.

No inventory list on file

For file 14635

Files No. 4269 & 14635.
Catalogue No. 272.

March 16th, 1944.

MEMORANDUM

TO: Mr. E. W. Wright
FROM: Mr. D. A. Cramer

Jukichi ITO - Reg.No. 02579
Chusaburo ITO - Reg.No. 00358
City of Vancouver
Lot 2, Blk. 29, D.L. 184,
Op. 1, N.W.D., Plan 178.
Certificate of Vesting No. 35586.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate OLIVA MOREAU.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

Certificate of Indefeasible Title No. 42279-K.

DAC:JS
Encls.

D. A. Cramer

NAME ITO, Yukichi

REGISTRATION NO. 02579

FILE NO. 4269

The following chattels were sold by public
auotion at 992 Powell, Vancouver, B.C. on March 24, 1944.

Table

\$ 0.40

Total:

\$ 0.40

Less Expenses: (Auctioneer's Fees \$0.04
(Advertising 0.01
(Movings 0.02

\$ 0.07

Net Proceeds Credited:

\$ 0.33

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 15

Remarks. *No inventory in file*

MEMORANDUM

File No.: 4262
14635

March 22nd, 1944

To: Mr. Spain

From: Mr. Green

Re: Catalogue Number 272
2016 Triumph St.
Owners: Chuzaburo & Jukichi ITO
Tenants: Mr. Hellier
Purchaser: Mr. Moreau

No chattels were declared either by the husbands or their wives. From Mr. Wilson's letter of March 8th, 1944, however, it appears that there are some effects on the premises. Please investigate this after contacting Mr. Wilson and probably also Mr. Hellier.

b

HFG:IP

7

File Nos. 4269 & 14635.
Catalogue No. 272.

April 24th, 1944.

MEMORANDUM

TO: Mr. George Peters
FROM: Mr. D. A. Cramer

Jukichi ITO and
Chusaburo ITO
Lot 2, Blk. 29, D.L. 184,
Co. 1, N.W.D., Plan 178.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated April 11th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 100440-L, dated April 11th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 100441-L, dated April 11th, 1944, registering the property in the name of Oliva Moreau (Deed).
3. Duplicate of Transmission dated March 18th, 1944.
4. Duplicate of Deed dated March 18th, 1944 - Secretary of State to Oliva Moreau.
5. Certificate of Indefeasible Title number 100441-L, dated April 21st, 1944, covering the above property in the name of Oliva Moreau.

DAC:JS
Encls.

D. A. Cramer

4269
14635

May 4, 1944.

Mr. Chuzaburo ITO,
Registration No. 00358,
Slocan, B. C.

Dear Sir:

Re: Catalogue No. 272
2016 Triumph Street
2/29/184

Please be informed that 2016 Triumph Street has been sold as of March 10, 1944 for the sum of \$950.00 which is in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to the joint account of you and Jukichi ITO #02579, and adjustments of unearned taxes and any insurance premiums have also been credited to your joint account.

The net result of the sale is as follows:

Sale price		\$ 950.00
Less agent's commission @ 5%	\$ 47.50	
" arrears of 1943 taxes	32.26	
" water rates	<u>18.95</u>	
		<u>98.71</u>

Net credit to your account	\$ 851.29
----------------------------	-----------

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:EB
6666 B. C. Security Commission.
Mr. Jukichi ITO.

Catalogue No. 272

Files No. 4269 & 14635

2016 Triumph Street

2/29/184

ADJUSTMENTS

As of March 10, 1944 - 70 days.

Debit purchaser

Registration fees on Deed. \$950.00 \$ 5.90

Front house paid to March 7th -
3/31 x \$20.00 1.94

Total debits

\$ 7.84

Credit purchaser

70/365 x \$32.26 Seller's proportion of taxes for 1944 \$ 6.19
Rear house paid to April 23rd - 44/31 x \$7.00 9.93

Total credits

Less total debits

\$ 16.12
7.84

Net credit due to purchaser

\$ 8.28

as to Mrs. Olivia Moreau

Catalogue No. 272
Files 4269 & 14635
2016 Triumph Street
2/29/184

Receipt of Certificate of Title No. 100441-L is by me hereby acknowledged
and I agree that all adjustments and incidents in connection with the sale
to me of property covered by the said certificate have been settled.

Receipt is also acknowledged of cheque for \$8.28 representing closing
adjustments on sale to me of 2016 Triumph Street.

Dated at Vancouver, B. C., this 4th day of May. 1944.

Olivia Morison

STATEMENT RE SALE OF:

ITO, Jukichi #02579
Name: ITO, Gensaburo #00358

Catalogue No: 272

File No: 1269 & 14635

Street Address: 2016 Triumph St., Vancouver, B. C.

Legal Description: 2/29/184/1/178

Date of Sale and Adjustments March 10, 1944.

Sale Price \$ 950.00

Real Estate Agents Commission \$ 47.50

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.00

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Arrears of Taxes~~

~~Other charges~~

Adjustments:

~~Fire Insurance~~

Taxes 6.19

~~Water~~

\$ 66.19 \$ 950.00

Net Proceeds credited to your account as of March 10/44 \$883.81

Date: September 14, 1945.

Compiled by: George Peters

August 11th, 1947.

Mr. Jukichi ITO,
Reg. No. 02579,
c/o H. & J. Housenga,
Iron Springs, Alberta.

Dear Sir:-

Re:- Chattels -
2016 Triumph Street

We have been reviewing your file and in respect to Household and personal effects we find that you stated when registering with the Custodian that you did not have any at the above address or anywhere else in Vancouver.

In the course of administration it seems that certain chattels were found at the Triumph Street address that did not belong to Mr. Hellier, whom you left in charge. It has been assumed that these belonged to either or both of you and recently the proceeds of such as were sold were forwarded. In order that our records will be more complete, we shall be obliged if you will forward to this office without delay, a list of chattels if any, left by you at this or any other address in Vancouver at the time of evacuation.

Before forwarding you funds derived from the sale of your real Estate, that is, 2016 Triumph Street, we need some reply from you to the above in respect to chattels. In the meantime we are enclosing herewith the following for your information:-

1. - General statement of joint a/c with Credit of \$823.61
2. - Sales Statement of Triumph Street property amount included in Statement No. 1.

We shall be obliged for a prompt reply from each of you.

For your convenience in replying we enclose a self-addressed envelope.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Encs. 3.

NOTE: Similar letter to Chusaburo ITO.

Re: File 4264

August 27th, 1947

The Custodian's Office
Vancouver, B.C.

Re: Chattels - 2016 Triumph St. Street

Beddings	70.00
Dining rm. set	40.00
Carpets	25.00
Stove (2)	35.00
Kitchen cupboards	20.00
Chairs, tables	15.00
China ware, etc.	25.00
Garden tools	10.00
Clothes cupboard	15.00
Miscellaneous -	100.00
Couch	12
	<u>\$ 367.00</u>

EVACUATION SECTION	
Rec'd	SEP 2 1947
File No.	4769
Ans.	
Refered	<i>See above</i>

sent to you

It is impossible to list all the goods left at 2016 Triumph St. but I am quite sure, *celebration* who took after Mr. Hellier, will know what was left there. Above is about the main chattels. We just brought our necessary things to come with to Alberta and left rest in the house, always ready for us to live, if we ever went back to B.C.

The house contained only J. Ho's property.

Yours truly,
Jukichi Ito.

September 9th, 1947

Mr. Jukichi ITO,
Reg. No. 02579.
c/o Messrs. H. & J. Housenga,
Iron Springs, Alberta.

Dear Sir:-

Re:- Chattels
2016 Triumph Street

We are in receipt of your letter of the 27th ultimo in reply to ours of the 11th ultimo in respect to the matter of chattels.

We were greatly surprised at the contents of your letter, as you declared in your registration of April 15, 1942 that you had "no property of any kind in any protected area of British Columbia". On reading that and from the fact that you stated that you had left everything with Mr. W. Hellier we assumed that there was nothing for this office to look after in your behalf.

However, our representative found Personal effects and Chattels at this location, and at or about the date of sale of the Realty at 2016 Triumph Street, the effects then there, were removed to 992 Powell Street warehouse and the saleable articles were sold at auction. These sales are represented in the following auction sheets enclosed herewith:-

#13	--	\$19.86	
#15	--	.33	\$20.19.

This amount plus \$5.05 re Income tax refund was forwarded to you May 13, 1947. At the time of removal certain articles were "abandoned" as of no commercial value - a list of these is enclosed herewith.

The Chattels herein mentioned were handled in your name as one of the owners of the Realty and represent all that were sold or abandoned from that location.

It is regrettable that you did not declare before evacuation the chattels you now claim as having been left at 2016 Triumph Street in your name, solely.

We shall file your letter of the 27th ultimo for future reference, as there does not seem anything further that we can do at the present time on this matter.

Yours truly,

BRD/DD.


B.R. Dusenbury,
Office of the Custodian.

FILE No.
4269

ANALYSIS OF
CLAIM

May 20, 1948
REAL PROPERTY
SECTION

Jukichi ITO,
Reg. No. 02579

REAL PROPERTY,

2016 Triumph Street,
known as
Lot 2/29/184/178
Vancouver, B.C.

Catalogue #272- Joint account,
Jukichi ITO and
Chuzaburo ITO

Jukichi ITO makes claim
for (Gross) for $\frac{1}{2}$ interest as
follows:-

\$750.00

Sales price (Gross)
Cat. #272- \$950.00; One-half
interest -

475.00

Appraisal Cat. #272

Pembertons - \$750.00
 $\frac{1}{2}$ Interest - 375.00

Tenders, - Cat. #272

(a) Collingwood Realty \$800.00 rejected
(b) " " "
(Oliva Moreau) \$950.00

Acceptance of tender (b)
 $\frac{1}{2}$ interest

475.00

Assessed Value, 1944 - Cat. #272

Land -	\$625.00
Improvements	<u>700.00</u>
Total	<u>1325.00</u>
$\frac{1}{2}$ Interest	<u>662.50</u>

RECAP:

Gross amount of claim -

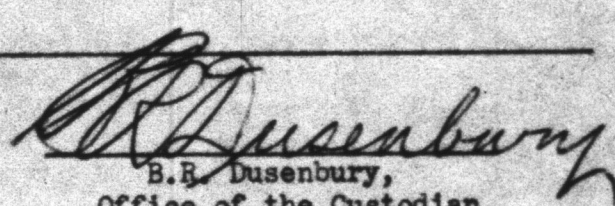
\$750.00

" " " sale

475.00

($\frac{1}{2}$ Interest)

EXHIBIT NO. 602-3
DATE Aug. 24/48
FILED BY W. A. Rice


B. B. Dusenbury,
Office of the Custodian.

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 L.H. STACE, SUB-COMMISSIONER).

10

Lethbridge, Alberta,
 August 24th, 1948.

IN THE MATTER OF THE CLAIM OF
JUKICHI ITO,

PROCEEDINGS AT HEARING.

20 **APPEARANCES:**

G.E.A. RICE, Esq., K.C.,

appearing for the
 Dominion Government.

L.S. TURCOTTE, Esq.,

appearing for the
 claimant.

MISS LILLIE THOMAS,

Secretary.

MRS. LUCIE HANDFORD,

Official Interpreter.

S.R. HOWARD, Esq.,

Official Reporter.

30

J. Ito,
In Chief.

THE SECRETARY: Case No. 602, Jukichi Ito.

JUKICHI ITO, the claimant herein, being
first duly sworn, testified through
the Interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Ito, you are making a claim for loss arising
from the sale of your home?

A Yes.

Q That home was in Vancouver?

10 A Yes.

Q I wonder if you would sign this form (indicating),
please.

A: (Witness complies).

Q And then if you would sign this one, too, (indi-
cating).

A: (Witness complies).

Q I am showing you a statement of the particulars of
your home and the valuation which you put on it,
(indicating). Is the information in that statement
true to the best of your memory and belief?

A Yes.

20 MR. TURCOTTE: I will ask that that be marked as
Exhibit 1, your Honour.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. TURCOTTE: Q Now you had a half interest in the
house?

A: Yes.

Q And you are claiming therefore for one-half of
the loss?

A: Yes.

Q The other owner was Shinaburo Ito?

A Yes.

Q Now when you left the house when you were evacuated,
what was the condition of the roof?

30

J. Ito,
In Chief.

A It was in good condition.

Q In good condition?

A: Yes.

Q How many rooms were there in the house?

A We had two houses; the one in front had 7 rooms and the one at the rear had two rooms.

Q But the main house in the front had 7 rooms?

A Yes.

Q Then what was the size of this house at the rear?

A: It was

10 about 14 x 22.

Q Well, did somebody live in that?

A Yes.

Q Some of your family, or did you rent it to someone else?

A: No, it was not anyone connected with the family.

Q Was it rented to somebody else?

A Yes, I was renting it.

Q How much rent did you get a month?

A \$5.50 a month.

20 Q \$5.50?

A: Yes.

Q That is for the small house?

A For the small house, yes.

Q Any other buildings on the property?

A I had a shed where I stored wood.

Q And what did you pay for the house to start with?

A \$1200.00.

Q And what year was that?

A: In 1928.

Q '28?

A: Yes.

30 Q And from 1928 to 1942 did you improve the house in any way?

J. Ito,
In Chief.

A Yes, I had the roof repaired and alterations made inside of the house and also had the house painted.

Q The house painted? A: Yes.

Q Any idea what that cost you?

A About \$300.00.

MR. TURCOTTE: Mr. Rice, will you admit into the record that the assessed value of the property was land \$625.00, improvements \$700.00, total \$1325.00?

MR. RICE: Yes, I intend to put it in, anyway.

10 MR. TURCOTTE: Q: Now you are also claiming for the loss of some chattels?

A: Yes.

Q I am showing you a statement of them (indicating). Is that statement true to the best of your memory and belief?

A: Yes, it is correct.

MR. TURCOTTE: May that be marked as Exhibit 2, your Honour?

(STATEMENT MARKED EXHIBIT NO. 2).

MR. TURCOTTE: Q: When you left Vancouver, where did
20 you leave these chattels?

A I left them in one room in my house.

Q In the house for which you are making a claim?

A Yes.

Q And these values which you have put on these chattels, how did you arrive at the value?

A I thought the prices were fair and, therefore, I am estimating it on that basis.

Q Did you take anything off the price, that is, if they were old, take off from what you had paid

30 for them?

A: Yes.

J. Ito,
Cross-Exam.

Q I think that is all.

MR. RICE: I am submitting, your Honour, that the real estate was sold for its fair market value.

I am submitting that what chattels were sold were sold at their fair market value. I am submitting that other chattels that were not sold were abandoned because they were worthless, and if there is any claim against the Gustafson I am submitting the claim of the claimant here is exorbitant.

10

With respect to the real estate, your Honour, I would like to file as an exhibit an appraisal of the property by Pemberton Realty Corporation, Limited, valuing the property for sale at \$750.00, and evidence of sale of the same to Oliva Moreau for \$950.00. I would also like to attach to that an analysis of the claim which sets out the appraisal of the land, the assessment value and the distribution of the proceeds, one-half to this claimant, and the other half to the other co-owner. I will file those as one exhibit, if I may.

20

THE SUB-COMMISSIONER: All right, file them as one exhibit.

(DOCUMENTS MARKED EXHIBIT NO. 3).

CROSS-EXAMINATION BY MR. RICE:

Q On April 15th, 1942, you signed a statement declaring that you had no property whatever in the protected area of British Columbia, did you not?

30

J. Its.
Cross-Exam.

A At the time I went to see the Custodian, I was asked whether I had anything to leave in their custody. I had already arranged to leave my property with Mr. Helliier and therefore I said I had nothing to leave in B.C.

Q You signed your name over a statement and I quote, "I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia."

10

MR. TURCOTTE: Your Honour, why argue about that? Why doesn't my learned friend file the analysis of personal property claim in which he admits that he got this property; it is set out in the analysis of personal property claim.

MR. REE: I must handle this in my own way without taking the advice of my learned friend.

MR. TURCOTTE: I should have asked it before, and I will ask my learned friend to file now the analysis of personal property claim, so that your Honour will have the facts before you.

20

THE SUB-COMMISSIONER: Yes, I think that should be done.

MR. REE: I was dealing at the present time, your Honour, with the real property and this statement affects real property as well as personal property.

THE SUB-COMMISSIONER: Are you filing the statement?

MR. REE: Yes, I intend to, but I have other things to file with it, if your Honour doesn't mind.

THE SUB-COMMISSIONER: All right.

30 THE INTERPRETER May I have that paper, please?

J. Ito,
Cross-Exam.

MR. RICE: Yes.

A I just said that I had nothing to leave with the Custodians, to leave in their custody.

Q When you signed this statement, you meant that you had nothing to leave with the Custodian?

A With the Custodians.

Q Did you tell the Custodian that you had property that you were leaving with someone else?

10 A No, I did not tell them at the time. I thought that would be sufficient.

Q Well, were you trying to hide this property from the Custodian?

A: No.

Q I ou were not?

A: No.

Q Why didn't you tell the Custodian about it?

A I had already arranged with Mr. Hellier and I thought that was quite sufficient.

Q You didn't want the Custodian to know anything about your arrangement with Mr. Hellier?

A No, there was no idea like that in my mind.

20 MR. RICE: Now I take it with respect to the personal chattels that the claim is being reduced from \$367.00 to \$315.00.

MR. TURCOTTE That is right.

THE SUB-COMMISSIONER: Pardon me, Mr. Rice. Were you going to file that statement while you are dealing with it?

MR. RICE I will file the analysis of personal property, your Honour, now.

(ANALYSIS MARKED EXHIBIT NO. 4).

30 MR. RICE I would also like to file, your Honour, as an

exhibit a summary of the personal property.

(SUMMARY MARKED EXHIBIT NO. 5).

MR. RICE: Q I observe that the three beds that you valued at \$70.00, you now say that all they cost now was \$67.00?

A When I first put down the figure \$70.00, I wasn't quite sure of the amount, but later, on thinking it over, I realized it could not have been so much as that and, therefore, I revised it to \$67.00.

10 Q These beds, I observe, had been in use from two to six years, and you have the new price still attached to them or the price that you paid for them still attached to them. How do you explain that?

A Two of them I had bought only the previous year to the time I left.

Q You bought them in 1940, that would be two years previous, wouldn't it?

A Yes, I made a mistake.

Q And one you had bought five or six years previous?

20 A Yes.

Q Wouldn't there be depreciation on those three beds?

A Yes, I quite understand that there is depreciation after using anything, but at the time I thought the beds were well worth what I am claiming.

Q They were as good as new, in your calculation?

A Yes, two of them were quite new.

Q Well the same with the dining room set that you purchased in 1940, you have ~~an~~ allowed no depreciation on that, and you have allowed no depreciation for the carpets and couch which you purchased in

J. Ito,
Cross-Exam.

1940?

As The dining room set I had also bought two years previously and that was quite new.

Q Well then, in estimating your loss, you figured nothing whatever for depreciation in the value of this property while it has been in your hands?

A I thought they were well worth what I am claiming for at the time.

Q All right.

10 THE SUB-COMMISSIONER: Anything further, Mr. Turcotte?

MR. TURCOTTE: Nothing further, sir.

THE SUB-COMMISSIONER: Thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S. R. Howard
"S.R. HOWARD"
Official Reporter.

20

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

SUB-COMMISSIONER.

File No.
4269

DEFENSE BRIEF

Lethbridge, Alta.
Aug. 24, 1948
Case #602

*Case 602
File 4269*

Jukichi ITO,
Reg. No. 02579

File No. 4269

Case #602

REAL PROPERTY CLAIM - GROSS -

Real Property Claim

\$750.00
Cat. #272
($\frac{1}{2}$ Interest)

Appraisal

\$375.00
 $\frac{1}{2}$ interest

Sold for

\$475.00
 $\frac{1}{2}$ interest

Witnesses: 1. W.G. Moore, of Pemberton,
Appraiser,

2. F.G. Shears,
Cat. 272

Submissions:- 1. Exhibit #1- shows purchase in 1928 at cost of \$1200.00 for whole property. "Improvements to House" \$300.00. Probably "repairs, renewals or replacements". Exhibit does not indicate of what "improvements" consisted. Transcript p.4, lines 1-5 inc. indicate roof repaired and alterations. Also house painted.
No depreciation is indicated.

2. 1944 tax statement -
to be filed.

PERSONAL PROPERTY CLAIM - GROSS

Personal Property Claim -

Household effect

\$315.00 as revised

Appraisal

Sold for

(a) \$135.00 as revised

no appraisal

\$25.20 at
auction

Witnesses: 1. W.G.B. Thompson,
Auctioneers

2. F.G. Shears

3. Wm. Wills, re staff

(b) \$93.00 as revised

Reported to Custodian;
not found.

(c) 87.00 as revised

abandoned

Witnesses 1. W.G.B. Thompson

2. Wm. Wills

\$ 315.00 as revised

Submissions: 1. Claimant declared April 1942 that he had no property of any kind in the protected area of British Columbia.

File No.
4269
Jukichi ITO,
Reg. No. 02579

- 2 -

Case #602

*Case 602
File 4269*

- Submissions: continued. 2. His Claim states that he left the chattels in question in care of Mr. W. Hellier of Suite "D", 2036 Triumph St. Vancouver, B.C. at date of evacuation.
3. Chattels found at these premises were removed to 992 Powell St. warehouse and sold at auction or abandoned as March 1944.
 4. In reply to Custodian letter of August 11/47 by ITO as August 27, 1947, the Claimant gave a list of chattels which is the subject of his claim.
 5. Analysis of Revised list of chattels - to be filed.
-

BRD/DD.

November 22, 1948

File No. 4269
Jukichi ITO,
Reg. No. 02579

- 3 -

Case #602

*Case 602
File 4269*

Summary of Defense
Witnesses:

Where
required

Summary of
Documents to be filed.

Witness
Proving same

W.G. Moore

Appraiser
p.5, lines 11-
14 inc:
Exhibit #3

F.G. Shears

as to
advertising and
tenders
Cat. #272

W.G.B. Thompson

Auctioneer
Auctions
and
Abandoned

Wm. Wills

Auctions
and
Abandoned

1944 Tax
Statement

Analysis of
revised list
of chattels.

BRD/DD

November 22, 1948

Name of Claimant ITO, Jukichi

Case 602

Custodian File 4269

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount
475.00	($\frac{1}{2}$ interest) 23.75 6.25									
										30.00
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
MISCELLANEOUS CHATELS										
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			
92.00	25.20	7.56	27.39%	111.00	30.40			37.96		
TOTAL RECOMMENDATION										67.96

4269

December 20th, 1950.

Mr. Jukichi ITO,
27 Osark Crescent,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 602

We have received from the Co-Operative Committee on Japanese Canadians, our form of Release which has been executed by yourself covering the award recommended under the above Claims Commission for the sum of ... \$67.96.

Cheque in your favour is enclosed for \$67.96
and we have paid the Co-Operative Committee \$11
for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director