

4632

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: Matasaburo UCHIDA
HOME ADDRESS: 2725 - 7th Avenue East, Vancouver, B. C.
REGISTRATION NUMBER 03178 SEX: Male AGE: 41
OCCUPATION: Physician

(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: _____

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Suyeko Uchida

ADDRESS OF WIFE OR HUSBAND: 2725 - 7th Avenue, Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Midori Jane Uchida

ADDRESS OF CHILDREN: 2725 - 7th Avenue East, Vancouver, B. C.

AGE OF CHILDREN: 6yrs

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

1. LOCATION AND DESCRIPTION: _____

Lot 28-29-30-31-32 Block 14. D.L. Sec 35 N2

2. BUILDINGS AND OTHER IMPROVEMENTS: _____

Semi-Bungalow (Granite Stucco) and Garage \$6000.00

5 Lots \$1750.00--Fence around East and North Sides.

Cost of clearing lands and making into lawn, trees etc. \$3095.00

3. INSURANCE (Give particulars; state where policies are) House \$5000.00 - Furniture \$2000.00

House expires 1944 at the Equitable Life--Furniture expires July 1944

The North West Fire Insurance

4. TAXES (Amount and where payable) \$167.46 At the City Hall

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

OCCUPANCY AND LEASES (If vacant so state) _____

Rented to Mr. F. P. Blundell for 1 year through Pemberton Ins.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Equitable Life, 815 West Hastings
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Equitable Life, 815 West Hastings
9. IF FARM LAND STATE CROPS SOWN _____

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: _____
2. LANDLORD'S NAME AND ADDRESS: _____
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:

Chesterfield Suites, Japanese hand made cabinet, Piano, Rugs, 2 Electric Ranges, Dining Room Suite, Tea Wagon, Rugs, 2 Bedroom Suites, 1 child bedroom suite, Rugs, Books, Kitchen electric range.

Particulars are on separate papers enclosed with this form.

Some goods stored at Bowmans, others at the residence, some are taken with us.

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

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

None Furniture and house equipment all paid for

FORM "JP"

4. INSURANCE CARRIED ON ABOVE PROPERTY: The North West Fire Insurance Co. \$2000.00, Expires July 1944.

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) About \$15,000.00. List already mailed to the Custodian.

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

8. BANK ACCOUNTS: About \$400.00

9. LIFE INSURANCE: \$30,000

10. INTEREST IN ANY ESTATES OR TRUSTS: None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: About \$1600.00 to the Equitable Life

2. TRADE DEBTS: None

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 3 day of Sept 1942 1942
(Signed) M. Uchida

C. Uchida Witness

FOR DEPARTMENTAL USE

P.D. 25/11/42

INFORMATION FROM R.C.M.P.

DATE April 22, 1943

Our File No. 4632

Full Name UCHIDA, Matasaburo
(Surname in Block Letters)

Registration No. 03178 Male - Female
(Check) Age

Former Address 2725 East 7th Avenue, Vancouver, B.C.

Date Evacuated Oct. 16, 1942 Naturalized - Canadian-Born - National
(Check)

Present Address New Denver, B. C. (arrived Nov. 19)

Married - Single
(Check)

Name of Wife (Nee' KITTAKA) Suyako - #02929

Mrs. Kinu UCHIDA, Widow

Name of Husband

Name of Mother (Nee' SHISHIDO) #02644

Name of Father (Chiyo) - dec'd. Died in 1920 - City.

Names of Children under 16 Midori Jane (F) 6 yrs. - 27/3/36.

Requested by ECT

Registered with Custodian No
(Yes or No)

Additional Information We have an insurance policy written in the name of Matasaburo

UCHIDA covering his dwelling at 2725 on the North side of 7th Ave E., Vancouver; term, July
11/41 to July 11/44. Doctor. One car - Dodge 1937. Business address: 439 Powell St., Van-
couver. House above address.

REAL PROPERTY SUMMARY

Catalogue Nos. 368, 369, 370

UCHIDA, Dr. Matasaburo

Reg. No. 03178

File No. 4632

Civic Address: 2700 Block E. 7th Avenue, Vancouver, B.C.
2725 E. 7th Avenue, Vancouver, B.C.
2700 Block E. 7th Avenue, Vancouver, B.C.

Legal Description:

Lots 28 to 32, Block 14, in N. $\frac{1}{2}$ of Sec. 35, Town of Hastings,
Suburban Lands, Plan 1314.

Classification: Vacant Land, Dwelling, Vacant Land.

-----SOLD-----

Registered in the name of: Matasaburo UCHIDA.

Encumbrances

: 43670-H. 2/9/26. 3 P.M. The Ontario Equitable Life
& Accident Insurance Co. Mortgage for \$4000.00. Due
1/9/35. Int. 7 $\frac{1}{2}$ %.
4009-M. 10/2/37. 3 P.M. The Equitable Life Ins.
Co. of Canada. Assignment of 43670-H. (Inter Alia)
C. of C. 16224.
Balance of principal outstanding at June 5, 1944,
\$1295.00 with interest paid to March 1st, 1944.
Above balance plus int. @ 6% from March 1st in amount
of \$18.00 paid from proceeds of sale. (22/6/44).

Sold to

: Ralph James McKenzie, Director, and Kathrine McKenzie,
his wife, both of 525 North Boundary Road, Vancouver,
B. C.

For

: \$4500.00 cash

As at

: June 2nd, 1944

Title delivered to registered owner, R. J. McKenzie, on August 8, 1944.

Insurance: Eagle Star Insurance Co. Policy 1202263 for \$5000.00, expiring Sept.
16, 1944, transferred to new owner on July 5th, 1944.

Net proceeds from the above sale, namely \$3016.94, credited to Mr. Uchida's account
as at August 2nd, 1944.

Administration:

This property consisted of five 33 ft. Lots. The house of 8 rooms,
2-storeys, stucco exterior and shingle roof, full basement, and the garage were
erected on three 33 ft. Lots.

In March 1944 appraisal of this property was made by J. R. Reid & Co.,
as follows:

Cat. No. 368: 1 - 33' Lot cleared and with fruit trees	\$250.00
Cat. No. 369: 3 - 33' Lots with house	4200.00
Cat. No. 370: 1 - 33' Lot (corner) with lawn and shrubbery	325.00

\$4775.00

Administration (continued):

The assessed values were as follows:

Cat. 368: Lot 28	- Land	\$215.00
Cat. 369: Lots 29 to 31	- Land	645.00
	Improvements	3350.00
Cat. 370: Lot 32	- Land	<u>265.00</u>
Total Assessment		<u>\$4475.00</u>

This property was reported on by Pemberton Realty Corporation in October 1942, Dr. Uchida having authorized them to act as rental agents. We confirmed this arrangement, the house being rented to a Mr. T. B. Blundell for \$42.50 per month, commencing October 1st, 1942. In his letter of October 3, 1942 confirming Pemberton Realty Corporation as agents, Dr. Uchida requested us to pay receipts from rentals and collections from Accounts Receivable to The Equitable Life Insurance Company, this on account of a mortgage on the house and loans on life insurance policies. The above arrangement was carried out and payments made as funds became available.

A large quantity of furniture and chattels was stored by Dr. Uchida at Bowman Storage. The tenants signed for fixtures, etc., left at the house but did not, at Dr. Uchida's suggestion, sign for a quantity of chattels left in the basement, nor for the garden plants.

Rentals were paid regularly up to June 1944, and during the tenancy \$43.00 had to be expended on urgent plumbing jobs and \$46.90 on sundry necessary repairs and decorations. At this time an offer from A. E. Austin & Co. Ltd, real estate agents, on behalf of their clients, Mr. and Mrs. R. J. McKenzie, of \$4500.00 for this property was approved by the Advisory Committee and the sale made as at June 2nd, 1944. The Mortgage on the property was for \$4000.00 in August, 1926, and the balance of Principal, including Interest, at the time the property was sold was \$1313.00, which amount was paid to the Equitable Life Insurance Company and the Mortgage discharged. The net proceeds from the sale after all adjustments were made were \$3016.94.

On August 26, 1944 Dr. Uchida was informed of the sale of his property and was forwarded a statement showing the above net proceeds, together with a statement of his account.

At Dr. Uchida's request a cheque for \$3000.00 was forwarded to his sister, Miss Chitose Uchida, at Taylor Lake, B.C. on December 7th, 1944, leaving a credit balance in the account of \$136.59. Since then from the sale of chattels \$14.10 has been credited to the account, making a total of \$150.69, which sum, at Dr. Uchida's request, has been paid out on account of life insurance premium, a claim, and furniture storage account, leaving no credit balance in this account.

NOTE: On May 14, 1945, Dr. Uchida wrote us for the first time complaining of the sale of his property without giving him notice, etc., and we wrote him on June 2, 1945 our usual letter of acknowledgement.

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

P. Douet
P. Douet.

File No. 4632

June 7th, 1944.

MEMORANDUM

TO: Mr. Smith (in absence of J. G. Smith)

FROM: Mr. Green

RE: Catalogue Nos. 368, 369, 370,
Dr. Matasaburo UCHIDA - 2725
East 7th Avenue, Vancouver, B. C.
Tenant: Mrs. Blundell.
Purchasers: Mr. & Mrs. McKensie.

This property is now in course of sale. Most of the Doctor's possessions were stored at Bowmans, and for my own record, particulars of these are on the Real Property Section of the file. They consist of five pages of furniture and effects, additional to my enclosure, all of which I believe were moved under the Doctor's supervision. It is just possible that these are not all the goods, and if you find anything additional to my enclosure, please cover it in the usual way.

only 2 pages

Attached are two pages of "quotes: 'Fixtures Left At Residence", which have been signed for by the tenant. It seems to me, however, that a lot of these items like the curtain rods, door knobs, etc., etc., are fixtures, and would have been included in the valuation made by Messrs. J.R. Reid. Perhaps their representative who made this valuation should accompany you and confirm which items were included and excluded.

Attached is also a list of items left in the premises for which the tenant did not sign, and which should be moved in due course in the usual way.

Finally, there is the list of plants, some of which are doubtless valuable, but which would of course be regarded as part of the real estate and included in the valuation.

HFG/ML
Attach.

File No. 4632.
Catalogue Nos. 368,
369 and 370.

July 24th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Matasaburo UCHIDA
Lots 28, 29, 30, 31 & 32, Blk. 14
in the N. $\frac{1}{2}$ of Sec. 35, T.14.S.1.,
Plan 1314.

With reference to the above property which was recorded in the Vancouver Land Registry Office, dated June 24th, 1944, we enclose herewith the following documents in connection therewith.

1. Copy of application number 109486, dated June 24th, 1944, registering a Release of Mortgage from The Equitable Life Insurance Co. of Canada to Kinu UCHIDA.
2. Copy of application number 105308-L, dated June 24th, 1944, registering the property in the name of the Custodian (Transmission).
3. Copy of application number 105309-L, dated June 24th, 1944, registering the property in the names of Ralph James McKenzie and Kathrine McKenzie (Deed).
4. Duplicate of Discharge of Mortgage from The Equitable Life Insurance Co. of Canada to Kinu UCHIDA, dated June 12th, 1944.
5. Duplicate of Transmission dated June 14th, 1944.
6. Duplicate of Deed dated June 14th, 1944 - Secretary of State to Ralph James McKenzie and Kathrine McKenzie.
7. Original Certificate of Encumbrance dated September 11th, 1926.
8. Duplicate of Mortgage from Kinu UCHIDA to The Ontario Equitable Life & Accident Insurance Co., dated August 31st, 1926.
9. Certificate of Indefeasible Title number 105309-L, dated July 20th, 1944, covering the above property in the names of Ralph James McKenzie and Kathrine McKenzie.

D. A. Gramer

DAC:JS
Encls.

00

File Nos. 4632 & 13046.
Catalogue Nos. 368, 369, 370.

June 9th, 1944.

MEMORANDUM

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

Matasaburo UCHIDA - Reg. #03178
City of Vancouver
Lots 28 to 32, Blk. 14 in the
N. 1/2 of Sec. 35, T.8.S.1., Plan 1314.
Certificate of Vesting No. 36073.

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..... RALPH JAMES MCKENZIE, and
KATHRINE MCKENZIE.
4. Copy of letter showing to whom sold and price paid
for the property.
5. Memorandum from the Administration Department con-
firming valuation, and approval of Advisory Committee.

Certificate of Indefeasible Title No. 84149-K is in the
Land Registry Office.

D. A. Cramer

DAC:JB
Encls.

Catalogue Nos. 368, 369 & 370
File No. 4632
2725 East 7th Avenue
28,29,30,31,32/14/W¹35/THSL

Receipt of Certificate of Title No. 105309-L is by us hereby acknowledged
and we agree that all adjustments and incidents in connection with the sale
to us of property covered by the said certificate have been settled.
Receipt is also acknowledged of Eagle Star Insurance Company policy No.
1202263 which has been assigned to us.

Dated at Vancouver, B. C., this 8th day of August 1944.

R. J. & K. H. K. H.

3271.81

45.00
5
225.00

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

Dear Sirs:-

Re: 2725 East 7th Avenue

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,

...R. J. M. ...
Signed

STATEMENT RE SALE OF:

Name: UCHIDA, Matsuburo

Catalogue No: 368-7-70

File No: 4632

Street Address: 2725 East 7th Avenue

Legal Description: Lot 28-29, 30-31-32/14/8135

Date of Sale and Adjustments June 2/44

Sale Price \$ 4,500.00

Real Estate Agent's Commission \$ 225.00

Charge for Valuation 17.50

Charge for Advertising 12.00

Land Registry Office Transmission Fee 3.50

Encumbrances:

Unpaid vendor

Mortgagee 1313.00

Arrears of Taxes

Discharge of Mtge. Costs 3.50

Other charges

Adjustments:

Fire Insurance .67

Taxes to June 2/44 93.07

Water 4.30

1578.60 \$ 4595.74

Net Proceeds credited to your account

3016.94

Date: ... August 26th, 1944

Compiled by: ... G. Peters

Catalogue Nos. 368, 369 & 370
File No. 4632
2725 East 7th Avenue
28, 29, 30, 31, 32/14/15/THSL

August 2, 1944.

Ralph James McKenzie and Kathrine McKenzie

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of June 2, 1944)

	DEBIT	CREDIT
Purchase price	\$4,500.00	
Cheques received		\$4,500.00
152/365 x \$160.23 seller's proportion of 1944 taxes		67.16
Water paid to April 6, 1944 - 4 month period @ \$8.50		4.30
(Seller's proportion to June 2, 1944 unpaid)		
(Amount of rental \$42.50 less agent's fees \$2.12)		37.69
June 2nd to June 30th - 28/30 x \$40.38		40.38
July 1st to July 31st	13.50	
Registration fees on deed \$4,500.00	2.67	
Insurance premium 9.7% (expiry 16/9/44)	160.23	
Taxes paid to December 31, 1944		26.87
AMOUNT OWING BY PURCHASER	\$4,676.40	\$4,676.40

AMOUNT OWING BY PURCHASER

\$26.87

160.23
67.16
93.07

File No. 4632

February 21st, 1946

NOTES re Dr. M. Uchida's house at 2725 East 7th Avenue,
Vancouver, B.C.

This property is situated in the East End of Vancouver, in between Nanaimo Street and Seventh Avenue, near Broadway East. It is in a very poor locality with houses of an inferior type nearby. The interior of the house was in very poor condition and this was complained about by the tenant and was one of the reasons why we spent \$30.00 on redecorating the dining-room, etc. The exterior of the house was also in a poor state.

The writer recalled having spoken to our agents, Pembertons, about this property and they indicated that due to its poor location it would be difficult to sell at anything much beyond its assessed value.

In reply to a letter to Pembertons by Dr. Uchida asking at what price the house was for sale, we wrote to him on November 27th advising him that the property had not been sold but that he would be informed as soon as the transaction had been completed. He was informed that properties were listed for sale by public tender and no fixed price was asked. He was further informed that independent valuations were made in each case but that neither the highest nor any tender would necessarily be accepted. No comment was received from Dr. Uchida in reply to this letter.

Although the property was advertised by public tender in connection with the first issue of the Catalogue in June 1943, no offers were received for the property and our records show that the first offer received was that of A. E. Austin & Company in May 1944.

Mention should be made of the fruit trees, shrubbery, plants, etc., in the grounds. These were no doubt of considerable value but as we have found in so many cases, it is quite impossible when selling a property to obtain any real value for such items.



YB

Lot 28 - 32, Blk. 14 N. $\frac{1}{2}$, Sec. 35,
T.H.S.L., Plan 1314

2725 East 7th Ave., Vancouver, B.C.

Custodian sold to

24th June 1944 Ralph James McKenzie)
 and Katherine McKenzie) for \$4,500.00
 Clear Title

2nd Aug. 1945

Sold by McKenzie to
Lot 28 to C.G. Kitchen for \$ 350.00
29-32 to C.H. Friberg)
 and Mrs. Friberg) for 6,750.00
 and C.G. Kitchen) \$7,100.00

Equitable Life Mortgage \$2500.00

15th May 1946 Lot 28 transferred
 C.H. Friberg and C.G. Kitchen ---

June 3rd 1950

Lot 28 Sold to
Katherine Sylvia Porter
Great West Life Mortgage \$5,300.00
Great West Life Valuation \$5,900.00
Market value \$7,000.00

688

File No. 4632

MEMORANDUM

TO: Mr. Shears

August 4th, 1950.

FROM: Mr. Good

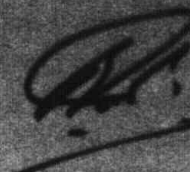
103
Re: Case No. 141 - Dr. M. UCHIDA.

This morning I phoned Mr. Ralph J. McKensie at North 355 (Director of McKensie Barge & Derrick Company). He says the \$7,100.00 he obtained for the property was all it was worth at that time and that the real estate men advised him that that was the maximum they could hope to get. He had to subdivide to obtain that price and to sell on long terms.

He had spent probably \$500.00 on it and sold it on the 2nd August, 1945.

I also phoned Mrs. C.H. Friberg at 2725 E. 7th Ave., Hastings 5609L, who purchased the house from Mr. McKensie in August 1945, and who is now living there. She informed me that at no time did she or her husband discuss business with Mr. McIntosh. He did not ask to re-purchase the house nor did they quote him any price or mention \$13,500.00, \$20,000.00 or any other figure.

She says that if you wish to ask her anything further she will be glad to tell you anything she knows in this matter.



EG/js

PERSONAL PROPERTY SUMMARY

File No. 4632

Matasaburo UCHIDA (Mr.)

Registration #03178

Chattels: The Chattels Summary attached shows that the bulk of Dr. Uchida's furniture was placed by him in Bowman's Storage in October 1942 and that the odd chattels left in the basement and for which Dr. Uchida did not wish the tenants to sign an inventory, were removed by our Protection Department and sold by auction, Dr. Uchida having been forwarded the auction lists.

Accounts

Receivable: In his JP form Dr. Uchida stated he had about \$15,000.00 owing to him by several hundred patients and a 12-page foolscap list of the debtors was supplied to us. A great deal of detailed work was put in by the Claims Department in identifying the debtors, and a separate file was kept relating to those debts in view of the heavy correspondence. Many of the debts were denied, other debtors claimed part payment had been made on account, etc. Dr. Uchida was kept fully advised of our efforts to collect these debts, of which about \$300.00 was paid to the Custodian's Office and credited to Dr. Uchida's account. On August 3, 1943 Dr. Uchida wrote to us from New Denver that from the above date he wished us to disregard those debts the Japanese owed him. He thanked us for past services and in a later letter, dated August 18, 1943, dealing with some queries we raised regarding claims, he wrote, "I wish to extend to you my sincerest appreciation for your past correspondence."

In view of the above no further efforts were made to collect these debts and where possible the Evacuee was advised by us that Dr. Uchida's claim had been withdrawn.

Bank

Accounts: Dr. Uchida declared "about \$400.00" on his JP form dated September 3, 1942, but no action regarding this money was taken by the Custodian.

Life Insurance:

Dr. Uchida has two Endowment Life Insurance policies with The Equitable Life Insurance Company of Canada, namely:

Policy No. 27851 - \$5000.00

Policy No. 43014 - \$2939.00

Loans on both these policies were made by Dr. Uchida and at his request, since October 1942 we have paid from his account as funds have been available, interest on these loans, the last payment by us being made in December 1943. Dr. Uchida was advised each time a payment was made. We understand that the amounts outstanding on these loans as at September 1945 were about \$1360. and \$720. respectively, these figures including interest. No further payments have been made by us and Dr. Uchida has, we understand, been advised fully by the Equitable Life Insurance Company of the status of these two policies.

(continued on page 2)

PERSONAL PROPERTY SUMMARY - continued

Life Insurance (cont.):

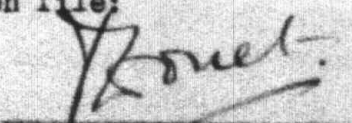
At Dr. Uchida's request, on January 23, 1945 we paid from his account the sum of \$75.00 to the Dominion Life Assurance Company to apply against life policies Nos. 111187 and 113776, but we have no details of these policies and this was the only payment made by us.

Specified Articles:
★ (below)

Dr. Uchida owned a General Electric Mantel Radio, which was surrendered to the R.C.M.P. on March 9th, 1942. This radio was sold at auction on December 20th, 1943, and the net proceeds in the amount of \$22.71 were credited to Dr. Uchida's account. (See Supplementary Summary attached).

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE:

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


P. Douet.

PD/ER
February 21, 1946.

★ CAR

On the R.C.M.P. Information Sheet it is noted that Dr. Uchida is said to have been the owner of a 1937 Dodge Car. There is no evidence on file to show that the above person owned a car and it is therefore assumed that the car was disposed of by Uchida prior to the date set on which surrender of motor-vehicles was to be made to the Custodian.

ARTICLES STORED AT BOWMAN'S STORAGE CO.

by
Dr. M. Uchida

<u>Dining Room:</u>	1. dining room suite - walnut	\$475.00
	1 table	
	6 chairs	
	1 china cabinet	
	1 buffet	
	2. Tea Wagon - walnut	55.00
	3. Rug - Sarouk - (8'8" x 12")	130.00
	4. Rug - Sarouk - (20" x 54")	25.00
	5. Round Table - Walnut - Diam. 18" x Height 25"	15.00
	6. Felt for above rug	12.00
<u>Living Room:</u>	1. Piano - Mahogany	450.00
	2. Chesterfield Suite - Mohair - 3 pcs.	550.00
	3. Rug - Wine Broadloom - 9x15'	175.00
	4. Japanese Cabinet - hand carved	750.00
	5. Felt for above rug	16.00
	6. Lamp Stand and shade	15.00
<u>Hall:</u>	1. Telephone Desk and Chair - Walnut	20.00
	2. Rug - Axminster - 3x11'	65.00
	3. Rug - " - 1'6" x 3'	3.50
<u>Bedroom:</u>	1. Chiffonier - Walnut	
	2. Vanity and Bench "	
	3. Dresser "	259.50
	4. Rugs - reversible (49"x85")	
	5. Rugs - " 31" x 58"	35.00
<u>DEN:</u>	1. Bookcase - Oak	50.00
	2. 95 books - Junior Classics 10	
	Beacon Lights of History 15	
	Collier's Encyclopedia 11	
	Waverly Novels 24	
	Stoddard's Lectures 14	
	Others 21	
	3. 1 Box - 2 bronze flower holders	20.00
	1 " elephant	12.50
<u>Kitchen:</u>	1. Refrigerator	187.50
	2. Electric Range - Moffat	165.00

MISCELLANEOUS -

1. Vacuum Cleaner	\$100.00
2. Electric phonograph	26.75
3.5 large pictures	-
4.4 medium pictures	-
5.4 framed photographs	-
6.3 cushions - (feather)	-
7.1 box - dinner set - 85 pieces	76.50
8.1 box - Japanese Chinaware - 75 pieces	
9. Waffle Iron	
5 cut glasses	
1 vase - British	
16 Silverware	

9. In Drawers -

- 1 German Stein
- 1 Electric Wire for Phonograph
- 2 opera glasses
- 1 bamboo house
- 1 ivory Eskimo
- 2 bronze Buddha
- 2 Coral (decoration)
- 1 set brass for tobacco
- 1 clay doll (Priest)
- 1 bronze vase
- 1 Kutani vase
- 20 Owan
- 3 lacquered Wine cups
- 1 small Clay Gogatsu Ningyo
- 1 black stone Indian totem pole
- 2 Clay Kyo Ningyo
- 6 china decorations
- 2 lacquered match holders
- 1 set of two dolls
- 1 lacquered inkstand
- 1 lacquered cake dish
- 5 lacquered red dishes
- 1 lacquered Ohitsu
- 5 lacquered wine cups
- 1 bamboo Takara Bune
- 5 dressed Japanese Dolls
- 1 picture of the Quints
- 1 feather quilt
- 1 wool quilt
- 1 lacquered name card holder
- 1 lacquered Red Box
- 1 glass coffee maker
- 3 trays
- 1 glass fruit bowl
- 1 silver vase with handle
- 3 scarves
- 1 set of ~~thm~~ three cake dish
- 2 lacquered cake dish - with shell
- 3 " " "
- 1 set of wedding cups
- 1 set of March Festival Dolls
- 1 glass centerpiece
- 1 embroidered Photograph Album
- 1 cocktail Syphon
- 1 velvet "Jumbo"
- 1 velvet Bunny
- 3 Artificial Flowers

\$900.00

File 4632

Fixtures Left At Residence.

Dr. M. Uchida,
2725 7th., Ave. E.,
Vancouver, B.C.

1. Hallway
 - 1 Solid Brass Curtain Rod 3' Long x
 - 1 Mirror Oak Rim 4x2'
 - 1 Picture of Madonna
 - 1 Glazed Electric Bulb (Blue) 75W
 - 2 Brass Door Knobs
 - 2 Glass Door Knobs
 - 1 Glazed Electric Bulb (Brown)
 - 1 Chandelier
2. Sitting Room
 - 2 Brass Curtain Rod (Solid) 8' Long x
 - 2 " " " " 3'6" x
 - 5 Blinds
 - 4 French Door with Glass Knobs
 - 5 Glazed Electric Bulbs (Brown) 30W
 - 2 " Candle-shaped Bulbs (Wall)
 - 1 Electric Fireplace Range 21"x33"x24" - fixture - Aug 19/14
 - 1 Brass Chandelier 30"x20" - fixture
3. Dining Room
 - 1 Solid Brass Curtain Rod 4'6" x
 - 2 " " " " 10' Long x
 - 4 Window Blinds
 - 5 Glazed Electric Bulbs (Brown) 30W
 - 1 Silver Chandelier 31"x18"
 - 2 Glass Door Knobs
4. Library
 - 1 Brass Curtain Rod (Solid) 4' Long x
 - 2 " " " " 6' " x
 - 3 Blinds
 - 2 Brass Door Knobs
 - 5 Glazed Electric Bulbs (Brown) 30W
 - 4 Glass Book-shelf Doors with Glass Handles
 - 1 Electric Fireplace Range 19x20x12 - fixture - Aug 19/14
 - 1 Chandelier Brass 12" Wide - fixture
5. Kitchen
 - 3 Brass Curtain Rods (Solid) 3' Long x
 - 3 Blinds
 - 4 Brass Door Knobs
 - 1 Tile Sink
 - 2 Swinging Doors
 - 1 Boiler 5' High
 - 11 Small Doors For Cupboard
 - 6 Pantry Drawers
 - 2 Electric Bulbs 60W
 - 1 Coal Stove with 6 oil inside - fixture - Aug 19/14
 - 2 Copper Pipes connecting stove with Boiler, about 6' Long - fixture
 - 1 Wall Iron Board
 - 1 Clothe Line
 - 2 Lamp Shades on Ceiling
 - 1 Clothe Drying Rods Around Boiler
6. Den
 - 1 Solid Brass Curtain Rod 6' Long x
 - 1 " " " " 4' " x
 - 2 Brass Door Knobs
 - 3 Blinds
 - 1 Adoro Wash Basin (WALL)
 - 2 Globes 40W
 - 1 Glass Towel Rack 18"
 - 1 " Shelf 17 1/2"
 - 1 Chandelier

"J.P. Blendell"
copy by hand
highly important
only for reference
S. Solo 8/10/14
23/1/14 - Vancouver 1914

7. Bedroom South - 2 Solid Brass Curtain Rods 7' Long x
 - 3 Blinds
 - 3 Glazed Bulbs (Brown) 40W
 - 2 Brass Door Knobs
8. Bedroom West - 2 Solid Brass Curtain Rods 6' Long x
 - 1 " " " " 3' " x
 - 3 Blinds
 - 3 Glazed Electric Bulb (Brown) 30W
 - 2 Brass Door Knobs
- 9 Bedroom East - 2 Solid Brass Curtain Rod 6' Long x
 - 2 Blinds
 - 3 Glazed Bulbs (Brown)
 - 3 Brass Door Knobs
10. Bathroom - 1 Brass Curtain Rod (Solid) 3' Long x
 - 1 Blind
 - 1 Globe with Glazed White Shade
 - 1 Brass Door Knob
 - 1 Glass Shelf 18" Long
 - 1 Twyford's Wash Basin (White Enamel)
 - 1 Closet White Enamel (Aldoro) with Mahogany Seat)
 - 1 Square Enamel Bath Tub
 - 1 Medicine Shelf with Mirrored Door
 - 2 Glass Towel Hanger 16" Long
11. Hallway (Upstairs) 1 Solid Brass Curtain Rod 3' Long x
 - 1 Blind
 - 1 Glazed Globe Brown
12. Basement - J.J. Taylor Safe About 3'x2'6"x2'6" ✓ - shipped Oct 2/41
 - 2 Electric Bulbs
 - Fir Partitions Around Coal Furnace
 - 1 Concrete Wash Tub with Concrete Stands
 - 1 cord Fir
 - 1 " Slabs
 - 1 Shovel
 - 1 Stoker
 - 1 Shelf With Glass Doors
13. Garage - 1 Red Hose with Nozzle About 50' Long
 - 1 Sprinkler
 - 1 Empty Oil Drum
 - 2 Ladders 10' and 5'
 - 2 Small Scythes
 - 1 Grass Shear
 - 1 Small Hand Saw
 - 1 Rake
 - 1 Hoe
 - 1 Shear
 - 1 Spade for Cutting Grass Edges
 - 1 5 Blade Mower 15" Long
 - 1 Grass Catcher
 - 1 4' Hand Saw

"Z.P. Blandell"

I4. Basement Enclosure

1 Bookcase
 2 Umbrellas
 1 Kitchen Table
 5 Chairs
 1 Bed with Spring *Red painted Spring 3x5*
 1 Koto
 1 Hat Stand
 3 Small Tables
 11 Drawers with Pictures and Books
 1 Baby Chair
 1 Box Odds and Ends
 1 Pee-vee
 2 Iron Rods
 1 Umbrella Stand
 2 Large Crockeries
 1 Lamp Stand
 1 Sawdust Funnel *damaged painted*
 12 Glass Cups
 7 Japanese Bowl
 2 " Bottle
 1 Milk and Sugar Bowl
 1 Japanese Lacquered Stand
 2 Cook Knives
 2 Glass Tray
 3 Thermos Bottle
 1 Sukiyake Nabe
 1 Yudofu Nabe
 3 Glass Jugs
 8 Japanese Flower Pots (Chinaaware) *Chinaaware*
 2 Bamboo Basket (Boat Shaped)
 2 Book Ends
 3 Boxes Christmas Decorations
 4 Pictures
 3 Lacquered Tubs
 1 Electric Fan
 2 Small Baskets
 4 Large Plates (Kutani Make)
 2 Flower Pot Stand *garden*
 1 Small Crockery
 1 Large Kabin
 Bow and Arrows
 2 Lunch Baskets
 1 Hyotan *(sound)*
 40 Fruit Jars *500*

GARDEN PLANTS.

2725 7th. Ave. E.
Vancouver, B.C.

South Side

8 Large Rose Climbers
1 Lilac
8 Cotoneaster
1 Japanese Plum
1 Wisteria
7 Japanese Cherries
3 Large Cypress
24 Juniper
2 Tsubaki
Several Rockery Plants
1 Rhododendrum
1 Shalumage
2 Tsutsuji
1 Sasanka
4 Coral Berry Dwarfed
6 Juniper (Fine Leaves)
1 Forsythia
Japonica White
Hydrangia
22 Roots Mums
1 Ash
1 Box Hedge
1 Japonica
Montebretia
Window Box (4 Junipers 4 Hedges)

North Side

2 Japanese Cherry Trees
1 Japonica
2 Pines
2 Coral Berry Climbers
Mums
2 Wild Maples
1 Rose Climbers
Forget-me knots
5 Junipers
Spirea
1 Hydrangea
1 Plant with Fine White Flowers

West Side

2 Wisteria
9 Cherry Trees
2 B.C. Pines
1 Weeping Willow
2 Large Cypress
Rockery Plants
7 Junipers
4 Coral Berry Climbers
2 Japanese Maples
1 Bamboo
3 Japonica
1 Japanese Plum
Spruce
1 Drooping Evergreen
1 Mountain Ash
Holly
3 Camellia
1 Mokuse
6 Juniper (Fine Leaves)
2 Ichiyo
7 Coral Berry Dwarfed
1 Mock Orange
2 Spirea

East Side

6 Junipers
Carnations
Lila c
1 Holly
1 Japanese Pine
20 Roots Roses
Rockery Plants
1 Japanese Plant
1 Biyakusen
1 Grape Vine
2 Pear
1 Peach
1 Apple
2 Cherries
2 Pomegranate
2 Camelia
1 Arbutus
1 Japonica
1 Tsubaki
1 Dwarfed Juniper
1 Coral Berry Dwarfed
Mums
2 Broom
1 Yamabuki
2 Cotoneaster
2 Plants with Fine White Flowers
12 Iris
2 Rose Climbers
1 Sansho
1 Miyoga

Dec 19/47
 Telephoned Brown Storage
 today who state balance
 of goods shipped to
 McHaffie on
 Sept. 19/47
 E.H.

PROPERTIES AND FURNITURES.

Pages 1-5
 moved to storage

Dr. M. UCHIDA

See 20/10/42/

2725 7th. E.,
 Vancouver, B.C.

Hallway:	I Small Axminster Rug 14x3'	3.50
	I Axminster Rug 3x11	65.00
	I Telephone Table and Chair	20.00
	3 Pictures --- Madonna	
	Print (Scenery)	
	Oil	45.00
	Bear Skin	25.00
	I Basket (Bamboo)	8.00
	I Mirror 2x4 Oak Frame	15.00
	I Small Rug	1.50
	I Chandelier	15.00
	I Flower Pot	
	Plant	
	Stand	5.00
	I Coat Stand	5.00
	Axminster Rug 2x5	8.00
		216.00

Dining Room:	I Walnut Suite	475.00
	4 Plant Stands	25.00
	Pictures 3	30.00
	Silver Wares 34 Pieces	170.05
	85 Pieces China Set	75.00
	I Tea Wagon (Walnut)	55.00
	Rug Sarak (8'x10')	130.00
	101 Pieces Glassware	75.00
	5 Cut Glasses	30.00
	Japanese Lacquer Good	20.00
	" Flower Pot	7.50
	9 Plants in Pots	12.50
	12 Cups and Saucers	18.00
	I Table Mirror	5.00
	Rugs Axminster	25.00
	I Tray (Hand Made)	15.00
	92 Pieces Tablecloth	60.00
	Chandelier (Silver)	50.00
		1276.00

Sitting Room:	I Piano	450.00
	5 Pieces Mohar Chesterfield Suite	500.00
	I Broadloom Rug 9x15	175.00
	I Coyote Skin	15.00
	I Axminster Rug 2x5	12.75
	I Marconi Radio	175.00
	I Gramophone	26.75
	I Lamp Stand	15.00
	I End Table	2.00
	I Cigarette Stand	25.00
	I Japanese Hand Carved Cabinet	750.00
	I Lamp Stand	8.00
	8 Pictures (Prints-Painting-Etching)	100.00
	2 Bronze Vase	20.00
	2 Decorations---I Brass Elephant	
	I Eagle	17.00
	I Bronze Flower Stand	7.50
	I Clock	10.00
	Electric Fireplace	150.00
	I Japanese Flower Stand	10.00
	I Wooden Peacock	7.50
	China Flower Pots	17.50

3

I Bamboo Basket	2.50
Stools	2.00
Pots	12.00
Decorations--2 Corals	
I Stone Totem Pole	
I Ivory Boat	7.50
6 Cushions Feather	30.00
Records	75.00
I Brass Chandelier	50.00
	2878.00

Kitchen:

Moffat Electric Range	150.00
I Refrigerator	187.50
Cups and Saucers	75.00
Table and Chairs	20.00
Sewing Machine	100.00
I Sofa	5.00
I Kannon Picture	100.00
3 Tansu	35.00
75 Plates	150.00
	822.50

Den:

2 Small Tables	5.00
I Writing Table	15.00
290 Books	870.00
I Oak Bookcase	50.00
Decorations--4 Dolls	
I Picture Frame	
2 Flower Pots	
Book Stand	100.00
3 Chairs and Sofa	20.00
I Vacuum Cleaner	100.00
I Electric Fireplace	75.00
I Ink Stand	10.00
3 Pictures	25.00
I Electric Clock	5.00
I Tray	4.50
	1279.50

Furnitures:

Hallway	216.00
Dining Room	1276.00
Sitting Room	2678.00
Kitchen	822.50
Den	1279.50
Bedroom East	499.50
" South	235.00
" West	269.50
Miscellaneous	281.15
Cellar	100.00

7657.50

Garden:

Pond	250.00
Clearing	2000.00
Trees and Plants	600.00
Cha-en and Fence	225.00
Flower Pots	20.00

3095.00

Property:

Granite Stucco and Garage	6000.00
Land 5 Lots	1750.00

7750.00

Totals:

18502.50

OFFICE FIXTURES.

Dr. M. Uchida,
439 Powell St.,
Vancouver, B.C.

I Oak Desk and 2 Chairs	150.00
I Instrument Cabinet	135.00
I Medicine Cabinet	85.00
I Examining Table	200.00
I Sterilizer with Stand	75.00
Microscope	150.00
Urinalysis Set	25.00
Medical Books	600.00
Pictures	25.00
Electric Massage Set	130.00
Other Instruments	175.00

Dec 19/47
 Shipping Boxman Storage
 Tokyo who state balance
 of Uchida's goods shipped
 from on Dec 19/47
 E.R.

"Pages 1 - 5 moved to storage
 see 20/10/42"

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PROPERTIES and FURNITURES

Dr. M. Uchida
 2725 7th. E.,
 Vancouver, B.C.

HALLWAY:

1 small axminster Rug 1 1/2 x 3	3.50
1 Axminster Rug 3 x 11	65.00
1 Telephone Table and chair	20.00
3 pictures - Madonna	
1 Print (scenery)	
Oil	45.00
Bear Skin	25.00
1 basket (bamboo)	8.00
1 mirror 2 x 4 Oak Frame	15.00
1 small rug	1.50
1 Chandelier	15.00
1 flower pot	
plant	
stand	5.00
1 coat stand	5.00
Axminster Rug x x 5	8.00
	216.00

DINING ROOM:

1 walnut suite	475.00
4 plant stands	25.00
3 pictures	30.00
16 Silver wares 34 pieces	170.05
83 pieces china set	75.00
1 tea wagon (walnut)	55.00
1 Rug Sarak (9'x9')	130.00
101 pcs. glassware	75.00
3 cut glasses	30.00
Japanese lacquer good	20.00
Japanese Flower pot	7.50
9 plants in pot	12.50
12 cups & saucers	18.00
1 table mirror	3.00
1 Rugs Axminster	25.00
1 tray (hand made)	15.00
92 pieces tablecloth	60.00
1 Chandelier (silver)	50.00
	1276.05

SITTING ROOM:

1 piano	450.00
3 pieces Mohair chesterfield suite	500.00
1 broadloom rug 9 x 15	175.00
1 coyote skin	15.00
1 axminster rug 2 x 5	12.75
1 Marconi Radio	175.00
1 gramophone	26.75
1 lamp stand	15.00
1 end table	2.00
1 cigarette stand	25.00
1 Japanese hand carved cabinet	750.00
1 lamp stand	8.00
8 pictures (prints-Painting-Etching)	100.00
2 bronze vase	20.00
2 decorations - 1 brass elephant	
1 eagle	17.00
1 bronze flower stand	7.50
1 clock	10.00
1 electric fireplace	150.00
1 Japanese flower stand	10.00
1 wooden peacock	7.50
1 china flower pots	17.50

1 bamboo Basket	2.50
Stools	2.00
pots	12.00
Decorations - 2 corals	
1 stone totem pole	
1 ivory boat	7.50
6 cushions feather	30.00
Records	75.00
1 brass chandelier	50.00
	<u>2678.00</u>

KITCHEN:	1 Moffat Electric Range	150.00
	1 Refrigerator	187.50
	Cups & saucers	75.00
	Table and chairs	20.00
	Sewing Machine	100.00
	1 Sofa	5.00
	1 Kannon Picture	100.00
	3 Tansu	35.00
	75 plates	150.00
		<u>822.50</u>

DEN:	2 small tables	5.00
	1 writing table	15.00
	290 books	870.00
	1 oak bookcase	50.00
	Decorations - 4 dolls	
	1 picture frame	
	2 flower pots	
	Book stand	100.00
	3 chairs and sofa	20.00
	1 vacuum cleaner	100.00
	1 electric fireplace	75.00
	1 ink stand	10.00
	3 pictures	25.00
	1 electric clock	5.00
	1 tray	4.50
		<u>1279.50</u>

BEDROOM EAST:	✓ Rug	✓25.00
	✓ 1 bedroom suite	✓359.50
	telephone stand	10.00
	2 chairs	10.00
	4 pictures	20.00
	beddings (blankets - seep wool quilts)	75.00
		<u>499.50</u>

BEDROOM SOUTH:	Mahogany Suite	130.00
	1 chair (hardwood - leather seat)	5.00
	Pictures	15.00
	✓ Rug	✓10.00
	Beddings	75.00
		<u>235.00</u>

BEDROOM WEST:	2 rugs	26.00
	bedroom suite	125.00
	2 chair	10.00
	1 chair	10.00
	1 Tansu	50.00
	6 pictures	15.00
	1 lamp stand	3.50
	Beddings	30.00
		<u>269.50</u>

MISCELLANEOUS:	✓ Dolls (2)	75.00
	Curtains	100.00
	Blinds	46.15
	Curtain rods	25.00
	Garden Tools	35.00
		<u>281.15</u>

CELLAR:	✓ Safe - shipped	100.00
	Wash tub, etc.	

FURNITURES:	Hallway	216.00
	Dining Room	1276.00
	Sitting Room	2678.00
	Kitchen	822.50
	Den	1279.50
	Bedroom East	499.50
	" South	235.00
	" West	269.50
	Miscellaneous	281.15
	Cellar	100.00
		<u>7657.50</u>

GARDEN:	Pond	250.00
	Clearing	2000.00
	Trees and plants	600.00
	Cha-en and Fence	225.00
	Flower Pots	20.00
		<u>3095.00</u>

PROPERTY:	Granite Sacco and Garage	6000.00
	Land 5 Lots	1750.00
		<u>7750.00</u>

TOTA L:		<u>18,502.50</u>
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OFFICE FIXTURES

Dr. M. Uchida
439 Powell St.
Vancouver, B.C.

1 oak desk and 2 chairs	150.00
1 instrument cabinet	135.00
1 medicine cabinet	85.00
1 examining table	200.00
1 sterilizer with stand	75.00
Microscope	150.00
Urinalysis Set	25.00
Medical Books	600.00
Pictures	25.00
Electric Massage Set	130.00
Other instruments	175.00

CHATELS SUMMARY

File No. 4632

February 20, 1946

Re: Matasaburo UCHIDA (Mr.)
Registration No. 03178

Through Pemberton we received in October 1942 a long list, consisting of several pages, of furniture placed in Bowman Storage by Dr. Uchida. This represented practically the whole of his furniture and we understand from Bowman Storage that same is still in storage. A two-page list headed "Fixtures *due 1941* left at Residence" was also received by us. This list, however, mainly consisted of certain rods, door knobs, blinds, doors, globes, etc., all of which are, of course, part of the house and were included in the sale of the property. *removed* Two Electric Fireplace Ranges shown on the list were considered to be fixtures, thus sold with the house. *all under* The 24 curtain rods were valued by Willard's Auctioneers at \$10.00 and sold to the purchaser of the house for this figure. *shipped* Willard's opinion was that if removed it would be doubtful if they would fetch \$5.00 at auction. *in Sept. 1945*

1.R. A quantity of miscellaneous chattels left in the basement by Dr. Uchida and for which he advised it was not necessary to have an inventory signed by the tenant, Mr. Blundell, was removed by our Protection Department and sold by auction with any odd removable chattels found in the house. Detailed auction lists of these goods were forwarded to Dr. Uchida with our letter of June 2, 1945. The gross sale price was \$152.25, less auctioneering expenses, moving and advertising of \$44.11, leaving net proceeds of \$108.14 which were credited to his account.

Among the goods left in the basement was a safe which at Dr. Uchida's request was shipped to his sister, Miss Chitose Uchida, at Taylor Lake, B.C., on October 4, 1944 via Richmond Transfer.

A garbage burner was not removed by our Protection Department at the time all the other chattels were removed---this for the convenience of the tenants. Later this article was appraised by Willards at \$10.00 and sold for this sum.

One old white iron bed and an old cupboard with several doors (both of no value) were abandoned by the auctioneer, Mr. Willard.

As no comment was received from Dr. Uchida after receipt of the auction lists forwarded to him on June 2, 1945 it was assumed that he accepted as being in order the prices obtained and the chattels listed.

The above concludes comments on chattels. No schedules have been prepared for the reasons already given above, the main factor being that chattels left in the basement were not signed for by the tenants, Dr. Uchida expressing the wish that the tenant should not be obligated in this matter.

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

P. Douet.
P. Douet.

PD/ER

CHATELLE SCHEDULE

File No. 4632

Dr. Matasaburo UCHIDA, Reg. No. 03178

Dec. 19/47

Inventory of goods
left at 2725 E. 7th
Ave. by Dr. Uchida-
signed by tenant,
Mr. Blundell

Hallway:

- 1 curtain brass rod 3' long
- 1 mirror 4x2' Oak Rim
- 1 Picture of Madonna
- 1 glazed Elec. Bulb 75W. Blue
- 2 brass door knobs
- 2 glass door knobs
- 1 glazed Elec. Bulb (brown)
- 1 chandelier

Auctioned

Sold

Shipped

Other
Disposition

23/11/44
23/11/44

18/10/44

■

Fixtures.

Sitting Room:

- 2 brass curtain rod 8' long
- 2 brass curtain rod 3'6"
- 5 blinds
- 4 french door with glass knobs
- 5 glazed Elec. bulbs 30W (brown)
- 2 glazed candle-shaped bulbs (wall)
- 1 elec. fireplace Range 21x33"x24"

18/10/44

18/10/44

Fixtures

Fixtures

Fixture - see
Aug. 8/44 & 14/7/44
Fixture

- 1 brass chandelier 30x20"

Dining room:

- 1 brass curtain rod 4'6" long
- 2 brass " " 10" "
- 4 window blinds
- 5 glazed elec. bulbs 30W-brown
- 1 silver chandelier 31x18"
- 2 glass door knobs

18/10/44

18/10/44

Fixtures

Library:

- 1 brass curtain rod 4' long
- 2 brass curtain rods 6' long
- 3 blinds
- 2 brass door knobs
- 3 elec. bulbs 30W-glazed & brown
- 4 glass bookshelf doors with
glass handles
- 1 electric fireplace Range
19x20x12"

17/8/44

18/10/44

18/10/44

Fixtures

Fixture-see
8/8/44 & 14/7/44
Fixture.

- 1 Chandelier Brass 12" wide

Kitchen:

- 3 brass curtain rods 3' long
- 3 blinds
- 4 brass door knobs
- 1 tile sink
- 2 swinging doors
- 1 boiler 5' high
- 2 small doors for cupboard
- 6 pantry drawers
- 2 elec. bulbs 60W
- 1 coal stove with coil inside
- 2 copper pipes connecting
stove with boiler
- 1 wall iron board
- 1 clothes line
- 2 lamp shades on ceiling
- 1 clothes drying rods around boiler

18/10/44

Fixtures.

18/4/44 (Kitchen Range) Unaccounted for.

Fixture
Unaccounted for.
Fixtures
Fixture.

Inv. - cont'd.	Auctioned	Sold	Shipped	Other Disposition
<u>Dent:</u>				
2 curtain rods, brass, 6' long		18/10/44		
2 brass door knobs				
3 blinds				
1 adoro Wash basin (wall)				
2 globes 40W				Fixtures.
1 glass towel rack 18"				
1 glass shelf 17 1/2"				
1 chandelier				
<u>Bedroom (south)</u>				
2 brass curtain rods 7'				
3 blinds				Fixtures
3 glazed bulbs 40W				
2 brass door knobs				
<u>Bedroom (west):</u>				
2 brass curtain rods 6'		18/10/44		
1 brass curtain rod 3'		18/10/44		
3 blinds				
3 glazed elec. bulb, 30W brown				Fixtures
2 brass door knobs				
<u>Bedroom (East)</u>				
2 brass curtain rods 6'				
2 blinds				
3 brass door knobs				Fixtures
3 glazed bulbs (brown)				
<u>Bathroom:</u>				
1 brass curtain rod 3' long		18/10/44		
1 blind				
1 globe, glazed white shade				
1 brass door knob				
1 glass shelf 18" long				
1 Wyfords Wash basin (white enamel)				Fixtures
1 Closet White Enamel (Al- doro) with Mah. Seat		17/8/44		
1 square white enamel bath tub				
1 medicine shelf with mirrored door				Fixtures.
2 glass towel hangers 16" long)				
<u>Hallway (Upstairs)</u>				
1 Brass curtain rod 3'				
1 blind				Fixtures
1 globe glazed brown				
<u>Basement:</u>				
J.J. Taylor Safe (3x2'6x2'6)				Oct. 3/44 (see ltr. Sept. 30/44)
2 elec. bulbs				
Fir partitions around coal furnace				Fixtures
Concrete wash basin with concrete stands				
1 Cord Fir				
1 Cord Slabs		14/8/44		
1 shovel				
1 stoker	23/11/44 (tools)			
1 shelf with 2 glass doors				Fixture

<u>Inv. -cont'd.</u>	<u>Auctioned</u>	<u>Sold</u>	<u>Shipped</u>	<u>Other Disposition</u>
<u>Garage:</u>				
1 red hose with nozzle about 50' long	17/8/44			
1 sprinkler				
1 empty oil drum				
2 ladders 10' and 5'	17/8/44 (stepladder)			Unaccounted for
2 small scythes				1 Unaccounted for
1 grass shear				(This possibly
1 small saw				does not account
1 rake	17/8/44 -tools, toolbox & contents,			for all these
1 hoe	tools			tools)
1 shear				
1 spade for cutting grass edges				
1 5 blade mower 15" long	17/8/44			
1 grass catcher	17/8/44			
1 4' hand Saw				
<u>Basement (Enclosure):</u> (Not signed for by tenant)				Unaccounted for
1 bookcase	17/8/44			
2 umbrellas				
1 kitchen table	17/8/44			Unaccounted for
5 chairs	17/8/44			
Bed with Spring	17/8/44 (coil spring)			Bed abandoned -see Aug.17/44
1 "Koto" (musical in- strument)				Unaccounted for
1 hat stand	17/8/44			
3 small tables -varnish- ed	17/8/44			
2 drawers with pictures and books	17/8/44			
1 baby chair	28/11/45 (books & records) - also Dictionary 17/8/44.			
1 box odds & ends	17/8/44			
1 Peavey	17/8/44			
2 iron rods	17/8/44			
1 umbrella stand	17/8/44			Unaccounted for
2 large crockeries	17/8/44			
1 lamp stand	17/8/44 (w. shade)			
1 sawdust funnel				Abandoned - perish- ed.
12 glass cups	17/8/44 (doz.glasses)			
7 Japanese Bowls	17/8/44			
2 Japanese bottles	17/8/44 (ctn.medicine bottles)			
1 milk & sugar bowl	17/8/44 (possibly contained in "box & contents")			
1 Japanese lacquered stand	17/8/44			
2 cook knives				Unaccounted for
2 glass trays	17/8/44			
3 Thermos bottles	17/8/44 (2)			
1 Sukiyaki Nabe (cooking Uten.)	17/8/44 (pan)			1 Unaccounted for
1 Yudofu Nabe " ")	17/8/44 " "			
3 glass jugs	17/8/44 (3 jardinieres)			
8 china Japanese flower pots	17/8/44 (8 ")			
2 bamboo flower baskets	17/8/44			
1 bamboo Basket (boat-shaped)	17/8/44			
2 bookends	17/8/44 (2 Tongwood root novelties)			
3 bx. Christmas decorations	17/8/44			
4 pictures	17/8/44			

<u>Inv. - cont'd</u>	<u>Auctioned</u>	<u>Sold</u>	<u>Shipped</u>	<u>Other Disposition</u>
3 lacquered tubs	17/8/44			
1 electric fan	17/8/44			
2 small baskets	13/9/44 (1)			1 unaccounted for
4 large plates (Kutani Make)	17/8/44			
2 flower pot stands	17/8/44			
1 small crockery	17/8/44 (vase)			
1 large Kabin (vase)	17/8/44			
Bow and Arrows				Not accounted for
2 lunch baskets				Not accounted for
1 Hyotan (Gourd)	17/8/44 (ornaments)			
40 fruit jars	17/8/44			
<u>Garden Plants</u>				
2 pages declared - shrubs and trees.				Sold with real property.

Following sold at auction in Dr. Uchida's name and funds credited to his account, although these items not specifically declared:

Auction 58 - Dec. 21/45: Festival Toys.

~~Auction 58 - Dec. 21/45: Festival Toys.~~

Auction 31 - Sept. 13/44: Washboard and sundries

Auction 507 - August 24/44: Piece of Glass

Auction 505 - August 17/44: Japanese lanterns (paper)

Tennis racquet	
2 sunshades	Chest of drawers
Small brass vase	Glass case
Screens	Plateglass
Gameboard	2 Jardinieres
Ornaments, games, etc.	Chest of drawers
Decanter	
Metronome	
Doll	
Gaming counters	
6 glasses	
Glass case	
Children's toys	
Bamboo poles	
Crowbar	
Paint brushes	
Crokinole Set	
Birds breeding cage (H.M.)	
Buffet top	
Garden Chair	
Child's crib	
Glass Case (broken)	
Table (broken)	
Small bamboo table	
Bridge Lamp	
Seashells	
small birdcage	
Small cabinet	

NAME UCHIDA, Matasaburo

REGISTRATION NO. 03178

FILE NO. 4632

The following chattels were sold by public
auction at Vancouver, B. C. on December 21st, 1945.

Festival toys

\$.50

Total

(Auctioneer's Fee \$.05

\$.50

Less Expenses:

(Advertising .03

\$.11

(Moving .03

Net Proceeds Credited:

\$.39

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks.

NAME UCHIDA, Matasaburo

REGISTRATION NO. 03178

FILE NO. 4632

The following chattels were sold by public
auction at Vancouver, B. C. on November 28th, 1945

Box books & records
Basket books etc.

\$.30
1.00

Total (Auctioneer's Fee \$.13
Less Expenses: (Advertising .12
(Moving .14

\$ 2.50
\$.39
\$.91

Net Proceeds Credited:

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 55

Remarks.

NAME UCHIDA, Dr. Matasaburo

REGISTRATION NO. 03178

FILE NO. 4632

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver, B. C. on November 23, 1944.

PICTURE
Mirror
Tools

\$ 0.10 F
3.25 F
0.75 T

Total (Auctioneer's Fee: \$ 0.41
Less Expenses: (Advertising: 0.18
(Moving: Nil
Net Proceeds Credited:

\$ 4.10
\$ 0.59
\$ 3.51

Members of Custodian Staff Present.
Extracted from Auctioneering List No.
Remarks. Moving charged in previous auction.

Mr. Smith
Vancouver 519.

NAME UCHIDA, Dr. Matasaburo

REGISTRATION NO. 03178

FILE NO. 4632

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. on September 13, 1944.

Basket, wash board and sundries

\$ 0.25

Total

\$ 0.25

Less Expenses: (Auctioneer's Fee: \$0.02
(Advertising: 0.01
(Moving: 0.02

\$ 0.05

Net Proceeds Credited:

\$ 0.20

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 31

Remarks. *No inventory on file*

NAME MACHIDA, Matsuburo

REGISTRATION NO. 05176

FILE NO. 4652

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver on August 24, 1944

Piece of glass

\$ 0.10 *Min*

Total

\$

Less Expenses: (Auctioneer's Fee: \$ 0.01
(Advertising: 0.01
(Moving: Nil

\$ 0.10

0.02

Net Proceeds Credited:

\$ 0.08

Members of Custodian Staff Present.

Mr. Smith

Extracted from Auctioneering List No.

Vancouver 507.

Remarks *No inventory on file*

NAME UCHIDA, Matsaburo

REGISTRATION NO. 03172

FILE NO. 4632

The following chattels were sold by public
auction at 1047 Bayview St., Vancouver on August 17, 1944.

Japanese lanterns(paper)	\$	0.25 M
*Xmas decorations		0.50 M
Tennis racket		0.60 M
*Blinds		0.25 F
2 Sunshades		0.25 M
Small brass vase		1.00 M
*1 Doz. glasses		2.00 K
*Bowls, pans, etc.		3.60 K
*Pictures		1.05 F
Screens		0.25 F
Game board		0.10 M
Ornaments, games, etc.		1.75 M
Decanter		0.60 M
*2 Vases and tray		2.05 M
Metronome		2.00 M
Doll		0.25 M
*2 Thermos bottles		1.80 K
Gaming counters		0.65 M
*Lamp		0.70 F
*Ornaments		0.40 M
Bowl and contents		0.40 K
6 Glasses		1.00 K
*4 Large plates		21.90
Glass case		0.25 F
Childrens toys		3.50 M
*Box and contents		0.30 M
*Fan and sealers		0.15 K
*Garden hose and sprinkler		3.00 T
Total	\$	
Less Expenses:	Carried forward	\$ 50.75
Net Proceeds:		
Net Proceeds Credited:		

~~Members of Custodian Staff Presents:~~

~~Extracted from auctioneers list box~~

Remarks. *no inventory on file*

NAME UCHIDA, MatsuburoREGISTRATION NO. 03178FILE NO. 4632

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on August 17, 1944.

Bamboo poles	Brought forward	\$	50.75
Tools			0.55 <i>Misc.</i>
Tools, odds and ends			1.00 T
✓ Crowbar and peavey			0.50 T
✓ Toolbox and contents			1.65 T
✓ Box miscellaneous			1.10 T
Paint brushes			1.45 <i>Misc.</i>
Crocodile set			1.15 "
✓ Toilet flush box			2.00 "
✓ Laquered tubs			2.30 F
✓ Tubs and sealers			0.25 K
✓ 6 Gal. crock			0.85 K
✓ 6 gal. crock			1.70 K
✓ Lawn mower and grass catcher			2.00 K
Birds breeding cage homemade			6.50 —
✓ Small table			1.00 <i>Misc.</i>
✓ Baby's high chair			0.25 F
✓ Kitchen table and 4 chairs			2.75 F
✓ Buffett top			6.00 —
✓ Stepladder			0.25 F
Garden chair			1.50 <i>Misc.</i>
Childs crib			0.80 F
✓ Chair			0.70 F
✓ Coil spring			1.00 F
Glass case (broken)			4.00 F
Table (broken)			0.35 F
Small bamboo table			0.50 F
Total			0.10 F
Less Expenses	Carried forward	\$	92.95
Net Proceeds Credited		\$	
Monies paid to the public			
Estimated Commission on Sale			
Remarks			

NAME UCHIDA, Matasaburo

REGISTRATION NO. 03178

FILE NO. 4632

The following chattels were sold by public
 auction at 1047 Seymour St., Vancouver on August 17, 1944.

	Brought forward	92.95
✓ Parlor table (broken)		0.75 F
✓ 2 Light shades		0.25 F
✓ Dictionary		4.00 <i>Misc.</i>
✓ Hat rack		1.60 F
✓ Electric fan		9.50
Bridge lamp		2.00 F
Tray and seashells		0.25 <i>Misc.</i>
✓ Carton of medicine bottles		0.25 "
✓ 8 Jardinerres		4.40 F
✓ Lamp shade		0.25 F
✓ 3 Jardinerres		3.20 F
✓ Wicker basket and stand		0.50 F
✓ Small laquer table		0.90 F
✓ Wicker basket		0.10 <i>Misc.</i>
Small bridge		1.60 "
✓ Small table		1.00 F
✓ Bamboo umbrella stand		0.15 F
Small cabinet		0.50 F
Chest of drawers		1.00 F
✓ Wicker flower basket		0.35 <i>Misc.</i>
✓ 2 Pedastals		5.00
Glass case		1.00 F
✓ Novelty picture frame and plateglass		1.10 F
✓ 2 Tongwood root novelties		1.00 <i>Misc.</i>
2 Jardinerres		5.50 F
Chest of drawers		5.50
✓ China cabinet (broken)		1.90 F

Total	(Auctioneer's Fee: \$ 14.65	\$ 146.50
Less Expenses:	(Advertising: 5.35	
	(Moving: 23.00	\$ 43.00
Net Proceeds Credited:		<u>\$ 103.50</u>

Members of Custodian Staff Present. Mr. Smith
 Extracted from Auctioneering List No. Vancouver 505.
 Remarks.

NAME UCHIDA, Matasaburo

REGISTRATION NO. 03178

FILE NO. 4832

The following chattels were sold by public
auction at 992 Powell, Vancouver on December 20, 1943.

General Electric Mantel

\$27.00 —

Total:	Auctioneer's Fee	\$ 2.70	\$ 27.00
Less Expenses:	Advertising	.37	\$ 4.29
	Moving	.22	
	Storage	<u>1.00</u>	
Net Proceeds Credited:			<u>\$ 22.71</u>

Members of Custodian Staff Present. Mr. Wills.

Extracted from Auctioneering list No. Vancouver Radio 1.

Remarks.

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name D. Matasaburo Uchida

File No.

4632
~~13178~~

New Denver.

Reg. No.

03178

Company Equitable Life Ins. Co.

Agency

Policy No 27851

Premium - \$ 134.55

Payable: Annually, Semi-annually or monthly

Month April Day 22

REMARKS:

Amended

Letter sent 16/9/43

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Dr. Matasaburo Uchida File No. 4632
new Denver PC Reg. No. 03178

Company Equitable Life Ins. Co. Agency

Policy No. 43094

Premium - \$ 100.00

Payable: Annually, Semi-annually or monthly

Month May Day 15

REMARKS:

Letter sent 1/19/42

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Dr. Matasaburo, Uchida
New Denver, B. C .

File No. 4632

Reg. No. 03178

Company North American Life
Assurance Co.,

Agency

Policy No. 295862

Premium - \$ 215.40

Payable: Annually, Semi-annually or monthly

Month 11 Day 5

REMARKS:

Paul

Letter sent 10/19/43

SUMMARY of LIABILITIES

File No. 4632

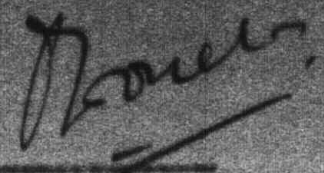
February 20th, 1946.

Re: Matasaburo UCHIDA (Mr.)
Registration No. 03178.

A claim of \$27.38 was made by the Union Fish Company Limited but was repudiated by Dr. Uchida. After correspondence with P. B. Ross & Sons the claim was reduced to \$4.00 and this amount Dr. Uchida agreed to pay. A cheque in full settlement was made on May 18, 1945.

NO OTHER CLAIMS AGAINST THE ABOVE JAPANESE PERSON ARE REVEALED ON THIS FILE.

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



F. Douet

PD/ER

[illegible]

The Northwest Fire Insurance Policy #205297, written for \$2000. and expiring on July 11, 1944, was reduced to \$1000.00 at Dr. Uchida's request. This policy covered the furniture, etc., stored at Bowman Storage. Prior to the expiry date, namely July 11, 1944, we wrote to Uchida twice respecting renewal of policy but no reply was received. On August 3, 1944 we again wrote to Dr. Uchida advising we had allowed the policy to lapse.

J. Loubet
P. Dodeet.

PD/ER
February 21, 1946

EXTRACTS MADE - ISOBEL FIERMAN

SERVICE RENDERED SINCE JUNE 1, 1942

Dr. M. Uchida
439 Powell St.

ADACHI, Yoshikuni 12964 1767 W. 2nd Ave., Van., B. C. 27.00

FUJII Satoshi NK 167 Powell St., " " 2.50
FUKUYAMA Hideo 10631 1809 Venable St., " " 10.00HANDA Ritsuji, Mrs. 6685 324 1/2 Powell St., " " 2.50
HAYASHINUMA Ichizo 11561 874 W. 6th Ave., " " 6.00
HIRAHARA Rev. 10989 715 W. 7th Ave., " " 3.00
HIRASHIMA Kurataro 2722 929 Keefer St., " " 12.50
HISAKI Kenkichi 12058 439 Powell St., " " 15.00
~~HORI Masao 3358 437 Powell St., " " 15.00~~ICHIKAWA Keichi 7704 1097 Granville St., " " 3.00
INOUE Kijuro 5787 941 E. 41st Ave., " " 6.00
IKEDA Taro 12956 1527 W 5th " " 60.00KAKINO Shoichi 9494 8881 Selkirk St., " " 10.00
KANDAYASHI Sadajiro 11635 221 W. 5th Ave., " " 3.00
KASHINO Masao 11791 2525 Oxford St., " " 49.50
KANAME Shinichi 10521 406 Alexander St., " " 3.00
KAWAHARA Takayoshi 650 Hastings Park " " 35.00
KINOSHITA Gunso 1701 Robson St., " " 3.00
KANASHIRO Mitsuhiro 1422 506 Powell St., " " 3.00
~~KAWANO Masao 11520 " " 7.00~~MAEDA Katsuo 8740 166 W. 5th Ave., " " 3.00
MOHI Eiichi 10243 325 W 4th Ave., " " 25.00
MURA Kuniyo 11564 1652 W. 2nd Ave., " " 5.00
MAKANA Michi 12524 Hastings Park " " 2.00
MIYAZAKI 11574 1726 W. 2nd Ave., " " 3.00
MURATA Tadao 11574 1726 W. 2nd Ave., " " 3.00NISHIKAWA Giichi 10393 240 Alexander St., " " 3.00
NISHIMURA Jutaro 6157 566 Powell St., " " 3.00
NONAKA Takashi 11668 343 W. 5th Ave., " " 3.00
NISHIKAWA Tomojiro 10107 833 W. 7th Ave., " " 3.00
NOMI Tetsuo 1457 949 Davie St., " " 3.00
NISHIMURA Enjiro (Nobujiro) 55 W. 5th Ave., " " 35.00
NOSE 12954 439 Powell St., " " 2.50
NAKAZAWA Mitsuho Hastings Park " " 25.00
NISHIMURA Michio 1092 Claxton, B. C. " " 25.00
NISHIKAWA NK 132 Powell St., " " 5.00
NOZUYE Hiroshi 843 568 Powell St., " " 20.00
NISHI Uheiichi NK 3757 W. 10th Ave., " " 31.00OHASHI 13068 332 Powell St., " " 3.00
OHASHI Kanshiro 6001 874 W. 6th Ave., " " 8.50
OKUMURA Shigehiko 3897 657 Powell St., " " 9.00
OKUTSU Tetsuro 12750 228 Powell St., " " 50.00
OTAMA S. 566 E. Cordova Rear " " 5.00
OKAMURA Magoishi 6153 New Westminster " " 15.00
OMAI Kanzo 545 Powell St., " " 6.00
OSAKA Yume 7140 102 Hastley St., " " 2.50
OKAWA Emiko 11461 325 W. 6th Ave., " " 2.50
ONO Itaye 9269 221 W. 5th Ave., " " 3.00
OTEKAWA Kaoru 11283 222 Clarke Drive. " " 3.00
OTEKAWA Yonemon 6985 Whonnock, B. C. " " 15.00
OKAWA Munosuke 11253 528 Princess Ave., " " 20.00
OOKA Fukuzo 1762 230 Jackson Ave., " " 33.50OFFICE OF THE CUSTOMS
JAPAN, VANCOUVER
RECEIVED
OCT 5 1942

#4632

see list of recs previous to
June 1/42
3.00 See further action
6.00 P. 15.2.43
60.00 Paying Direct

Exp made

SAISHO Hideoemon 7083	2104 Columbia		
SHIOMI Masayoshi 4589	221 W. 5th Ave.,	Vanl, B. C.	7.50
SUZUKI 9272	357 Powell St.,	" "	4.00
SHIGIYAMA Hidemori 21880	923 Keefer St.,	" "	6.00
SATO 2838	Sardiss	" "	3.00
SHIBUYA Matsunosuke 11543	1810 Burrard St.,	" "	3.00
GOGA	E. Cordova St.,	" "	2.50
SHIMIZU, Mrs. K. 48	205 Abbott St.,	" "	5.00
SAWADA Kiyoji 14027	1540 W. 3rd Ave.,	" "	3.00
SHIMODA Toshio 4818	R. R. No. 1 Whonnock, B. C.		20.00
SHIMOYAMA Toshinosuke 12617	8377 Osler		20.00
SHINOMURA 78	671 E. Cordova St.,	" "	3.00
SUGAWARA 44	1747 Parker St.,	" "	19.00
ASUKUDA 44	1864 W. 8th Ave.,	" "	6.50
SUZUKI Kunizo 2780	215 Princess Ave.,	" "	153.00
SUGAI Takeshi 44	326 Powell St.,	" "	3.00
SAKIYAMA Itaro 7420	116 Main St.	" "	3.50
			20.00

TSUCHIDA Kazuo, Mrs. Akiko 417	Powell St.	" "	53.00
TESHIMA Yukio - N.R.	1510 Davie St.,	" "	50.00
TATEBE Sanemon 7082	575 W. 7th Ave.,	" "	3.00
TANAKA Mikiye 11455	953 Nicola	" "	4.50
TANAKA Hatsujiro 10252	451 Powell St.,	" "	2.00
TANABE Yoichi, Mrs. 9782	225 Main St.,	" "	3.00
TOGURI Tokizo 3686	205 Gore Ave.,	" "	51.00
TOMOTSUGU Yoshigoro 10155	Gore Ave.,	" "	26.00
TOYOTA Masao 2278	469 Powell St.,	" "	3.00
TANABE Heigoro 2962	2131 Pandora	" "	73.00

UYEDA Senjiro 12406	321 Princess Ave.,	" "	25.00
UYEHARA Frank 3328	139 Powell	" "	500.00
UYEDA Sankichi 3323		" "	2.50
UYEHARA Kiyomori	251 Columbia	" "	25.00
	(Langley Prairie)		

WATANABE Emiko	944 W. 8th Ave.,	" "	8.00
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YOGI Mitsuo 8614	325 W. 4th Ave.,	" "	35.00
YAMAMURA MASAKICHI 11188/1519-644		" "	95.00
YOSHIMOTO Yoshiichi 8244	Steveston	" "	3.00
YAMADA Shiyemon	Ruskin	" "	8.00
(Shiyozemon) 3006			

1175
675 made

Dr. M. Honda,
459 Powell St.,
Vancouver, B.C.

File # 2697
#68

To services rendered:

11346 Abe Toyoji	Eburne, B.C.	10.00
9628 Adachi Shikaichi	1635 2nd. W. Vancouver	6.00
112764 Adachi Yoshikuni	1767 2nd. W. "	6.00
15 Alhara	409 Alexander "	5.00
16 Akada Takashita -	205 Abbott "	7.50
2097 Akada Shintaro	1633 2nd. W. "	28.50
1468 Akazawa Mitsushiro	636 E. Cordova "	8.00
11147 Akiyama Kametaro	2309 Granville "	69.00
17 Amatatsu	2163 E. Hastings "	3.00
12984 Aoki Tame	313 Alexander "	149.00
Aoki	205 Abbott "	2.00
11926 Arai Mozaemon	5325 David "	25.00
18 Arai Denzaburo -	434 2nd. W. "	5.00
6595 Asada Tome	523 1/2 Powell "	18.00
2281 Asahina Jenichi	406 Alexander "	19.00
4634 Asai Tadaichi	R.R. No. Steveston, B.C.	8.50
19 Asai	Steveston, B.C.	3.00
945 Asano Tetsuichi	561 Powell Vancouver	23.50
2245 Asano Hirayuki	739 E. Cordova "	3.00
20 Asano Rokujiro	343 5th. W. "	12.50
4819 Asano Kenzo	591 Howe "	23.00
21 Atagi	396 Powell "	15.00

22 Ban
1987 Bando Masaye

534 Princess Vancouver 3.00
782 E. Hastings " 3.00

12645 Chiba Kinji

439 Campbell Vancouver 5.00

23 Dejima Kazuo -
11395 DOI Hajime
? Doyle Stephen

108 Heatley Vancouver 32.50
308 Hawkes " 60.50 X
4014 Sacramento - S. Calif. S. W. E. Doyle 50.00

11397 Ebata Bunzaemon
11819 Ebisuzaki Tsunetaro
10326 Ebisuzaki Kojiro
24 Edamura Hideo
11931 Einuma Miki -
25 Endo
26 Eto Zenkichi -

2115 Columbia Vancouver 3.00
335 Jackson " 51.00
486 E. Cordova " 8.00
1372 7th. W. " 3.00
Ruskin 2.00
1684 4th. W. " 13.00
2160 Columbia " 4.00
346 Powell " 25.00

Ex. made
due 16-42
n.u.

Dr. M. Uchida,
439 Powell,
Vancouver, B.C.

To services rendered:

13032 ✓ Fudemoto Chiyoko
11096 ✓ Fujibayashi Chiyo
① ✓ Fujii Sabachi -
Intermed 1108 ✓ Fujimoto Shigetaro
5479 ✓ Fujino Sanzaemon
5684 ✓ Fujino Sumiko
13263 ✓ Fujioka Kenji
7239 ✓ Fujisawa Masayoshi
10336 ② ✓ Fujiwara Mrs. Hideo
12365 ✓ Fukuda Kazuo *known nothing*
4444 ✓ Fukuda Kiyoshi
10079 ✓ Fukuda Mrs.
426 ✓ Fukuda Mineyoshi
3624 ✓ Fukuda Masaji
③ ✓ Fukuhara Zenichiro
11935 ✓ Fukui Shichizo
11936 ✓ Fukunaga Kiwo
10631 ✓ Fukuyama Hideo
9217 ✓ Fukuyama Senkichi
④ ✓ Fukuyama Mrs.
11937 ✓ Fukuzawa Okujiro

755 Broadway W. Vancouver 35.00
119 Main " 14.50
167 Powell " 2.50
242 Princess " 4.00
1951 8rd. W. " 9.50
Mission " 3.00
106 Dunlevy " 10.00
870 E. Cordova " 2.50
2052 Dundas " 50.00 *no further action*
245 Powell *about the claim* 25.00
8870 Selkirk " 47.00
646 Main " 7.00
Capilano P.O. North " 5.00
" " " 10.00
714 Richards " 6.00
574 E. Cordova " 89.00
726 E. Cordova " 35.00
1809 Venables " 10.00
2503 Triumph " 7.50 *no further action*
546 Powell " 12.00
Timberland Mill New Westminster 3.00

11621 ✓ Goromaro Tsuneo
⑤ ✓ Goto Mrs. Reikichi
6010 ⑥ ✓ Goto Edward

2909 W. Broadway Vancouver 14.00
350 Powell " 11.00
529 Gore " 50.00

3355 ✓ Hama Yasumatsu
3650 ✓ Hama Shigeo
1170 ⑦ ✓ Hamakawa Dickie
7095 ✓ Hamakawa Yosokichi
3044 ✓ Hamawaki
5744 ✓ Hanada Shinjiro
⑧ ✓ Hanada Ritsuji Mrs.
747 ✓ Hasegawa Jirouemon
Intermed 750 ✓ Hatanaka Shigeo
3174 ✓ Hatanaka Yoshio
11349 ✓ Hattori Masato
11940 ✓ Hayakawa Sukeichi *spelling?*
Intermed 997 ✓ Hayashi Toshi
716 ✓ Hayashi Tsunekichi
⑨ ✓ Hayashi Genji
⑩ ✓ Hayashi Yorokichi
11567 ✓ Hayashinuma Ichizo
12398 ✓ Hikida Shigematsu
4935 ⑪ ✓ Hikida Michiko
3413 ✓ Hinatsu Shotaro
12213 ✓ Hira Mrs.
10989 ✓ Hirahara Rev.
⑫ ✓ Hirano Wataru
10506 ✓ Hirano Tomisaburo
10974 ✓ Hirose Yokichi
Inter 775 ✓ Hirashima Kotaro
12052 ✓ Hirokado Shigeo
3057 ✓ Hisaki Kanekichi
11942 ✓ Hikida Tomekichi
Inter 323 ✓ Honda Hyakutaro
3358 ✓ Hori Tatsuo
⑬ ✓ Hori Yosoya
⑭ ✓ Hori Jimmy

500 E. Cordova Vancouver 5.50
Steveston B.C. 20.00
1616 2nd. W. " 4.50
944 6th. W. " 11.00
609 Heatley " 3.00
546 E. Cordova " 2.00
2241 Powell " ~~2.60~~
217 Main " 10.00
637 Powell " 5.00
2152 Marine West " 13.50
1776 Powell " 3.00
1701 W. Georgia " 3.00
439 Alexander " 2.50
236 Powell " 27.00
236 Powell " 64.00
1823 Franklin " 3.00
347 Powell " 9.00
874 6th. W. " 63.00
Box 78 Steveston " 22.00
733 Powell " 8.00
927 E. Georgia " 27.00
810 Union " 2.50
715 W. 7th. " 3.00
1679 W. 4th. " 7.00
536 E. Cordova " 57.50
519 Powell " 10.50
333 Columbia " 12.50
437 Alexander " 99.00
439 Powell " 58.50
875 7th. W. " 45.00
403 Powell " 3.00
325 4th. W. " 2.50
427 Powell " ~~100.00~~
1661 2nd. W. " 18.50

819 interchanged on the sheet

Exp made Dec 28/42 H.L.

178507
all Uchida
letter on file
3358 dated
9/12/42

Dr. M. Uchida,
459 Powell St.,
Vancouver, B.C.

To services rendered:

11	✓ Horiba Yaichi	1889 Triumph	Vancouver	5.00
12	✓ Horii Ryotaro	368 Heatley	"	10.00
13	✓ Horinaka Taka	2081 Clarke	"	13.00
14	✓ Horizaki Fusakichi	722 Prier	"	4.00
15	✓ Horishizaki Fukuichi	Pitt Meadows	"	4.00
	✓ Horinaka Toshiko	Britannia Mines B.C.	"	26.00

16	✓ Ichikawa Kaichi	1097 Granville	Vancouver	5.00
17	✓ Idenouye Yone	233 Main	"	20.00
18	✓ Ide Ritsu	1618 8th. E.	"	25.00
19	✓ Ide Koshiro	234 Powell	"	19.50
20	✓ Iizuka Kiyaji	522 Powell	"	10.50
21	✓ Ikeda Kintaro	1740 Powell	"	18.00
22	✓ Ikeda Taira	552 Union	"	24.00
23	✓ Ikeuchi Ichitaro	308 Heatley	"	18.00
24	✓ Imahashi Tanekichi	New Westminster	"	25.00
25	✓ Imai Saichiro	317 Hawkes	"	2.50
26	✓ Imada Morio	825 Prier	"	11.00
27	✓ Inamoto Kunitaro	3014 Wall	"	15.00
28	✓ Imai Miss.	639 E. Cordova	"	6.00
29	✓ Imamura Tsuruo	329 Gore	"	6.00
30	✓ Inada Shigeru	1747 2nd.	"	6.00
31	✓ Inouye Kasumi	1566 E. 22nd.	"	15.50
32	✓ Inouye Hatsuko	215 Princess	"	6.00
33	✓ Inouye Masako	Haney.	"	3.00
34	✓ Inouye Hatsune	Surrey	"	2.50
35	✓ Inouye Kijuro	941 41st. E.	"	6.00
36	✓ Inouye Hifuzo	Haney	"	8.00
37	✓ Irizawa Junichi	318 Powell	"	3.00
38	✓ Isezaki Masuyi	1182 7th. W.	"	11.00
39	✓ Ishida E.	326 Powell	"	2.50
40	✓ Ishii Kenichi	763 E. Georgia	"	2.50
41	✓ Ishikawa Tomogoro	130 Powell	"	10.00
42	✓ Isogai Hidekichi	1776 Powell	"	35.00
43	✓ Isojima Senzo	742 Keefer	"	13.00
44	✓ Ishihara Tanichi	1810 Powell	"	6.50
45	✓ Ito Mrs. Yokoyama	470 E. Hastings	"	85.00
46	✓ Iwabuki	638 Alexander	"	5.00
47	✓ Iwaka Kakuichi	Steveston	"	5.00
48	✓ Iwama Yoshiaki	332 5th. W.	"	5.00
49	✓ Iwama Genkiyu	2218 4th. W.	"	80.00
50	✓ Iwasaki Hideo	306 Alexander	"	2.50
51	✓ Iwasaki Kenzo	130 1st. W.	"	25.50
52	✓ Iwasaki Yoriki	2321 Oxford	"	70.00
53	✓ Iwata Kinji	368 E. Cordova	"	12.00
54	✓ Izumi Jinichiro	New Westminster	"	45.00
55	✓ Iwakura (Seishindo)	242 Powell	"	5.00
56	✓ Izumi Takafumi	Panny Bay, B.C.	"	25.00
57	✓ Izumi Masaichi (Shoichi)	1927 1st. W.	"	20.00

10215	✓ Jinnouchi Masuye Mrs.	671 E. Cordova	"	10.00
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670 made
Dec 21 '42
m. H

Dr. M. Uchida,
439 Powell St.,
Vancouver, B.C.

To services rendered:

No.	Name	Address	Value
1	Kado M. Suko	R.R. No. 3 New Westminster	96.00
1	Kadota Tomizo	380 Powell Vancouver	15.00
1	Kagawa Rinsaburo	331 Main "	15.00
1	Kaji Jiro	143 Dunlevy "	2.50
1	Kakino Shoichi	8757 Selkirk "	10.00
1	Kamida Yoshio	1701 Georgia W. "	6.50
1	Kamikawaji (Eiji)	554 Princess "	12.00
1	Kanashiro Mitsushito	507 Hawkes "	9.00
1	Kanashiro Mitsunobu	1776 Powell "	8.00
1	Kanashiro Mitsuhiro	556 Powell "	3.00
1	Kanda Yoshio	357 E. Cordova "	19.50
1	Kaneke Jutaro	782 E. Pender "	6.00
1	Kariya Ichitaro	Fanny Bay B.C.	12.50
1	Kashino Masao	5525 Oxford "	61.50
1	Kasho Jisaburo	476 E. Cordova "	21.00
1	Kato Ika	157 W. 2nd. "	4.50
1	Kato Tomaku	68 48th. E. "	4.00
1	Kawade Shinichi	406 Alexander "	28.00
1	Kawaguchi Sakuichi	2160 Columbia "	21.00
1	Kawagoye Kiyoshi	921 E. Cordova "	9.00
1	Kawakami Kiyoshi	331 Main "	8.00
1	Kawanami Asakichi	4337 Parker "	82.50
1	Kawano Jinichi	259 E. Hastings "	3.00
1	Kawasaki Shigeru	1018 Richards "	19.66
1	Kawasaki Fujiemon	1822 Pandora "	56.00
1	Kayahara Saichiro	1031 E. Georgia "	20.00
1	Kido	701 E. Hastings "	9.00
1	Kika Makoto	620 Powell "	63.00
1	Kikuta Toshio	157 W. 2nd. "	51.00
1	Kimura Toshio	Ocean Falls	27.00
1	Kimura Masajiro	1649 2nd. W. "	10.50
1	Kimura	660 6th. W. "	3.00
1	Kimura Keitaro	1622 2nd. W. "	12.00
1	Kimura Misao	425 Heatley "	2.50
1	Kinoshita D.	252 Powell "	50.00
1	Kinoshita Kenichi	554 E. Cordova "	85.00
1	Kira Minoru	921 E. Cordova "	28.00
1	Kitagawa T.	541 Powell "	5.00
1	Kitagawa Sobei	224 Abbott "	3.00
1	Kitagawa Tsuneya	1063 7th. W. "	3.00
1	Kitagawa Mrs.	336 Heatley "	11.00
1	Kitagawa Koma	247 Main "	88.00
1	Kitaguchi Tatsuzo	5318 Windsor "	3.00
1	Kitamura Toshikazu	473 Powell Delta "	8.00
1	Kitamura Sentaro	55 5th. W. "	9.00
1	Kitamura Takaaki	351 Powell "	8.00
1	Kitamura Zenshiro	252 Powell "	3.00
1	Kitasaka Isakichi	629 E. Cordova "	25.00
1	Kobayashi David	609 Hawkes "	8.00
1	Kobayashi Seichi	2052 Dundas "	7.00
1	Kobayashi Kiyochi	1935 1st. W. "	10.00
1	Kobayashi Tomoaki	847 6th. W. "	2.50
1	Kobayashi Saburo	1519 3rd. W. "	17.50
1	Kobayashi Masuo	Haney "	68.00
1	Kodama Masayoshi	4359 W. 10th. "	18.00
1	Kondo Tetsuji	1441 Commercial "	8.50
1	Kondo Isamu	4359 10th. W. "	3.00
1	Kondo Tsune	616 Princess "	58.00
1	Kondo Kiku	Port Alice	33.00
1	Konishi Kosaburo	224 E. Georgia "	10.00
1	Konishi Chojiro	Port Moody	3.00
1	Konishi Kunizo	230 Jackson "	15.00
1	Konishi Yataro	Haney	15.00
1	Kosaka Matsutaro	201 Abbott "	12.50
1	Kotani Toshio	121 Heatley "	7.50
1	Koyama Shikazo	382 Heatley "	48.50
1	Koyanagi Saichiro	1024 6th. W. "	55.00
1	Kozai Toyonobu	212 Vernon "	6.50
1	Kubota Sainosuke		

870 made 11/21/42 4.66

See attached list.

Dr. M. Uchida,
459 Powell St.,
Vancouver, B.C.

To services Rendered:

int. 482 Koyanagi Shintaro
9951 Kumamoto Takaharu
13544 Kunitomo Izumi X-1
Kurahara Joe X-2
6737 Kusano Hisao
Kusabara Shigetaro

3724 E. Cordova Vancouver 33.00
Hammond 7.00
1885 7th. W. " 75.00
1516 3rd. W. " 20.00
Haney 2.50
242 Princess " 2.50

3205 Machida Denkichi (Pioneer Box)
Machida Senichi
4215 Machida Torakichi
5740 Maeda Katsuzo
5751 Maeda Tatsugoro
12584 Maikawa Takatoshi
Makiyama T. X-3
7071 Makino Kazuo
Masuda Motoi
574 Masuda Shikajiro
10953 Masuda Aya
3644 Masui Masao
11720 Matsunaga Kiyoshige
3247 Matsubara Gilchi
1620 Matsuba Chonosuke No Trace
1951 Matsubayashi Kanichi
11719 Matsumoto Tsuyako Mrs.
11718 Matsumoto Masa
3393 Matsumoto Fizo
11721 Matsuno Takao
5282 Matsune Tamotsu
6602 Miki Kiyo
7376 Minakawa Katsuo
7119 Miura O.
13416 Mitui Yoshitada
Miyahara X-4

666 Alexander " 24.50
Naas River 7.50
527 Cordova E. " 29.50
166 5th. W. " 5.50
437 Alexander " 7.00
554 E. Hastings " 4.00
439 Alexander " 2.50
Haney 46.00
2000 Yukon " 10.50
1548 3rd. W. " 7.50
343 5th. W. " 3.00
1023 McLean " 3.00
Mission B.C. 25.00
568 Powell " 6.50
Steveston 75.00
2225 Dundas " 35.50
1617 3rd. W. " 75.00
Hastings Park 5.00
1037 7th. W. " 18.00
510 Alexander " 4.00
1618 2nd. W. " 100.00
510 Alexander " 3.00
Alert Bay " 5.00
234 Powell " 3.00
2503 Triumph " 6.00
717 Hawkes " 10.00
421 Powell " 5.00
1889 Triumph " 3.00
1602 Davie " 7.50
976 E. Pender " 20.00
406 Alexander " 10.00
133 E. 5th. " 7.50
Mt. Lehman 2.50
1124 Davie " 9.00
Steveston 40.00
36 Nanaimo " 3.00
Britannia Mines 2.50
325 4th. W. " 20.00
240 Alexander " 35.00
1648 2nd. W. " 55.00
1918 W. 4th. " 50.50
1024 6th. W. " 11.00
835 W. 7th. " 7.00
1949 3rd. W. " 3.00
Steveston 10.00
359 Powell " 22.00
1867 Powell " 9.00
Clayburn B.C. 75.00
Haney 3.00
Hastings Park 5.00
55 5th. W. " 3.50
128 4th. W. " 10.00
1652 2nd. W. " 21.00
351 Powell " 3.00
1662 2nd. W. " 5.00
Steveston 20.00
835 E. Cordova " 19.00
Port Alberni 32.50
1810 Cedar " 3.00
245 Powell " 5.50
108 Heatley " 15.50

Miyahara X-4
Miyamoto
Miyashita
11331 Miyata Kamakichi
11726 Miyata Tamotsu
Miyazawa Sotekichi
Miyazaki Mitsue X-5
Miyazaki Shigeru
Mizoguchi Masae Mrs.
10010 Mizuhara Yuzuru
11306 Mori Yoshitaro
10243 Mori Eiichi
Mori Takao
Mori Genjiro
11333 Mori Hachizo
11334 Mori Hikobei
11334 Mori Hikobei
11730 Mori Seigi
1770 Morimoto Seichi
939 Morisada Kajiro X-6
11644 Morita Iwao Mrs.
Morizaki Tokichi
6533 Motomura Torahiko
1481 Morizawa Kenichi - Settling direct
11336 Mukuda Sakuzo
11508 Mukuda Jinzaemon
1569 Mura Kumaye
2764 Murakami Yoshio
10643 Murakami Hatsutaro
174 Murakami Masao
12376 Murakami Katsuji
int. 252 Murakami Naichi
11335 Murata
Mukai Tomoike
10852 Murase Toki Mrs.

67 made
10/2/47
n. 0

Evelyn S. ...

See attached list

Dr. M. Honda,
429 Powell St.,
Vancouver, B.C.

To services rendered:

11430 Nagami Mrs. Haruyo	423 Powell St. Vancouver	49.00
6921 Nagai Haruichi	Haney	40.00
12209 Nagami George	1224 77th	8.00
11431 Nagasaki Kohachi	229 Powell	23.00
5520 Nagata Harumori	Coquitlam	2.50
2305 Nagatoshiki Kurakichi	900 W. Pender	15.50
10145 Nagatoshiki Umetero	230 Jackson	12.00
undentified Nakasada Kameo	756 Powell	2.50
undentified Nakagawa Masashi	406 Alexander	13.50
undentified Nakamoto Katsumi	Yukon Alaska	3.00
undentified Nakamoto Nisuke	230 Princess	10.00
undentified Nakamoto Suyeichi X-1	3518 W. Broadway	10.00
undentified Nakamura Chosuke	763 E. Cordova	2.50
undentified Nakamura Hikozo	446 E. Cordova	75.00
undentified Nakamura Iwao	320 Heatley	4.00
undentified Nakamura Tadayoshi	2103 Columbia	6.00
undentified Nakamura Toichi	328 Powell	15.00
undentified Nakamura Keijiro	2340 Turner	5.50
undentified Nakamura Mrs. Chotaro	Mission	24.00
undentified Nakao Sadao X-2	Box 407 Steveston	85.00
undentified Nakano Chosuke Estate	300 E. Cordova	14.50
undentified Nakao Toichi	550 Campbell	38.00
undentified Nakashima Eikichi X-3	668 E. Cordova	5.00
undentified Nakata Yohai	210 Keefer	5.00
undentified Nakata Kikuzo	663 Powell St.	21.00
undentified Nakatsuka Kazuyuki	711 Keefer	7.50
undentified Natsumura Ma goichi	552 W. 5th	14.00
undentified Nakatsuru Osamu	788 Powell	5.50
undentified Nambu Shizue X-3	Wood Fibre	6.00
undentified Negoro Nobuichi	1254 Powell	3.00
undentified Nishi Kenji	Well's Island	150.00
undentified Nishi Zinkichi	3795 Main	59.00
undentified Nishi Hidetaro	Steveston B.C.	5.50
undentified Nishi Uheji	3767 10th W.	58.00
undentified Nishida Saburo	392 Powell	10.00
undentified Nishihama	132 Powell	5.00
undentified Nishikawa Taro	322 5th W.	5.50
undentified Nishikawa Tanejiro	326 Powell	83.00
undentified Nishikawa	566 Powell	9.00
undentified Nishikawa	325 4th W.	3.00
undentified Nishikawa Gichi X-4	240 Alexander	24.00
undentified Nishimura Jutaro	566 Powell	9.00
undentified Nishimura Yozo	344 4th	5.00
undentified Nishimura Zenkichi	656 Powell	3.00
undentified Nishimura Hekotaro	1139 Commercial	85.50
undentified Nishimura Rikeo	457 Powell	5.50
undentified Nishimura Michi	Jackson R oms	25.00
undentified Nishimura Gosajiro Mrs. X-5	1951 3rd W.	53.00
undentified Nishimura Kichizo	6475 Fraser	15.00
undentified Nishimura Genhichi	Haney	28.00
undentified Nishimura Seiyo	253 Powell	25.00
undentified Nishimura	652 E. Cordova	5.00
undentified Nishimura Zennichi	2075 Powell	20.50
undentified Nishio Shozan	400 Alexander	5.00
undentified Nitta Kituro	Steveston B.C.	15.00
undentified Nogami	2304 Yukon	6.00
undentified Noguchi Mitsujiro	2135 Pandora	7.50
undentified Nomura Munzo	809 Cordova	7.00
undentified Nonaka Takahiro	543 5th W	54.00
undentified Nomura Shuji	2122 Granville	3.00
undentified Nose Takazo	874 W. 6th	7.00
undentified Nomahara Shinkichi	B.C. Rooms (206 Jackson)	3.00

12/3/43

done to here

10 yrs ago

64s made

Erlyn Br. doon

D. M. Uchida
459 Powell St.,
Vancouver, B.C.

#2097
68

To services rendered:

31744	Obayashi Fusajiro	1861 2nd W. Vancouver B.C.	219.00
12985	Obuchi Toshiye (Zonaye)	808 Alexander "	2.50
8267	Odamura Toshi	Haney B.C.	2.50
12212	Ogawa Kamechi	783 E. Cordova "	3.00
	Odamura Masao	555 W. 7th "	15.50
	Oikawa Masataru	181 6th W. "	3.00
	Oikawa	Haney B.C.	15.00
1229	Oikawa Yasuo	Ruskin B.C.	20.00
	Okabe Satoru	230 Jackson "	33.50
9177	Okahori	Hammond B.C.	15.00
3203	Okano Toyokichi	1756 Franklin "	46.00
2382	Okano Fukuzo	328 E. Cordova "	10.00
11253	Okawa Munosuke	214 Carroll "	75.00
	Okawara	588 Princess "	20.00 X
253	Okawara Mitsutaro	2004 Columbia "	4.00
	Oki Rantaro	568 Powell "	6.00 No for action
	Okino	1200 D. enman "	159.00
	Okubayashi	229 1/2 Main " (Idenouye)	6.00
	Okubayashi	1810 Cedar "	8.00
	Okui	396 Powell "	5.00
	Okino Shozaburo	680 Alexander "	3.00
4022	Okumura Saburo	1661 2nd W. "	7.50
12458	Omoe Hachijiro Mrs.	409 Alexander "	5.00
9702	Omatsu Denji	540 Princess "	21.00
	Omori Kiyoko	501 E. Georgia "	8.00
	Omori Yoshie	328 1st W. "	2.50
	Omori	56 E. Cordova "	2.50
12712	Omoto Y.	414 Alexander "	5.00
10618	Omoto Tokujiro	1652 2nd W. "	3.00
1197	Omoto Toshio	1672 4th W. "	3.00
12023	Onami T.	819 Prior "	15.00
	Ono	2568 Wall "	25.00
	Onizuki	1810 Cedar "	3.00
	Onizuki	378 Powell " (Sun Room)	25.00
12024	Onodera Minomatsu	66 W. Cordova " Pacific Rooms	12.00
	Oshima Mrs.	2081 Clark Dr. "	50.00
	Oshiro Urakichi	1108 Baymar " Baymar Rooms	2.50
13124	Ota Umetsu	1216 Woodland "	2.00
	Ota Tateshi	235 Powell " 2. Hottelungda	2.50
2371	Oya Emiko (father's file)	732 E. Pender "	3.00
4104	Otsuji Rikimatsu	534 W. 5th "	3.00
9226	Oyama S.	659 E. Cordova "	152.50
11570	Oyama Shotaro	566 E. Cordova " (rear)	5.50
1239	Ozaki Kiyuichi OSAKI	396 Powell " (World Hotel)	15.00
	Rollinson	357 E. Cordova "	8.50
12334	Sagara Shiyuhei	3031 E. 27th "	108.50
496	Saiki Tetsuhei	1633 2nd W. "	34.00
(sub) 11955	Saito Seizo	437 Alexander "	3.00
2382	Saito Yuichi	1815 3rd W. " T. T. S. J.	2.50
2412	Sakaki Kiyoshi	1633 2nd W. "	12.00
4110	Sakaki Tetsuma	245 Main "	5.50
(sub) 10974	Sakiyama Genshiro	6 N. Nanaimo "	6.50
	Sakumoto Moriya	367 E. Cordova " T. Chikamatsu	5.00
	Saito Toshiya	1417 E. Hastings "	3.00
4560	Sano Komoz o	736 Hawkes "	26.00
	Sano	396 Powell "	12.00
11767	Sasaki Shigetaka	215 Princess " (c/o Suzuki) 2	15.00
	Sato Yoshio Mrs.	423 Powell "	3.00
	Sato Mrs.	380 Powell " gap. Club & Wilford	7.50
	Sawada	566 Powell " apartment	5.50
	Sawada	54 W. Hastings " K. O. T. S. J.	4.00
	Sawada Kiyoji 14022	Yew "	6.50
2446	Sawada Kaichiro	152 3rd W. "	14.00
3419	Sawada Toshiki	205 Abbott " K. Sawada (Went Room)	8.50
2456	Sawada Kokichi	Ruskin B.C.	7.00
7272	Seki Hirsuji	344 E. Cordova "	11.00
429	Seki Mrs. KATSUKI	Hammond B.C.	37.00
	Seigi Tadakoro 7029	Burnaby B.C.	50.00
6929	Sego Matsuchi	911 W. 70th "	2.50
5010	Shiomi Kenkichi	2798 4th " See copy of 24" will with prob 24.00	4.00
		437 Alexander "	4.00

Exs. made
Dec 31
n.d.

Addie

W. K.

W. K.

Done by P. Hunter
Dec. 11/42

See attached sheet
for notes

	Dr. M. Uchida		
	459 Powell St.,		
	Vancouver B.C.		
9437	Shibata Hatsuzo	308 E. Cordova Vancouver B.C.	95.00
12478	Shiga Mitsuzo	836 E. Cordova "	17.50
10438	Shigematsu Isamu	310 Powell "	117.50 <i>paid</i>
1	Shigeishi 1189 9-5	358 E. Cordova "	5.00
2	Shigeoka 1816 7-12	391 Powell "	8.00
12617	Shimayama K.	8377 Osler "	5.00
1059	Shimizu 1057 4-56	350 Powell "	3.00
3	Shimizu T. 4034	1006 Seymour "	20.00
11295	Shimoda Masakazu	1858 2nd W. "	4.50
4815	Shimada Toshio	Whonnock B.C.	20.00
14236	Shimomura Enosuke	Steveston B.C.	4.00
11573	Shimodaira Takezo	1540 3rd W. no further action	59.00
5	Shiino 2333	244 Powell "	2.50
1	Shimohara	671 E. Cordova "	19.00
7191	Shinohara Kunio	Britannia Beach B.C.	8.00
7512	Shintani Tsuruye	Celtic Cannery B.C.	20.00
1371	Shintani Mamoru	1803 Franklin "	25.00
11212	Shiraga Masachichi	504 E. Hastings "	84.00
11277	Shiraishi Isamu	977 W. 7th "	3.00
11776	Shiraki Inosuku	568 Powell "	27.00
2	Shirakawa #40 (int)	437 Alexander "	6.00
3	Shirota	Woodfibre B.C.	2.50
11504	Shishido Masajiro	320 Gore "	28.00
9	Shishido Hiroshi 1007	3396 Napier "	6.00
10	Shuto Kisaburo 1214 (int)	763 E. Cordova "	38.00
2412	Soga Zenbei	361 Powell "	30.00
556	Sokugawa Tetsuro	607 E. Cordova "	2.50
11	Sokugawa Toshiro	644 E. Cordova "	35.00
12	Sonoda Kaoru 4590	855 E. Cordova "	14.00
13	Sonoda Kiichiro	921 W. Pender "	20.00
14	12071 Sonoda Sadao	406 Alexander "	7.00
14	Sugawara	1747 Parker "	6.50
7450	Sugaya Yasunosuke	941 Davie "	50.50
1154	Sugiura Sanpei	733 Prior "	10.00
15	Sugiyama Yasutaro 7242	317 Semlin "	18.00
16	Sukuda	1864 8th W. "	153.00
11292	Sumi Isematsu	1907 4th W. "	2.50
2892	Sumida Tomujiro	242 Jackson "	3.00
2502	Sumida Chojiro	75 W. Cordova "	3.00
17	Sumikawa Masao ?	877 E. Cordova "	3.00
18	Sumikawa ?	230 E. Cordova "	3.00
19	Suyefugi Kujugi 12476	157 W. 2nd 12507. 1190 (119) 10067 12476	10.00
9780	Suzuki Kunizo	215 Princess "	54.50
4711	Suzuki Tatsuzo	121 Heatly "	20.00
20	Suzuki Bunpei	396 Powell "	50.00
10109	Shiraishi Kazuichi reYabumoto	217 Dunlevy "	75.00 <i>pd</i>
12026	Tabata Bunshiro	406 Alexander "	2.50
21	Tabata Kisano	268 Columbia 521 PA 252	20.00
10963	Taba	310 Heatly "	8.50
1496	Takahara Toyotoshi	325 4th W. "	52.00
4632	Tahara Hanji	291 E. Georgia "	40.00
2906	Takaso Tooru	1023 McLean "	5.50
22	Takahara	Duravitlam B.C.	2.50
23	Takahashi K. 4893/243	R.R. #3 New Westminster B.C.	75.00
711	Takahashi Kuno	439 Powell "	6.00
449	Takahashi Chozo	25 W. 5th "	6.00
514	Takahashi Shigetoshi	Timberland B.C.	8.00
24	Takahashi 771 193 645	Victoria B.C. 415 773 1520	10.00
1521	Takaki Kaneeo	Stave Falls B.C.	2.50
25	Takada Fusajiro 13288	865 E. Cordova "	3.00
26	Takemoto Mrs.	356 E. Cordova "	11.00
11582	Takemura Masa	130 W. 1st "	3.00
171	Takenaka Tokujiro	2327 Oxford "	46.00
27	Takeno Buichi 2177	525 W. 4th "	9.00
1481	Takeno Heisaburo	Steveston B.C.	25.00
28	Takemoto Jinichiro	923 Keefer "	20.00
29	Takeuchi Minoru	Box 222 Whonnock B.C.	25.00
668	Tamara Juguhei	1803 Franklin Academy of Domestic Arts	10.00
		Haney B.C.	2.50

6 yrs. made
Dec 30. 42
H.C.

P.J.

Dr. M. Uchida
439 Powell St.,
Vancouver B.C.

#2091
68

To services rendered:

2462 Tanabe Heigoro	220 Salisbury Vancouver B.C.	75.00
7458 Tanaka Imazo	629 1/2 E. Cordova	42.00
10726 Tanaka Manzo	508 Alexander	6.00
10727 Tanaka Kiyosima	574 E. Cordova	22.00
2720 Tanaka Kakichi	390 Powell	3.00
4120 Tanaka Jiroichi + Danied	620 Powell	50.00
10026 Tanaka Iakejiro	Steveston B.C.	30.00
12027 Taniguchi Chujuhichi	162 5th	12.00
333 Taniguchi Kichitaro	1065 Davie	18.00
12102 Taniguchi Toki	701 E. Hastings	2.50
677 Taniguchi Kichizo	519 Powell	33.00
11187 Tanimura Keichi	2028 Wall	25.50
3031 Taniwa	Salmon Arm B.C.	152.50
4024 Tanizawa Rujutaro	393 Powell	3.00
1412 Tanizawa Riyuzo	786 W. 8th	8.00
5475 Tanouye Shigeo	342 Powell St.	8.00
294 Tanaka Koji	1024 W. 6th	3.00
13072 Tanemichi Chotaro	1672 W. 1st	10.00
2nd 674 Tehara Gentaro	629 E. Cordova	10.00
800 Terada Jujukichi	326 W. 5th	13.00
420 Teramura H. (Takes K - 7876)	1017 W. 7th	13.00
Teraseka K.	1015 Royal Ave.	5.00
11187 Terminal Wood - Mr. Yamanura	409 Alexander	11.00
Thompson James	Ft. Commercial Dr.	93.00
1137 Teshima Shigetaro	439 Powell	7.50
845 Tokimasa Ichizo	604 Hamilton	3.00
Taki Atsujiro 12/29	1642 W. 2nd	20.00
Tonomura Takataro 6379	198 W. 6th	151.00
11077 Towata Toichiro	205 Abbott St	10.00
1112 Toyama Shomatsu	Hammond B.C.	150.00
Tsuchida Yoshizo 11843 paid	804 Hawkes	139.00
9917 Tsuji Tokuhel	1324 E. Georgia	3.00
11227 Tsuji Kanichi	417 Powell	55.00
Tsuji Kotaro	1613 W. 3rd	9.00
13047 Tsuji Shigeishi	325 W. 4th	11.00
Tsuji Y.	357 E. Cordova	2.80
Tsuji Kanujiro	R.R. #1 Mission B.C.	9.00
Tsujiura Eiji	45 W. 5th	2.50
11130 Tsukamoto Masato	205 Gore	6.00
Tsunoda	Hammond B.C.	25.50
11174 Tsuruta Shiyuzu	366 Powell	3.00
Tsuyuki Nobuko	881 Union	5.00
11303 Tsuyuki Masao	706 E. Cordova	82.00
11303 Tsuyuki Kaizo	137 E. Hastings	51.00
Uchida	2352 W. 4th	3.00
7544 Uchida Unokichi	536 E. Cordova	2.50
1099 Uchiyama Kiyoshi	1776 Powell	12.00
1081 Umezaki Takaichi	671 E. Cordova	36.50
Urahe	177 E. Hastings	50.00
Usemi Koichi	544 Powell	9.50
Uyeda Toshiro	318 Powell	3.00
Uyeda Nobuichi (c/o Yamabe)	130 Powell	11.50
Uyeda Thachi	321 Princess	25.00
Uyehara Kiyomori	658 Alexander	5.50
Uyematsu Shingo	2334 W. 6th	3.80
Uyeno Tokichi	Langley Prairie	25.00
Utsunomiya Shikanosuke	530 Princess	5.00
Uyegama Imataro	519 Kings St. W.	58.50
Uyematsu	2734 McGill	10.00
Wakabayashi Chutaro	2784 W. 4th	48.50
Wakabayashi	837 E. Cordova	4.00
Wakabayashi Hatsuye	463 Powell	3.00
Wakabayashi Tokuzo	343 W. 5th	3.00
Wakayama Takumi	1673 W. 2nd	3.00
	1673 W. 1st	3.00
	324 Heatley	2.50

670 made
also 31.02
7.4

Addie Tucker

see attached list

Dr. Uchida
458 Powell St.,
Vancouver B.C.

To services rendered:

1	Wakizaka Yasujiro 13221 5895	2018 Yukon Vancouver B.C.	54.00
2	X Watanabe	637 Powell	8.00
3	X Watanabe K.	856 Powell	3.00
4	X Watanabe Mrs.	1556 W. Georgia	5.00
5	X Watanabe	947 E. Cordova	8.00
6	Watanabe Yosaburo 12784 (wife)	206 E. Cordova	8.00
7	Watanabe Mrs. Sutejiro	944 W. 8th	6.00
8	Williams Edith X	2513 Wellington	3.00
9	8614 Yagi Mitao	325 W. 4th	8.00
10	11661 Yagi Kunimatsu	1618 W. 2nd	28.50
11	2081 Yako Tokuzo	Mission B.C.	30.00
12	9673 Yamabe Jihei	658 Alexander	22.50
13	12572 Yamada Eiku	1534 W. 3rd	2.50
14	5006 Yamada Shiyomon	Russkin B.C.	8.00
15	Yamada Shizuko Dorothy 3014 Wall	5016 Wall	62.50
16	11516 Yamada Nagamasa	2537 Nanaimo	3.00
17	12033 Yamagishi Katsujiro	451 Powell	20.00
18	X 117 Yamada Hatsuya	1024 W. 8th	8.00
19	X Yamaguchi	Seymour Ldr.	10.00
20	1938 Yamakami Shotaro	706 W. Broadway	82.50
21	242 Yamamoto Ritare	526 Powell	50.00
22	X Yamamoto Kaichi W 7th 7162	409 Alexander	2.50
23	int 922 Yamamoto Isaburo	237 Powell	43.00
24	X Yamamoto	1810 Cedar	25.00
25	11339 Yamashita Yoshio	1529 W. 3rd	15.00
26	3686 Yamamura Tadao Beaver	2528 Waterloo	15.00
27	12677 Yamashita Tsunehei	3014 Wall	9.00
28	2165 Yamashita Gohichi KOSUICHI	733 Powell	14.00
29	11877 Yamashita Tsuneyoshi	566 Powell	2.50
30	X Yamauchi (c/o Furuya) At 131	318 Powell	257.50
31	X Yasuda	726 Powell	8.00
32	1513 Yasuda Yujiro	258 Powell	2.00
33	773 Yasui Yukino Mrs. 9786	1774 W. 2nd Sakaya Yasui - 9802	22.00
34	7099 Yasui Genji GANYA	1548 W. 2nd	2.50
35	5953 Yasumatsu Kosaku	Clayburne B.C.	2.50
36	11684 Yasunaka Yutaka Mrs.	536 E. Cordova	18.00
37	7749 Yatabe Eiichi	1576 W. 2nd	25.00
38	12108 Yokoyama	470 E. Hastings	6.00
39	X Yokota 12545 int 925 535	380 Powell Japanese Welfare Society.	6.00
40	12037 Yonemura Ichiei	6118 Fraser	15.00
41	X Yoshida Asataro	221 W. 5th	7.00
42	5234 Yoshida Kunisada family	Box 168 Steveston B.C.	40.00
43	X Yoshida 8243 8536 2360	439 Powell	25.00
44	8204 Yoshimoto Yoshiichi	Steveston B.C. 2595 E. 6th Ave	3.00
45	1859 Yoshida Hideo	1627 W. 2nd	3.00
46	X Yoshimasa Akira 5459 Powell	Steveston B.C.	3.00
47	10870 Yoshimochi Hayanoji	136 E. Cordova	7.00
48	12482 Yoshimura Gihei	890 W. 8th yoshihei	13.00
49	2103 Yoshinaga Shiromatsu Daimatsu	434 W. 2nd	35.50
50	7080 Yukawa Tsurukichi	206 Main St.	2.50
51	X Yoshitaka Asajiro	944 W. 8th	48.00

64 made
Dec 28. 42
n. ll

No.

F. 112

Royal Canadian Mounted Police

R. #03178

\$

Vancouver B.C. 1941-1942

Received from

Matasaburo UCHIDA

2725-7th ave., E. Vancouver, B.C.

1. General Electric radio #303

Dollars,

100

Signature

J. F. Miles, Capt.
R.C.M.P. Reg. No. 13648

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

HEADQUARTERS File No.

SUB/DIV'N. & File No. Vancouver

DIVISION & File No.

DETACHMENT & File No. G.I.B.

(J.R. 03178)

DATE Dec. 13th, 1943.

Re: **Metashuro UCHIDA, 2735 - 7th Ave. E., Van., D.C.**
(Name of File)

(Name of File)

On Mar. 9th, 1962

(Date)

W. B. Jefferson, Cal.

(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 Exh.	No. of Packages	Cov. or Size	DESCRIPTION OF EXHIBITS
	1		Mantel General Electric Radio No. 303 (1) File 4632

Free 4632

REMARKS: Handed over to the Custodian of Alien Enemy Property.

(State briefly disposition)

DATE 17 MAY

See to my own

Conclusion

CERTIFIED CORRECT

C. H. Johnson
(Signature of Member)

1990

SPECIFIED ARTICLES SUMMARY

File No. 4632

August 7, 1945.

Re: Matasaburo UCHIDA, Reg. No. 03178

Article: Radio

RCMP No. 590

Description: Mantel General Electric No.303

Appraised Value: \$17.00

Surrendered to R.C.M.P. March 9, 1942.

Handed to Custodian, December 17, 1943.

Sold at Vancouver Radio Auction No. 1, December 20, 1943.

Sale Price: \$27.00

Expenses: 4.29

Net Proceeds 22.71 Credited to owner's account.

Radio receipt received August 4, 1945 - placed on file.

August 7, 1945

Certified correct

J. Mackison

Adm. - Sun. - Prov. - Let. Rec. 11/43

Auctioneers - Thompson & Remington Ltd.

C O P Y

506 Royal Bank Building,
Vancouver, B.C.

4632

23rd February, 1946.

Dr. E.H. Coleman, K.C., Q.H.C.,
Under Secretary of State,
West Block,
Ottawa, Ont.

Dear Dr. Coleman,

Re: Dr. Matasaburo UCHIDA
2725 East 7th Avenue,
Vancouver, B.C.

Referring to your letter of the 18th instant in which you enclosed correspondence received from Donald J. McIntosh regarding the disposition of the above property.

This property is situated in the East end of Vancouver between Mainline Street and 7th Avenue near Broadway East. It is in a very poor locality with houses of an inferior type nearby. The property consists of five 33' lots, the house containing 8 rooms, stucco exterior, shingle roof and full basement. The Municipal assessment was as follows:

Lot 28 - land	\$215.00
Lots 29 to 31	
land	645.00
improvements	3,390.00
Lot 32 - land	265.00
	<u>\$4,475.00</u>

This property was reported on by the Pemberton Realty Corporation in October 1942, Dr. Uchida having authorized them to act as Rental Agents. We confirmed these arrangements, the house being rented for \$42.50 per month, commencing October 1st, 1942. Rentals were paid regularly up to June 1944 and during the tenancy \$43.- had to be expended on urgent plumbing repairs and \$46.90 on other repairs and decorations.

Dr. Uchida wrote to Pembertons asking at what price the house was for sale and we replied to this letter on November 27th, 1943, informing Dr. Uchida that Japanese owned properties had been listed for sale by public tender and that no fixed price was asked. He was informed that independent valuations were made in respect to each property but that the highest or any tender was not necessarily accepted. No comment was received from Dr. Uchida in reply to this letter.

Dr. E.H. Coleman, F.R.S., F.R.S.E.

Although the property was advertised for sale by public tender in connection with the issuing of our Catalogue in 1943, no offer was received on this property when tenders closed, and it was not until May 1944 that an offer was received through the firm of A.E. Austin & Co., Ltd. for the sum of \$4,500.-

On May 9th, 1944, this offer was submitted to our Advisory Committee under the Chairmanship of Mr. Justice Sidney Smith, together with a valuation report made by J.R. Reid & Co., a well established firm of real estate valuers, who appraised a considerable number of properties for the Custodian and whose appraisals were considered by the Advisory Committee as being particularly sound and not on the low side. On May 17th the Committee wrote approving a sale at this price.

The appraisal takes into consideration that the corner lot was in nice condition with lawn and shrubbery and that the other lots were in fair condition with cultivation and fruit trees.

I think it may be said that the increased value which a garden adds to the value of a property is always problematic and that the amount spent on a garden can never be said to increase the value of a property to that extent.

A mortgage existed on this property in 1926 in the amount of \$4,000.- the balance outstanding at the time of sale being \$1,313.- which amount was paid to the Equitable Life Insurance Company and the mortgage discharged and the net proceeds from the sale after all adjustment had been made were paid to Dr. Uchida's account. At his request a cheque for \$3,000.- was forwarded to his sister, Miss Chitose Uchida, on December 7th, 1944.

It was not until May 14th, 1945, that Dr. Uchida wrote stating that he considered the sale quite out of order and that promises were made that the premises would be looked after for the duration. A reply from this office reads as follows:

"We note your remarks regarding the sale of your property and we can appreciate that the disposal of same is a matter of great personal concern to you. However, the sale of all Japanese owned properties is being carried out as a part of the policy of liquidation outlined by the Canadian Government on the basis of independent appraised

3.

Dr. E.H. Coleman, M.C., C.M.G.

"values and we can only advise that we are unable to consider any alternative. Your letter is being placed on our files so that your comments in regard to this sale will remain on record."

We are returning herein correspondence received from you.

Yours very truly,

F. G. Shears,
Director.

FGS/PMH
encl.

4632

PRIVATE & CONFIDENTIAL

906 Royal Bank Building,
Vancouver, B.C.

23rd February, 1946.

Dr. E. H. Coleman, K.C., C.M.G.,
Under Secretary of State,
West Block,
Ottawa, Ont.

Dear Dr. Coleman:

Re: Dr. Matsuburo UCHIDA
2725 East 7th Avenue,
VANCOUVER, B.C.

I am enclosing herein my reply to your letter in regard to the complaint which you have received from Mr. Donald J. McIntosh.

While I have referred to the independent valuation made by Mr. J.R. Reid, I did not actually state the amount of his valuation which, however, was as follows:

Lot 28	\$ 250.00
Lots 29 to 31	4,200.00
Lot 32	325.00

\$4,775.00

When submitting this to the Advisory Committee on May 9th I merely stated that an offer had been received for this property for the sum of \$4,500.00 and referred to the valuation of \$4,775.00 and asked for their advice regarding same, which as stated in my letter was given.

This is one of the very few cases where the Committee approved a sale at less than the valuation which we submitted to them. In quite a number of cases they disregarded the valuation supplied to them and set a minimum acceptable price at a higher figure than the valuation.

I believe that these changes were usually made by them on the basis of comparison between the appraisal and the assessed value. I always felt that this was taking a somewhat illogical position although of course when they increased the price the possibility of any criticism would be lessened.

Dr. E.H. Coleman, F.G., C.M.A.

As you are aware, Alderman Jones is on this Committee and without a doubt he is in a general way very familiar with properties in Vancouver and I believe this is a case of a better type of house suffering from being in a poor district.

In any case the difference is only \$225.00 and would not help to any degree in reconciling what Mr. McIntosh considers a fair valuation, namely \$14,000.00.

In this connection the original declaration of Dr. Uchida listed the cost of the building, which must have been at least 20 years old, at \$6,000.00, five lots @ \$350.00 and improvements to the land \$3,095.00 making a total of \$10,845.00

Yours very truly,

F. G. Shears,
Director.

FCS/MSH

JOHN OLIVER HIGH SCHOOL
43rd Avenue & Draper Street
Vancouver, B. C.

C
O
P
Y

The Department of Justice,
Ottawa.

Dear Sirs:

You are doubtless aware that, due to the national emergencies of the war years, particular measures were put into effect, which place an unfair burden on certain sections of our Canadian population. Now that the state of emergency has passed, it is time that we as Canadian people do all within our power to make good any losses which were inflicted (loss of equity, etc.) by expropriation of private property, or by any similar actions undertaken by or on behalf of the government, for the national well-being. It is a well-known precedent that the price paid for such expropriated land is often "just a bit" above the current market value, perhaps the extra margin being to cover what is known as "goodwill" in the transfer of a commercial business property.

The evacuation of our Japanese-Canadians from the Pacific Coastal Area was necessary and justifiable, but the heavy financial losses imposed in some cases on law-abiding citizens is a disgrace to Canada, and steps should be taken at your earliest opportunity to remedy such wrongs as have been done. The enclosed brief covering the case of Dr. M. Uchida, Canadian-born, and a former practising physician of this city, is sent to you with the request that you take appropriate action, in an honest attempt to remedy the glaring injustice.

I have written to Dr. Uchida at New Denver, B.C., to verify the conditions of sale and the selling price of his home, which local hearsay had reported as having been sold "for a song" instead of approximate \$14,000 which the complete house (and five lots) is actually worth at the present time. A copy of his reply is enclosed.

Kindly place this matter in the proper channels for a speedy adjustment.

Cordially yours,

(Sgd) "DONALD J. McINTOSH"

The Deputy Custodian of Enemy Property, Ottawa:
Transferred, not acknowledged.

"F. P. VARCOE"
Deputy Minister of Justice

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K.C.
J. A. MACLENNAN, LL.B.

CABLE ADDRESS "NORRIS"
VANCOUVER, CANADA
TELEPHONE PACIFIC 8284

BANK OF NOVA SCOTIA BUILDING
602 HASTINGS ST. WEST

VANCOUVER, B.C.

August 8th, 1946.

Rec'd	AUG 9 1946
File No.	4632
14/8/46	
17/8/46	

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B.C.

Dear Sir:-

re Dr. M. Uchida

We have been instructed on behalf of Dr. Uchida to deal with a letter dated July 17th, written by Mr. K.W. Wright to Mr. Donald J. McIntosh, a copy of which you will probably have on your files.

We are instructed to request from you a copy of the recommendation made by your Advisory Committee and copies of the independent valuations referred to in that letter.

It is desired to have this information so that we may assure Dr. Uchida if possible that everything has been done to obtain the best price for his property.

A member of the staff of this office attended at your office yesterday and asked for these particulars. He was informed that the request should be made in writing. For that reason this letter is now written.

Yours faithfully,

NORRIS & MacLENNAN

per *[Signature]*

TGN/H.

4632 *Shears*

Aug. 14, 1946.

Messrs. Harris & MacLennan,
Barristers & Solicitors,
602 W. Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: Dr. H. UCHIDA,
2725 E. 7th Ave., Vancouver.

I am in receipt of your letter of the 8th instant referring to Mr. Wright's letter in answer to correspondence received at Ottawa from Mr. Donald J. MacIntosh.

We note your request for copies of the recommendation made by our Advisory Committee and for independent valuations concerning the above property. The advice supplied to us by the Advisory Committee is given for the confidential information of the Custodian and under the policy laid down by the Committee, this information is not to be disclosed. The same applies to the actual valuation reports which are obtained from our appraisers. I am not in a position, therefore, to supply you with the information asked for.

We have on file a letter from Dr. Uchida dated May 14, 1945, in which he registers a complaint in regard to the sale of this property apart from the question of the sale price. This was acknowledged and we referred to the policy of liquidation authorized by the Government of Canada and advised him that his letter was being placed on our files so that his comments would remain on record.

You may be aware that all Japanese properties were advertised for sale and tenders called for and the general public were well aware that such properties were available and that sales would only be made where it was considered that satisfactory prices were obtained.

Yours truly,

F.G. Shears,
Director.

FGS:AS

New Denver, P.C.
Sept. 16, 1946.

Mr. L. W. Wright,
Victoria Building,
7 O'Connor St. Ottawa.

Dear Sir:- Re File No. T-166.

I have received the copy of your letter to
Mr. D. J. Mc. Intosh, 2930 Granville St. Vancouver
B.C. I wish you to hear my side on the matter.

The house in question actually cost me
in the neighborhood of \$15,000 and without notification
was sold by the Custodian. 14 months after the
transaction did the Custodian notify me.

For the last 4 yrs. I was asked to come
to New Denver to work at a small salary
amongst my people for the Labour Department.
At the time I was going to a self-supporting
centre but was refused, the excuse being
there were shortage of doctors.

Now after they the Japanese doctors were given notification that our services are no longer required. We are at a loss where to go, especially when there is a housing shortage and especially when our houses were sold far less than the amount put in. If I wish to purchase a home in the East, at least our prices are asked.

I think it only fair, under the circumstances for the Custodian, to supply us with a similar home or return what I have actually spent for my house. If I was a national I would not complain, but having been born in Canada and having spent all my life here, I cannot help but ask your assistance.

Please give this matter your serious consideration.

Yours truly,
Dr. H. Uchida

7th October, 1946.

Dr. Matasaburo Uchida,
Registration #03178,
New Denver, B.C.

Dear Sir:

Your letter of September 16th addressed to Mr. K.W. Wright at Ottawa has been forwarded to me for reply. As Director of this office I have carefully read what you have written.

The matter of your residence during the period after evacuation was, as you are aware, under the supervision of the Department of Labour and the arrangements for the use of your services as a Physician was also made by them. I am therefore not in a position to express any opinion in regard to arrangements made with them having prejudiced your opportunities for re-establishment.

This unfortunately may have been one of the many dire effects of war which have been felt by families apart altogether from nationality as a result of the disruption of the economic life they had to abandon, the payment of the supreme sacrifice in many cases transcending the heaviest material loss.

The disposition of your property was a part of an overall policy of the Dominion Government in respect of which every effort was made by this office to secure the best possible results.

Strictly independent valuations by qualified appraisers were made. The properties were widely advertised in an effort to create as competitive a market as possible and only those offers accepted which could be justified by such appraisals and after consideration by a special Advisory Committee.

The continuous outlay which an owner may make in connection with upkeep does not to the same extent increase its basic value, especially is this often true where considerable expense has been made in the improvement of lawns and shrubbery.

However, your correspondence setting out your viewpoint will remain on our files for any future record.

Yours truly,

F. G. Shears,
Director.

FGS/PMH

May 25, 1949.

Dr. H. Uchida,
439 Victoria St.,
Kamloops, B.C.

Dear Sir:

Re: Estate of Ryohel HOSHINO

We have your letter of the 23rd instant referring to an offer of \$2000.00 for the "Powell Drug".

An offer was made by Mr. G.O. Shore, Mr. Hoshino's partner in the Powell Drug Company, either to sell his half-interest or buy the half-interest of Mr. Hoshino for \$2000.00. Letters on our file from Messrs. Morris and MacLennan, acting for Mr. Hoshino, advise us that Mr. Hoshino would object to this sale.

After considerable negotiations, and due to the lack of co-operation on the part of Mr. Hoshino, on October 8, 1942 the Custodian cancelled the vesting of Mr. Hoshino's interest in the partnership known as the Powell Drug Company, as provided for in Order-in-Council #2483. Morris and MacLennan were so advised on October 8, 1942 and this was again confirmed in our letter to them of October 14, 1942.

We were later advised that application was being made for dissolution of partnership, and subsequent to the death of Mr. Hoshino, we were informed by Messrs. Morris and MacLennan that the sum of \$1205.58 had been paid into Court on or about the 5th day of September, 1944 by Plaintiff, Geo. Osborn Shore, pursuant to Supreme Court Action No. S-1398/42.

A claim was filed by Mrs. Hoshino for hearing before the Japanese Property Claims Commission, but our records indicate that on June 22, 1948 this claim was withdrawn by Mr. A.E. Coburn (Campbell, Brasier, Fisher & McMaster), appearing for the claimant.

You will notice from the above that the Custodian has not been in control of this property since October, 1942 and that this property was not sold by the Custodian.

Yours truly,

F.G. Shears,
Director.

FCS/GH

2930 Gravelley St.,
Vancouver, B.C.
June 24, 1950.

Mr. E. D. Fulton,
M.P. for Kamloops,
House of Commons,
OTTAWA.

Uchida Case 103

Dear Mr. Fulton,

Thank you for your letter of June 20, especially for the interest which you express in the unfortunate sale of Dr. M. Uchida's former home in Vancouver.

For the past 2 or 3 years, Dr. Uchida has resided at 237 West St. Paul St., Kamloops, with his business office at 439 Victoria Street.

A number of us here felt that Dr. Uchida's claim was not given sufficient investigation at the recent hearings, and feared that the compensatory settlement would be far from adequate. Hence our letter requesting Mr. Sinclair's intervention.

From the figures mentioned in your letter, the proposed settlement would be merely an additional insult to a terrific wrong already done. This would assume a \$5000. valuation (\$4500. sale price plus \$500 now) for Dr. Uchida's beautiful home. At no time since the Depression has my own home (6-room house, on three lots) been worth less than \$5000, much more in recent years, and Dr. Uchida's attractive 9-room house, on its 5 landscaped lots would have been worth at least twice as much in market valuation at any time. I may point out that we tried to re-purchase Dr. Uchida's home, 2 years after the sale, and were told by the new owner that he had already refused a \$13,500. offer for the property, telling me personally that it would cost \$20,000 to replace the house.

Later, in March 1948, Vancouver contractors gave an official replacement value in excess of \$25,000. How can any person in his sane mind claim that such a home was worth only \$5000. (\$4500. plus \$500) in June 1944 when property prices had already begun to rise? It doesn't make sense, does it?

I shall be glad to co-operate with you, in anything you may do to secure adequate compensation for actual financial loss incurred.

Cordially yours,

"Donald J. McIntosh"

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
~~XXXXXXXXXX~~
PLEASE REFER
TO

FILE NO. 100-368600-1

July 3rd, 1950.

Rec'd July 1
File No. _____
Ans. _____
Related _____

Re: Dr. M. Uchida.

Will you be kind enough to let me have a complete report on this case in order that a reply may be prepared for the Minister's signature.

Yours very truly,

K. W. Wright,
Chief Counsel.

KWW/G
Enc.

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 107
 737.50
 8500 in. basis.
 KWW/G
 Eng

HOUSE OF COMMONS
CANADA

O T T A W A
June 28th, 1950.

Honourable Frederick G. Bradley,
Secretary of State of Canada,
Ottawa, Canada.

Dear Mr. Bradley:

In connection with the
Bird Commission Report on Japanese Claims
I have had some representations on account
of the case of Dr. M. Uchida, formerly of
2725 East 7th Avenue, Vancouver, B.C., the
substance of which seems to be that the
compensation for his home was much below
actual valuation.

It has been represented
to me that independent appraisals indicate
a value of \$14,000 at the time of evacuation
and a replacement cost today in excess of
\$25,000, including the grounds. I am told
that the house was sold for \$4,500 and of
this amount \$200.00 was deducted as a
commission.

I do not know if there is
any basis upon which an appeal can be made
in any of these cases but it is quite certain
that there is going to be considerable protest
in some directions.

Yours very truly,

"ARTHUR LAING"

Arthur Laing, M.P.
Vancouver South.

4632

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

July 6, 1950.

K. W. Wright, Esq.,
Chief Counsel,
Office of the Custodian,
Victoria Building,
7 O'Connor St.,
Ottawa, Ont.

Dear Mr. Wright:

Re: Dr. Uchida's Property
2725 East 7th Ave., Vancouver.

I have your letter of July 3rd in which you enclosed copy of correspondence received from Mr. Arthur Laing, Member of Parliament for Vancouver South.

In 1946 Dr. Coleman asked for some information in regard to this property, and I think your present enquiry can be best answered by sending a copy of a report I made to Dr. Coleman at that time. This was covered by my letter of the 23rd February, 1946 and a copy is enclosed herein.

Dr. Uchida when registering with us on the 3rd December, 1942 indicated a value for the semi-bungalow and garage at \$6000.00

5 lots 1750.00

Cost of clearing & making lawn

3095.00

\$10,845.00

Dr. Uchida presented his claim before Sub-Commissioner, Judge J.R. Archibald at Kamloops, May 11, 1948, claiming at that time the total value of his property to be \$10,000.00, less Custodian sale price of \$4500.00, leaving a net claim of \$5500.00.

The evidence indicated that his house was built in 1926, at which time he secured a mortgage in the amount of \$4000.00.

This being a property in Greater Vancouver, the award which would have been recommended would have consisted of the rebate of the real estate agent's commission, namely, the sum of \$225.00. However, this was one of the cases presented by Counsel for the Japanese, Mr. R. J. McMaster as requiring a special award, and the Commissioner, the Honourable Mr. Justice Henry Bird has recommended the sum of \$500.00. This appears in Schedule A under Case 103, and in addition to the award of \$500.00, there is also an award of \$140.67 in connection with chattels, the total award being \$640.67.

Yours very truly,

F. G. Shears,
Director.

FGS/GN

HOUSE OF COMMONS

CANADA

Kamloops, B.C.
10th July, 1940.

The Honourable S. S. Garson. P.C.,
Minister of Justice,
Ottawa, Ontario.

Dear Mr. Garson:-

Re: Dr. M. Uchida.

Dr. Uchida now resides and practices medicine and Surgery in Kamloops, B.C. He formerly lived at Vancouver and during the time of the Japanese evacuation from the Coast he went, at the Government's request, to the settlement established at, I believe, New Denver in order to look after his fellow Japanese.

An acquaintance of Dr. Uchida's in Vancouver has taken up with me the question of the compensation paid to him for his home. I understand that this matter came before the Bird Commission and that an additional sum of some \$500.00 for the property and some \$400.00 for chattels was awarded. I have not the full particulars before me but I understand that this brings the total purchase price or compensation for the house to \$5,000.00.

It has been represented to me that this figure is a substantial undervaluation for Dr. Uchida's property in Vancouver. I have received a letter from Mr. Donald J. McIntosh of 2930 Graveley, Vancouver, B.C. a copy of which I enclose. Mr. McIntosh wrote to Mr. Sinclair, M.P. and Mr. Sinclair referred the matter to me since Dr. Uchida now lives in Kamloops and I wrote to Mr. McIntosh for further particulars giving him such information as I had as to the award of the Bird Commission and the letter of which a copy is enclosed is in response to that letter and to my request for further information.

If the facts are as stated in Mr. McIntosh's letter it does appear to me that there are grounds for the statement that Dr. Uchida has not been adequately compensated. I wonder if I might ask, therefore, if you would be kind enough to look into the matter and consider it in the light of the representations which have been made and also to let me know whether there is any possibility that if the facts as stated are substantiated, the case might be further considered with a view to altering or increasing the award.

Yours sincerely,

"E. D. FULTON".

EDF/d.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

July 12th, 1950.

F. G. Shears, Esq.,
Director,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B.C.

Rec'd	July 13
File No.	
Ans.	
Referred	Mr. Wright

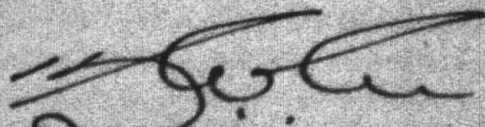
Dear Mr. Shears:

Re: Japanese Claims Commission.
Dr. M. Uchida.

I enclose herewith copy of memorandum to Miss Teresa Maloney, Executive Assistant to The Secretary of State, together with copy of letter to Mr. Arthur Laing, M.P., Vancouver, for the Minister's signature.

This for your information.

Yours very truly,


K. W. Wright,
Chief Counsel.

KWW/G
Encs.

14
Ottawa, July 11th, 1950.

MEMORANDUM FOR MISS TERESA MALONEY,
Executive Assistant to
The Secretary of State.

Re: Dr. M. Uchida Property - Vancouver.

On the 29th ultimo your forwarded
letter addressed to the Minister by Arthur
Laing, Esq., M.P.

Enclosed you will find a copy of
Mr. Shear's report, also suggested reply for
the Minister's signature.

You will observe that the reply
indicates it would be advisable for Mr. Laing
to call on Mr. Shears. It seems to me that
this is preferable to sending the enclosed
reports. I know this property and realize
that much more may be said than written.

I also return Mr. Laing's letter.

K. W. Wright.

KWW/O

Ottawa, July 11th, 1950.

Arthur Laing, Esq., M.P.,
Vancouver, B.C.

Dear Mr. Laing:

Re: Japanese Claims Commission
Dr. M. Uchida.

Reference is made to your letter addressed to me under date of the 28th ultimo.

A complete report on this matter has just been received from Mr. P. G. Shears, Director, Custodian's Office, 506 Royal Bank Building, Vancouver, B.C., from which it would appear that this is one of the cases which required a special award. The Commissioner recommended payment of \$500.00 in addition to an award of \$140.67 in connection with the chattels. The total amount of the compensation is therefore \$640.67, and this sum will be paid to Dr. Uchida in due course.

I suggest that you arrange an appointment with Mr. Shears in order that he may outline the procedure adopted when the property was sold. You may at the same time review the independent appraisals which were obtained for our Advisory Board.

Evidently the property in question is in a very poor locality with houses of an inferior type near by.

I believe that if you follow my suggestion it will be possible for Mr. Shears to satisfy you the Commissioner's award is fair.

Secretary of State.

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

EVACUATION SECTION

AUG 3 1950

File No. 4632

Ans.

Victoria Building,
7 O'Connor Street,
Ottawa, Ontario.

August 2nd, 1950.

ADDRESS ALL
COMMUNICATIONS
TO THE
CUSTODIAN'S OFFICE
PLEASE REFER
TO
FILE NO.

F. G. Shears:

Re: Dr. M. Uchida.

I enclose herewith copies of letters received from D. J. McIntosh and E. D. Fulton, also copy of Department of Justice's reply to Mr. Fulton and copy of letter from Department of Justice to this office.

As I am leaving for my vacation will you kindly write direct to Mr. Fulton outlining procedure when sale was effected, and follow up with the findings of the Commissioner together with reasons therefor, sending copy to this office.

Yours very truly,


K. W. Wright,
Chief Counsel.

KWW/G
Enc.

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Index
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Index

OFFICE OF THE MINISTER OF JUSTICE

OTTAWA

July 31st, 1950.

Attention: K. W. Wright, Esq.

Dear Sir:

I am attaching, for your attention, two letters which have been received from Mr. E. D. Fulton, M.P.. These relate to the claims of Dr. M. Uchida and Mr. Chosuke Nakamura. Copies of the acknowledgment in each case are also enclosed.

Yours very truly,

Private Secretary.

Enclosures 5

Custodian of Enemy Property,
Secretary of State Department,
Victoria Bldg., 7 O'Connor St.,

COPY/G

Ottawa, Canada
July 31st, 1950.

Dear Mr. Fulton:

We did not receive here until the 18th your letter of July 10th with regard to Dr. Uchida's property in Vancouver.

Before leaving on holidays the Minister asked me to advise you that all responsibility in connection with the claims of Japanese who were evacuated from the west coast has now been transferred to the Custodian under the Department of the Secretary of State. I am, therefore, forwarding to the Custodian for attention your letter, together with the enclosure from Mr. McIntosh.

Yours very truly,

(Sgd.) "RUTH VOGEL"

Private Secretary.

E. D. Fulton, Esq., M.P.,
KAMLOOPS, B.C.

HOUSE OF COMMONS

CANADA

Kamloops, B.C.
10th July, 1940.

The Honourable S. S. Garson. P.C.,
Minister of Justice,
Ottawa, Ontario.

Dear Mr. Garson:-

Re: Dr. M. Uchida.

Dr. Uchida now resides and practices medicine and Surgery in Kamloops, B.C. He formerly lived at Vancouver and during the time of the Japanese evacuation from the Coast he went, at the Government's request, to the settlement established at, I believe, New Denver in order to look after his fellow Japanese.

An acquaintance of Dr. Uchida's in Vancouver has taken up with me the question of the compensation paid to him for his home. I understand that this matter came before the Bird Commission and that an additional sum of some \$500.00 for the property and some \$400.00 for chattels was awarded. I have not the full particulars before me but I understand that this brings the total purchase price or compensation for the house to \$5,000.00.

It has been represented to me that this figure is a substantial undervaluation for Dr. Uchida's property in Vancouver. I have received a letter from Mr. Donald J. McIntosh of 2930 Gravelley, Vancouver, B.C. a copy of which I enclose. Mr. McIntosh wrote to Mr. Sinclair, M.P. and Mr. Sinclair referred the matter to me since Dr. Uchida now lives in Kamloops and I wrote to Mr. McIntosh for further particulars giving him such information as I had as to the award of the Bird Commission and the letter of which a copy is enclosed is in response to that letter and to my request for further information.

If the facts are as stated in Mr. McIntosh's letter it does appear to me that there are grounds for the statement that Dr. Uchida has not been adequately compensated. I wonder if I might ask, therefore, if you would be kind enough to look into the matter and consider it in the light of the representations which have been made and also to let me know whether there is any possibility that if the facts as stated are substantiated, the case might be further considered with a view to altering or increasing the award.

Yours sincerely,

"E. D. FULTON".

EDF/d.

Gravelley residence 12950

Boschart

7550

225 24

*Amount was approved for the Minister
for \$5000*

4632

506 Royal Bank Bldg.,
Vancouver, B. C.,
August 8th, 1950.

E. D. Fulton, Esq., M.P.,
Kamloops, B. C.

Dear Mr. Fulton:

Re: Dr. Matasaburo UCHIDA
Case No. 103

On August 3rd we received a copy of your letter of the 10th of July which you had addressed to the Honourable S.S. Garson. Mr. Arthur Laing, Member of Parliament for Vancouver South also wrote to the Honourable F. Gordon Bradley on June 28th and a report on this property was sent to K.W. Wright, K.C., Counsel to the Custodian at Ottawa, on July 6th.

From an analysis of our file the following will outline the details of administration and liquidation of this property: At the time of evacuation Doctor UCHIDA rented his property through Pemberton & Sons at a monthly rental of \$42.50. The property comprises five 33 ft. lots and the house is described as a 7 room semi-bungalow stucco construction. The tenant reported that the whole interior of the house was in very bad condition, the dining-room the hallway and stairway being the worst. There was also a leakage in the dining-room ceiling. These rental arrangements continued until the property was sold in 1944. \$92.40 was spent on plumbing repairs and decorating.

You refer to a letter which you received from Mr. Donald J. McIntosh, a copy of which you enclosed. Mr. McIntosh wrote to the Department of Justice in February 1946 and a fairly complete report was sent to Dr. E.H. Coleman, the Under Secretary of State, at that time. The criticism then expressed by Mr. McIntosh was not solely confined to the question of whether fair market value had been obtained but extended to financial losses resulting from the policy of evacuation concluding with the statement "For a law-abiding Canadian to be "kicked-out" of his home and robbed by Government authorized enactments seems a strange travesty of British standards of justice".

The Government's policy of liquidation came into effect in July 1943 at which time a catalogue listing property owned by persons of the Japanese race was widely distributed. Tenders were called for in October 1943 and at that time this particular property was valued by

J.R. Reid & Company, members of the Real Estate Board of Vancouver, for the sum of \$4,775.00. No offers to purchase this property were received at the time tenders were open and it was not until May 1944 that the Custodian received an offer of \$4500.00. This offer was considered by an Advisory Committee under the Chairmanship of the Honourable Mr. Justice Sidney Smith; Alderman Charles Jones, later Mayor of Vancouver, was a member of the Committee and well acquainted with city properties. The offer was recommended for acceptance and a sale concluded. The methods adopted by the Custodian have all been carefully investigated and have been approved as sound and business-like and calculated to achieve fair market value at least within comparative narrow limits.

As you are aware, the Honourable Mr. Justice Henry I. Bird was appointed a Commissioner under the Inquiries Act to investigate claims. A claim was filed by Doctor UCHIDA and in evidence he stated that the cost of this property was as follows:

5 Lots	\$1750.00
Building cost (1927)	5750.00
Electric wiring	225.00
Garage (1932)	250.00
Driveway	300.00
Fence	300.00
Landscaping	750.00
Ornamental pond	<u>245.00</u>
	\$9570.00

It is apparent from the evidence given by Doctor UCHIDA that when the land was acquired it had to be cleared of stumps and some blasting was required. This work was done by Doctor UCHIDA and he also stated that the house was built by himself. There is no evidence to actually confirm that the cost of the property amounted to \$9,570.00 but accepting this as correct it is generally conceded that the cost required to prepare wild land for residential purposes is not of necessity the same as its fair market value for purposes of sale.

The district in which this house was built would not be considered as a high class residential area. At the time the Custodian sold this property some small homes of a very poor type were in this vicinity and a large number of vacant lots. Considerable improvement has taken place in the last few years and a number of small but new homes

Page 3.

have now been erected. The area a few blocks away is also greatly improved and what is known as the Loughheed Highway has been built and shopping areas established in the vicinity.

Doctor UCHIDA'S case was handled on his behalf by Mr. R.J. McMaster a Lawyer in Vancouver and was presented as a case requiring special attention. An award of \$500.00 was recommended by the Commissioner, so that the total credit which Doctor UCHIDA will receive for his property is \$5,000.00.

In checking the records at the Land Titles Office we find that Mr. R. J. McKenzie, the person who purchased this property from the Custodian, re-sold the property on the 2nd of August, 1945, for \$7,100.00 to Mr. and Mrs. Freiberg. Upon contacting Mr. McKenzie he informs us that he spent approximately \$500.00 on this property after he purchased from the Custodian and that he considers he obtained a good price for the property when he re-sold and was so advised by the Real Estate Agents who handled the sale for him. The net amount he received was \$6,745.00 and to obtain this price he had been prepared to sell on long terms.

The purchasers, Mr. and Mrs. Freiberg, have also stated that at the time they purchased they found it impossible to rent a house and they were prepared to pay the price asked in order to obtain a home having moved to Vancouver from Vancouver Island.

I think it can be fairly stated that between May 1944 and August 1945 an increase in real property values in Vancouver had taken place.

I have no particular comment to make in connection with the statement made by Mr. McIntosh insofar as replacement costs are concerned. I am sure, however, that the figures are not even approximately related to fair market value.

In speaking to Mr. and Mrs. Freiberg they informed me that Mr. McIntosh did call at their home but they denied emphatically that Mr. McIntosh tried to purchase or that they stated they had refused an offer of \$13,500.00 or any other figure.

Page 4.

The Honourable Mr. Justice Henry Bird is away at the present time and while I am not in a position to indicate whether this case can be re-opened I will be pleased to submit this correspondence to him and will advise you again in due course.

Yours very truly,

F. G. Shears,
Director.

FOS/js

JOHN OLIVER HIGH SCHOOL

43rd Avenue & Draper Street

Vancouver, B.C.

The Department of Justice,
Ottawa.

Dear Sirs:

You are doubtless aware that, due to the national emergencies of the war years, particular measures were put into effect, which place an unfair burden on certain sections of our Canadian population. Now that the state of emergency has passed, it is time that we as Canadian people do all within our power to make good any losses which were inflicted (loss of equity, etc.) by expropriation of private property, or by any similar actions undertaken by or on behalf of the government, for the national well-being. It is a well-known precedent that the price paid for such expropriated land is often "just a bit" above the current market value, perhaps the extra margin being to cover what is known as "goodwill" in the transfer of a commercial business property.

The evacuation of our Japanese-Canadians from the Pacific Coastal Area was necessary and justifiable, but the heavy financial losses imposed in some cases on law-abiding citizens is a disgrace to Canada, and steps should be taken at your earliest opportunity to remedy such wrongs as have been done. The enclosed brief covering the case of Dr. M. Uchida, Canadian-born, and a former practising physician of this city, is sent to you with the request that you take appropriate action, in an honest attempt to remedy the glaring injustice.

I have written to Dr. Uchida at New Denver, B.C., to verify the conditions of sale and the selling price of his home, which local hearsay had reported as having been sold "for a song" instead of approximate \$14,000 which the complete house (and five lots) is actually worth at the present time. A copy of his reply is enclosed.

Kindly place this matter in the proper channels for a speedy adjustment.

Cordially yours,

M/BH

(Sgd) "DONALD J. McINTOSH"

The Deputy Custodian of Enemy Property, Ottawa:
Transferred, not acknowledged.

"F. P. VARCOE"

Deputy Minister of Justice

Problem re Loss of Equity
in case of Dr. M. UCHIDA, formerly of 2725-E.

Family Background

Dr. Matasabura Uchida is a native-born Canadian. His mother's parents operated a small store on East Hastings St., near Columbia Ave., in the 1890's, one of the earliest Japanese-owned shops in Vancouver.

Dr. Uchida was educated at Britannia High School, First Yr. Arts at University of B.C., then Medical School at Edmonton and McGill. While attending University of Alberta, one of the other B.C. students (E.A. Campbell of Vancouver) was taken quite ill and had to be sent home. Young Uchida, entirely at his own expense, decided to make the trip home with his unfortunate classmate, "sitting up" all the way, to look after him. Is it any wonder that the Medical College voted that year for the Most Popular Student award to go to Mata Uchida, even though he was too small of stature to participate in basketball and other college games?

A sister (Miss Chitose Uchida) was the first Japanese-Canadian to graduate from the McGill University College of B.C. (which later became our own U.B.C.) about 1916, and taught school for a time on the Prairies (being debarred in B.C. because of her racial descent). Later, on her return to the Coast, she became associated with the United Church of Canada mission work amongst Japanese-Canadians in Vancouver.

After setting up his physician's practice in Vancouver, Dr. Uchida moved his aged mother from the family home on Sophia Street, near 18th Ave., to the new home which he established (in 1927) at 2725-East 7th Ave. This was to be a permanent family home and Dr. Uchida did everything possible to make it reach a high standard, in terms of homes occupied by Vancouver professional people. The five-lot tract was graded, terraced and landscaped, until it was truly a "show place" with shrubbery and masonry steps leading down to secluded lawns, etc. Here, amidst happy surroundings, the Uchidas often entertained persons prominent in the church, medical and educational life of Vancouver.

At the time of the Japanese evacuation from the Coastal Area, Dr. Uchida was quite able to go on a self-supporting basis. In fact, he made a trip up the P.G.E. Rly., with a view to establishing a practice in the Cariboo, perhaps at Williams Lake. On the suggestion of the Security officials, Dr. Uchida agreed to go to New Denver, since doctors were required for the new evacuation camps. No sooner had he arrived at New Denver than he found he was practically in an internment camp, - he could not drive his own car outside the area without a permit from the R.C.M.P., and he was unable even to place long-distance phone calls. (It should here be noted that Miss C. Uchida had taken their mother to Taylor Lake, on the P.G.E. Rly., where Miss Uchida was employed as a teacher, whereas Dr. Uchida had taken his wife and daughter to New Denver.)

When leaving the city, Dr. Uchida placed his home in the hands of the

Custodian, the verbal understanding being that it would be looked after "for the duration". Imagine his amazement and dismay when he learned that the place had been sold, entirely without his consent, and that all he was to get out of it was \$4500.

For a law-abiding Canadian to be "kicked out" of his home, and robbed (by government-authorized enactments) seems a strange travesty on British standards of justice.

- Donald J. McIntosh,
2930 Gravelley St.,
Vancouver, B.C.

Data with regard to the property:

Description of property:

Lots 28, 29, 30, 31, 32. Blk. 14 D.L. Sec. 35 N $\frac{1}{2}$
City of Vancouver.

Declaration made to the Custodian:

Cost of building	\$6000.
Valuation of the 5 lots	1750.
Improvements on the grounds	3095.
Insurance on building	5000.
Insurance on furniture (Equitable Life Co.)	2000.
Amount of taxes	167.46

(As a comparison, it may be observed that properties paying about \$80. taxes in Vancouver sold for \$4500 to \$5000 in war years.)

Purchasers were shown as

C.H. and G.M. Friberg
and John H. Kitchen of 1478 Venables St., Vancouver.

COPY OF LETTER RECEIVED RE THE UNAUTHORIZED SALE OF DR. UCHIDA'S
HOME IN VANCOUVER, B.C.

New Denver, B.C.
Jan. 28, 1946.

Dear Mr. McIntosh,

Sorry I was unable to write you sooner. You both have been very kind as regards the Japanese question. We appreciate it very much. It won't be long now when something will turn up this Spring.

As regards \$4500. (Custodian's selling price of our home) it includes both the house and lots. I do not remember the exact date when we vacated our home, but it was somewhere about Oct. 2, 1942. We rented to a party recommended by the Pembertons. Our house was sold the early part of 1944 and it was only about 4 months later that the Custodian notified us. We had a few things stored in the basement, which the Custodian auctioned off. *May 1944*

Before evacuating we were of the understanding that our homes, radios and cameras would be under the protection of the Custodian, and that they will be returned to us when the war is over. That was why I even stored wood in the basement to use on our return. If they do not want us to return, the Custodian should give the Second Generation, at least, what we put in our homes and businesses.

Just a note to thank you again and may this year be a happy and prosperous one to you both.

Sincerely

Mata

(Dr. Matasabura Uchida)



House of Commons
Canada

Ottawa, Ontario,
September 8, 1950.

S. G. Shears, Esq.,
Director,
Custodian's Office,
506 Royal Bank Building,
Vancouver, B.C.

Rec'd	Sept. 11
File No.	4632
Ans.	
Referred	S. G. Shears

Dear Mr. Shears:

Re: Dr. M. Uchida

Further to our recent correspondence I am enclosing herewith a copy of a letter I have now received from Dr. Uchida, which outlines his position with regard to his property in Vancouver.

I would direct your attention particularly to those passages of Dr. Uchida's letter dealing with the actual cost to him of this property and also with the question of whether or not it is possible to provide for the replacement cost of the home, or alternatively to obtain possession of his home again. I would also point out and ask you to bear in mind in your consideration of the matter that Dr. Uchida is apparently a Canadian citizen and did not remain, as some others did, a Japanese national.

You were kind enough in your last letter to me to say that you would discuss this case further with Mr. Justice Bird, and I thought, therefore, that I would write you with this copy of Dr. Uchida's letter and would ask you if you could bear these points in mind in your discussion, and also if you would be kind enough to let me know, as soon as you are in a position to do so, what further can be done in this case.

I must say that I feel - and I am sure that you will appreciate - that there is some moral justification in Dr. Uchida's obviously strong feeling that he has not received compensation when the replacement cost of his home is borne in mind.

Yours sincerely,

E.D. Fulton.

EDF/dm
Encl.

Dr. M. Uchida
Physician & Surgeon
439 Victoria Street
Kamloops, B.C.

September 5, 1950.

Mr. E.D. Fulton, M.P.,
Ottawa.

Dear Mr. Fulton:-

I thank you for your interest and your kind letter which I received today.

I do not know whether my complaints will help the existing circumstances, but since you were kind enough to write me, I ask you to bear with me for a little while.

I wish to make it clear, that we, the claimants, are not trying to make money at the expense of the Government. We are only asking for a fair re-compense, although we do not agree with the way they dispose of our properties, especially a property of a native born Canadian of Japanese origin; and especially after their promises of looking after these premises till the end of hostilities. For an individual born in this country to be treated the same as Japanese nationals, is far beyond me. Isn't there a reason for them to complain? If I was a national there is no complaint to make.

In the report it mentions about Dr. D.J. McIntosh. He was a classmate of mine and as he knew the conditions of our home, he has been working hard, even going out of his way, so that I may get a fair deal. He is a school teacher and is a man of his word, and although Mr. and Mrs. Frulung stated that they did not offer the house for \$13,500, I am sure that they are going back on their word.

As for the amount to build our home Mr. Shears is doubtful whether I really paid that sum for our house. We built it with the intention of making it our permanent home; to live and die there, and not a mere house for transaction, hence we spent much time, money and energy every year to make it a respectable one. As a matter of fact to be exact we spent nearly \$15,000 to be what it was. We had an estimate made by contractors how much it would cost to build a similar house and gardens. It was told \$25,000 and I have this report with me.

It seems that the condition of the house was not as we left it. My wife even waxed and polished the floors when we rented the building. Since it was occupied by a family with small kiddies you can imagine what they can do to the house. We were proud of our home with 5 lots, lawned and terraced, with flowers, imported trees etc, at the time we left.

I am not interested in the sale price. If the Government is willing to recompense us, is it not fair that they give us a replacement value, or better still the return of our home, which I favour most? Do you think that is possible even at this stage?

Here in Kamloops I had to purchase one, stucco - 5 rooms (2 bedrooms not even big enough to put in all our bedroom suites) with 2 lots for \$8500. Do you think that to be fair? I often wonder what the Government would have done Had I been a Canadian citizen of other nationalities like Germans and Italians. Were they treated the same way as we were treated?

There is much to be written but I will close without further taking your time. Before closing I wish to ask, can we ask for the return of the homes or replacement value?

I again thank you for your interest and your letter. I hope this letter will make the situation clearer.

Yours truly,

M. Uchida.

2930 Gravelley St.,
Vancouver, B.C.
Sept. 12, 1950.

Mr. F.G. Shears,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Rec'd	Sept. 13
File No.	4632
Ans.	J. H. Shears
Referred	

Dear Mr. Shears:

For reference, your File 4632
Dr. M. Uchida, Case No. 103

I have before me a copy of a letter, dated Aug. 8, which you wrote to Mr. E.D. Fulton, M.P. for Kamloops. I am glad to learn from your letter that the claim of Dr. Uchida is being re-considered, and I would appreciate the privilege of being represented by my Counsel at such a hearing. I would point out that while I am in no way involved financially with the claim, yet I seek a fair and honest settlement for a respected citizen formerly resident in Vancouver.

A study of your letter to Mr. Fulton reveals several discrepancies, which I feel must be corrected at this time.

In your description of the premises, you refer to the house as a "7 room semi-bungalow stucco construction" while both Dr. Uchida's claim and the detailed plans (prepared by Mr. Archie Cromie when making replacement valuations in March 1948) show a 9-room granite stucco $1\frac{1}{2}$ storey house, with commodious rooms (such as 16' x 15' and 17' x 15' bedrooms). Your wording unfortunately discounts the house.

You quote the tenant as reporting "that the whole interior of the house was in very bad condition." This I am not prepared to accept. We know the Uchida reputation for maintaining an immaculate household, and my wife and I as guests in the home a couple of weeks before evacuation had noticed nothing amiss. It is well known how rapidly a house deteriorates when rented for almost two years, particularly if the owner is out of the city. Under the circumstances it was utterly impossible for Dr. Uchida to attend to any needed repairs, if such became necessary. Even the trees and shrubbery had been "butchered" (according to Mr. H. Bosshardt, landscape gardener, when making an appraisal for us). Such rental period depreciation would account in part for the ridiculously low appraisal (\$4775) given by members of the Real Estate Board. I would point out that at no time since the Depression has my own home (6-room house, on 3 lots) been worth less than \$5000, much more in recent years, and Dr. Uchida's attractive 9-room house, on its 5 landscaped lots, would have been worth at least twice as much in market valuation at any time. The Uchida property was surrounded by trees and shrubbery, carefully developed over many years, giving an air of refinement and exclusiveness commonly sought by residents of South Granville district.

You challenge the replacement costs of the Uchida home, as submitted by Dr. Uchida and myself. These are not my figures,

but are the replacement costs prepared in detail by reputable Vancouver experts - Mr. Archie Cromie has been a building contractor in Vancouver for many years (recommended to me by the Dominion Construction Co.) and Mr. H. Bosshardt, an outstanding landscape architect of this city. Mr. Cromie gave \$12,950 as replacement cost (March 1948) of the house and garage; Mr. Bosshardt made a careful and detailed study of the landscaped garden, listing 24 different classifications, with a total cost of \$9884. Add to that the purchase price of the 6 lots themselves - worth at least \$500 apiece - and you have a figure of more than \$25,000 as the replacement cost. Again, I repeat these are not my figures, but have been prepared by impartial experts.

Lastly, you state that Mr. Freiberg denies having spoken to me regarding purchase of the house. Mr. Freiberg is entirely in error. On the only occasion I met Mr. Freiberg I did not give my name, so he has possibly forgotten that one evening in August, 1946 (I think I can get the exact date by looking back in my files) a man called at his home asking if by chance this property might be for sale. (We considered re-purchasing and holding the property until Dr. Uchida could return to the Coast.) I represented myself as interested on behalf of some friends who might shortly be coming to the city. Sensing a possible buyer, Mr. Freiberg gave me an excellent sales talk, telling me that he had already refused an offer of \$13,500 and that he would not consider any lesser offer. He drew my attention to the expensive shrubbery, telling me that it would cost \$20,000 to replace the home and grounds. I countered by pointing out that the roof was in need of re-shingling. (I am prepared to sign an affidavit regarding the details of this interview.)

Under the circumstances, it would seem only fair that this particular claim should be re-opened and considered again in its entirety.

Cordially yours,

Donald J. McIntosh

c.c. - Mr. E.D. Fulton, M.P.
c.c. - Mr. Arthur Laing, M.P.

September 13, 1950.

E. D. Fulton, Esq. M.P.,
House of Commons,
Ottawa, Ont.

Dear Mr. Fulton:

Re: Dr. M. Uchida

I received your letter of the 8th instant with further reference to Dr. Uchida's contention regarding the sale of his property. You will be aware that the Orders-in-Council under which this office acted made no distinction in regard to whether a person of the Japanese race was a Japanese National or whether he was Naturalized or Canadian-born, as long as he was not interned and classified as an "enemy". Apart from those Japanese who were interned, all other Japanese residing in the Protected Area were considered as "evacuees" and not "enemies" and their removal from the coastal area was only on the basis of a protective measure and did not indicate disloyalty. It was our endeavour to carry out the policy of the Government in regard to the disposition of their property in as equitable a manner as possible, and Mr. Justice Bird's report indicates that generally speaking, this aim was achieved.

For your information, I sent to the Commissioner a copy of my previous letter to you, and in a brief note received from him from Calgary, he stated that he considered that the letter covered the situation. However, he advised that if necessary, he would be prepared to consider the matter further when he returned. I telephoned him yesterday and found that he was just leaving for Victoria and would be away for over six weeks. Mr. K. W. Wright, Counsel for the Custodian who was expected from Ottawa, will also be delayed for about this period. It therefore appears necessary for the matter in which you are interested, to be held in abeyance until sometime in November. I can assure you however, that as soon as possible I will present the whole case to the Commissioner and to Mr. Wright.

The Terms of Reference of course, limited the Commission to "Fair Market Value at the time of sale" and the sum total of expenditures for clearing, building, and repairs would not necessarily nor usually be equivalent to the fair market value for purposes of sale. Also, I do not think it can be questioned that real estate values in Vancouver have greatly increased since the Government policy of liquidation was in effect.

Sept. 13, 1950.

I note that Dr. Uchida refers to a report which he has concerning replacement in the sum of \$25,000.00 and it might be desirable for you to have this report sent to me so that it could be considered with other data on our file.

When this matter has been reviewed, as indicated above, I will be pleased to write you again.

Yours truly,

F. G. Shears,
Director.

FGS/GN

P. S. Since dictating the above, a letter dated September 12th has been received from Mr. Donald J. McIntosh. The letter indicates that a copy has been sent to yourself. I am taking the liberty of sending Mr. McIntosh a copy of my present letter so that he may be advised.

4632

September 13, 1950.

Mr. Donald J. McIntosh,
2930 Gravelley St.,
Vancouver, B. C.

Dear Sir:

Re: Dr. M. Uchida. Case 103.

Your letter of yesterday's date received. I am enclosing for your information, copy of a letter just written to Mr. Fulton, M.P.

I am not aware to what extent Commissioner Justice Bird will be prepared to re-open this or any case, but you will note that I have already referred the matter to him and that it will be given further consideration, possibly early in November.

As indicated in my letter to Mr. Fulton, the Terms of Reference restrict the Inquiry to the question of "Fair Market Value at the time of sale", and within that limit all relevant evidence has been acceptable. The wider question of economic losses which may have been caused by evacuation and Government policy do not come within the scope of this Inquiry.

Your request for representation by counsel will be submitted to the Commissioner when he returns, and I will be pleased to advise you in this regard at a later date.

Yours truly,

F. G. Shears,
Director

FGS/GN
Encl.



House of Commons
Canada

Kamloops, B. C.,
13th November, 1950

Received	<i>[Signature]</i>
Date	
By	
Referred	<i>[Signature]</i>

The Custodian of Enemy Property,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings and Granville Streets,
Vancouver, B. C.

Dear Mr. Shears:-

Re: Dr. M. Uchida

I refer to our previous correspondence in this connection, your last letter to me being dated September 13th. At that time you were kind enough to tell me that owing to the movements of the Commissioner and of the Counsel for the Custodian, it would not be possible to consider this matter further until sometime in November.

Since we are now getting well on into the month I thought I would take the liberty of dropping you a line to ask you what is the present position in this connection. At the same time I am enclosing herewith an extract from a recent letter I have received from Dr. Uchida which puts forward their point of view with respect to these losses and raises the questions of a further inquiry or hearing.

I wonder if you would care to let me have any comments with respect to the point raised as to the basis on which compensation for loss should be paid and whether you think there is any possibility of having such a basis recognized. In any event I am sure that the matter will have full and careful consideration and I will be grateful if you will advise me in due course as to the outcome of the review.

Yours sincerely,

[Signature]
E. D. Fulton

EDF/d.
Encl.

C
O
P
Y

" Take for instance my case. I was practising in Vancouver for 15 yrs. before the evacuation. During evacuation I wanted to go on my own but was refused and asked to look after TB Hospital (85 Japanese patients) and another Hospital with 40 kids, for a salary of \$100.00 at New Denver. After 4 yrs. with a month's notice I was told my services were no longer required. I was at a loss where to go, but finally through the kindness of Dr. Irving and Wallace I decided to stay in Kamloops. As you well know it will take at least 5 yrs. to establish one's practise in medicine. To be uprooted after 15 yrs. and future secure, is quite a loss for me.

" There are others in similar circumstances and that was why we asked for other losses. If the Government can compensate for flood victims; farmers who lost due to frost last winter; citizens who are the victims of fire, surely we do not think we are asking too much for our losses.

" If it is not too late, we would like the Premier, and a Board to listen to us, like they did to our property losses, and then decide if we are asking too much. We will be very grateful if this hearing can be obtained. Under the circumstances, do you think we are asking too much?"



House of Commons
Canada

513 Bernard Ave;
Kelowna. B.C.

Nov; 14th 50.

Mr F.G.Shears.
Office of the Custodian,
506 Royal Bank Building.
Vancouver.

Rec'd	<i>Nov 15/50</i>
File No.	<i>4632 - Case 103</i>
Ans.	<i>J. H. Shears</i>
Referred	

Dear Sir,

It has been drawn to my attention that the case of Dr.M.Uchida, your file #4632, (Case # 103) may be reopened, for further consideration, will you please let me know if that is the case.

From the information given to me it would appear that a grave injustice has been done to a former respected citizen of Vancouver, and before going any further into the matter, I would like to hear from you, as to the possibility of a re-hearing.

Sincerely yours.

O.L.Jones

O.L.Jones. M.P.

November 21, 1950.

O.L. Jones, Esq. M.P.,
513 Bernard Ave.,
Kelowna, B.C.

Dear Sir:

Re: Dr. M. Uchida

We have for acknowledgment your letter of November 14th.

As you are doubtless aware, the terms of reference under which the Honourable Mr. Justice H. I. Bird was appointed, was for the purpose of investigating whether fair market value at the time of sale was obtained by the Custodian.

Losses which may have resulted due to the policy of evacuation, were outside the terms of reference.

In this particular case the claimant, Dr. Uchida in his claim and evidence, stated his property was worth \$9500.00.

The property, in addition to being advertised for sale by tender, has been valued by appraisers who were considered by the Commissioner to have been unbiased and competent. These appraisals vary from \$4500.00 to \$5500.00, the highest appraisal having been made by a firm of appraisers at the request of counsel for the claimant.

Fifteen months after the sale of this property by the Custodian, it was re-sold for the net amount of \$6745.00, the owner at that time stating that he had spent approximately \$500.00 on the property subsequent to purchasing from the Custodian. It has been conceded by many witnesses who appeared before the Commissioner that market values in Vancouver rose very considerably during this period.

The Commissioner has recently reviewed this case, and in view of the valuation which was made on behalf of the claimant and the re-sale price of the property, he has now recommended that fair market value as at the date of sale by the Custodian should be considered as \$6000.00, and in view of the fact that a sale was made by the Custodian of \$4500.00, he has now recommended that an award of \$1500.00 should be paid.

Nov. 21, 1950.

I may say that it would appear that this claimant has from time to time contacted others, as letters have come to us from other Members of Parliament, and in addition, a full report has been made to our Department at Ottawa.

I understand that the Co-Operative Committee on Japanese Canadians have made several requests to the Government to consider further losses which it is claimed were suffered by Japanese evacuees, but as recently as August 3rd of this year the Prime Minister advised them that in carrying out the recommendations of Mr. Justice Bird, it was felt that obligations both to those most directly affected and to the general public, had been discharged.

I am not aware therefore, that any further consideration can be given to this particular claim.

Yours truly,

F. G. Shears,
Director.

FGS/ON

November 21, 1950.

E.D. Fulton, Esq. M.P.,
Kamloops, B.C.

Dear Sir:

Re: Dr. M. Uehida

Referring to your letter of the 13th instant, I am taking the liberty of sending you a copy of my reply to Mr. Jones, Member of Parliament who has just written me for the first time in connection with the above matter. This will I believe, answer the questions which you have raised.

The Commissioner feels that he is aware of all the necessary facts concerning the market value of this property, and his final recommendation which will be forwarded to Ottawa in a day or so, will establish a value at the time of sale, of \$6000.00, which in view of the re-sale price taken in conjunction with the real estate appraisers' valuations, would appear to be fair.

I trust that this reply will be satisfactory.

Yours truly,

F. G. Shears,
Director.

FCS/GN
Encl.

December 6, 1950.

Dr. Matasaburo UOHIDA,
439 Victoria St.,
Kamloops, B.C.

Dear Sir:

Re: Japanese Property Claims Commission
Case 103

At our request, the Commissioner has reviewed the above case, and in the light of further evidence submitted to him, he has recommended a further award of \$1,000.00. The total award of this case will therefore be as follows:

Award on Chattels	\$ 140.67
Original Award - Real Property	500.00
Present Award " "	<u>1,000.00</u>
	\$1,640.67

We enclose a form of Release for this sum for your signature. You will note that this has to be signed in the presence of a witness and that the witness will be required to sign the Affidavit of Witness before a Commissioner.

We believe that you have received a previous form of Release for the sum of \$640.67. This need not be signed, but should be returned to us, together with the form enclosed herein when completed.

We note that you have indicated that you are not indebted to the Co-Operative Committee for legal fees. According to information we have received from the Committee, there is a balance due to them of \$37.06, and we are enclosing herein Authorisation for Payment of this sum to them. If for any reason, this is not correct, we would ask you to have the Co-Operative Committee so advise us.

Yours truly,

F.G. Shears,
Director.

FOS/GN
Encl.

C.C. Mr. R.J. McMaster.

This Indenture

made in duplicate the
one thousand nine hundred and twenty - six:

31st day of August
In pursuance of the Act respecting Short

Forms of Mortgages:

Between:

State Full Name,
Address and
Occupation.

KINU UCHIDA, of 2725 - 7th Avenue East,
in the City of Vancouver, Province of
British Columbia, Widow.

(hereinafter called "the Mortgagor") of the FIRST PART
AND

State Full Name,
Address and
Occupation.

THE ONTARIO EQUITABLE LIFE & ACCIDENT
INSURANCE COMPANY, a duly licensed company,
with head office at Waterloo, Province
of Ontario,

(hereinafter called "the Mortgagee") of the SECOND PART

-AND-

MATASABURO UCHIDA, of 2725- 7th Avenue East,
in the City of Vancouver aforesaid,

(hereinafter called "the Party
OF THE THIRD PART")

WITNESSETH that in consideration of the sum of Four thousand - - - - - Dollars (\$4000.00.....)

of lawful money of Canada now paid by the said Mortgagee to the said Mortgagor (the receipt whereof is hereby acknowledged), the said Mortgagor DOTH GRANT AND MORTGAGE unto the said Mortgagee, forever ALL that certain parcel or tract of land situate in the Province of British Columbia, and known and described as Lots Twenty-eight (28), Twenty-nine (29), Thirty (30), Thirty-one (31) and Thirty-two (32), in Block Fourteen (14), in subdivision of the North one-half (N.1/2) of Sections Thirty-five (35), Thirty-six (36), Thirty-seven (37) and the North West one-quarter (N.W.1/4) of Section Thirty-eight (38), Hastings Townsite, Group One (1) New Westminster District, according to the registered map or plan of subdivision deposited in the Land Registry Office at the City of Vancouver, Province aforesaid, and numbered: 1314.

PROVIDED this Mortgage to be void on payment of the sum of **Four thousand (4000) -**

-----and one-half----- Dollars
of lawful money of Canada, with interest at **seven** per cent. per annum, as well after as before maturity, as follows: **\$250.00 on account of principal on the 1st day of March, 1930;**
\$250.00 on account of principal on the 1st day of September, 1930;
\$300.00 on account of principal on the 1st day of March, 1931;
\$300.00 on account of principal on the 1st day of September, 1931;
\$350.00 on account of principal on the 1st day of March 1932;
And **\$350.00 on account of principal every six months thereafter until 1st day of September 1935, when the balance of principal shall become due and payable**
With interest at the rate aforesaid on principal remaining owing from time to time, payable half-yearly on 1st day of March and 1st September in each year the first payment of interest to be made on the 1st day of March, 1927; next (1927), arrears of both principal and interest to bear interest at the rate above mentioned, and such interest on arrears to be a charge on the land in the same manner as all other money hereby secured. The said several payments of principal and interest to be made in gold if required. And taxes and performance of Statute Labor.
THE said Mortgagor covenants with the said Mortgagee that the Mortgagor will pay the mortgage money and interest and observe the above proviso, and that the Mortgagor has a good title in fee simple to the said lands.
And that he has the right to convey the said lands to the said Mortgagee. And that on default the Mortgagee shall have quiet possession of the said lands free from encumbrances.

And that the said Mortgagor will execute such further assurances of the said lands as may be requisite.
And that the said Mortgagor has done no act to encumber the said lands.
And that the said Mortgagor will insure the buildings on the said lands to the amount of not less than the principal money hereby secured in dollars currency. But it is agreed that if and whenever such sum be greater than the insurable value of the buildings, such insurance shall not be required to any greater extent than such insurable value; and if and whenever the same shall be less than the insurable value, the Mortgagee may require such insurance to the full insurable value. And it is further agreed that the Mortgagee may require any insurance of the said buildings to be cancelled and a new insurance effected in the office of any company named by him and also may of his own accord effect or maintain any insurance herein provided for, and any amount paid by him therefor shall be forthwith payable to him with interest at the rate aforesaid by the Mortgagor and shall be a charge upon the said lands.

AND the said Mortgagor doth release to the said Mortgagee all his claims upon the said lands. Subject to the said proviso. The said Mortgagor covenants with the said Mortgagee that he will keep the said lands and the buildings and improvements thereon in good condition and repair according to the nature and description thereof respectively, and in case of neglect to do so, or if the Mortgagor or those claiming under him commit any act of waste on the said lands or make default as to any of the covenants or provisos herein contained, the principal hereby secured shall, at the option of the Mortgagee, forthwith become due and payable, and in default of payment the powers of sale hereby given may be exercised.

PROVIDED that the said Mortgagee on default of payment for **one(1)** month may on **one(1)month** notice enter on and lease or sell the said lands. And provided also that in case default be made in payment of either principal or interest for three months after any payment of either falls due, the said powers of entering and leasing or selling or any of them may be acted upon without any notice by the said Mortgagee. And also that any contract or sale made under the said power may be varied or rescinded. And also that the said Mortgagee may buy in and resell the said lands or any part thereof without being responsible for any loss or deficiency on resale or expense thereby incurred. Provided that such sale may be either by public auction or private contract, and either for cash or on credit, or part cash and part credit, and at such sale the whole or any part or parts of the said lands may be sold.

PROVIDED that the Mortgagee may distrain for arrears of interest. Provided that the Mortgagee may distrain for arrears of principal in the same manner as if the same were arrears of interest.

PROVIDED that in default of the payment of the interest hereby secured, or taxes as hereinbefore provided, the principal secured shall become payable.

AND IT IS HEREBY AGREED between the parties hereto that the Mortgagee may pay any taxes, rates, levies, assessments, charges, moneys, liens, cost of suit or matters relating to liens or encumbrances on said land, or pay property, mortgage or income tax imposed, or that may be imposed on the Mortgagee or the Mortgagor in respect of this property or Mortgage or the moneys secured hereby, and solicitors' and other charges in connection with this Mortgage, and valuers' fees, together with all costs and charges, including all solicitors' charges and commission for the collection of any overdue interest, instalment of principal, insurance premiums, and all other moneys whatsoever payable by the Mortgagor hereunder, which may be incurred by taking proceedings of any nature in case of default by the Mortgagor, and the amount so paid or incurred shall be a charge on the said lands in favor of the Mortgagee and shall be payable at the time of payment of next quarter's interest, with interest at the rate aforesaid until paid; and in default, the power of sale hereby given, and all other powers thereunto enabling, shall be forthwith exercisable.

PROVIDED that the hereinbefore mentioned notice of exercise of power of sale or lease, or either, may be effectually given either by leaving the same with a grown up person on the mortgaged premises, if occupied, or placing the same on some portion thereof, if unoccupied, or, at the option of the said Mortgagee, by publishing the same twice in some newspaper published in the county or district in which the said lands are situate, and that such notice shall be sufficient though not addressed to any person or persons by name or destination, and notwithstanding any person or persons to be affected thereby may be unknown, unascertained, or under disability; and on any sale, time for payment may be given and special conditions may be made, and the cost of any abortive sale shall become a charge upon the lands, and the Mortgagee may tack them to the mortgage debt.

PROVIDED that the purchaser shall in no case be bound to ascertain that the default has happened under which the Mortgagee claims to lease or sell, and that the remedy of the Mortgagor shall be in damages only, and the sale under the said powers shall not be affected.

PROVIDED that until default of payment the Mortgagor shall have quiet possession of the said lands.

AND the Mortgagor hereby attorns to the Mortgagee and becomes tenant of the said lands during the term of this mortgage at a rent equivalent to and payable at the same days and times as the payment of interest as hereinbefore agreed to be paid, such rent when so paid to be in satisfaction of such payments of interest. Provided the Mortgagee may in default of payment or breach of any of the covenants hereinbefore contained, enter on the said lands and determine the tenancy hereby created without notice.

IT IS AGREED that the Mortgagee may satisfy any charge now or hereafter existing or to arise or be claimed upon the said lands, and the amount so paid shall be added to the debt hereby secured and bear interest at the same rate, and shall be forthwith payable by the Mortgagor to the Mortgagee and in default of payment the principal sum hereby secured shall become payable, and the powers of sale hereby given may be exercised forthwith without any notice. And in the event of the Mortgagee satisfying any such charge or claim, either out of the money advanced on this security or otherwise, he shall be entitled to all the equities and securities of the person or persons so paid off.

AND IT IS AGREED AND DECLARED that every part or lot into which the mortgaged lands are or may hereafter be divided does and shall stand charged with the whole of the moneys hereby secured, and no person shall have any right to require the mortgage money to be apportioned upon or in respect of any such parts or lots, and the Mortgagee may discharge any part or parts from time to time of the mortgaged lands for such consideration as he shall think proper, or without consideration if he sees fit; and no such discharge shall diminish or prejudice this security as against the lands remaining undischarged or as against any person whomsoever.

AND ALSO IT IS AGREED that if the said principal or any part thereof be not paid at maturity, the Mortgagor shall not be at liberty to pay the same except upon payment of interest thereon at the rate aforesaid in full to date of payment, and a further sum equal to three months' interest thereon as aforesaid by way of bonus.

AND IT IS FURTHER AGREED that in case default be made and the mortgage moneys be recovered or payment be obtained before maturity by action or by any other remedy or means, or in case of sale, the Mortgagee may collect and retain, whether out of the proceeds of the sale or otherwise, an amount equal to three months' interest at the rate aforesaid upon the capital so recovered by way of indemnity.

The Party of the Third Part, in consideration of the loan hereby made by the Mortgagee to the Mortgagor, hereby covenants and agrees with the Mortgagee to assume and perform as his personal liability all covenants herein contained on the part of the Mortgagor to be performed, in the same manner and to the same extent as if he, the said Party of the Third Part, were the Mortgagor herein.

AND ALSO IT IS AGREED that neither preparation nor registration of this mortgage shall bind the Mortgagee to advance the money hereby intended to be secured.

AND IT IS EXPRESSLY AGREED between the parties hereto that all grants, covenants, provisos and agreements, rights, powers, privileges and liabilities contained in this mortgage shall be read and held as made by and with, and granted to and imposed upon the respective parties hereto, and their respective heirs, executors, administrators, successors and assigns, as if the words "heirs, executors, administrators, successors and assigns" had been inscribed in all proper and necessary places.

Wherever the singular or masculine is used throughout this Indenture the same shall be construed as meaning the plural or the feminine or body corporate where the context or the parties hereto so require.

In Witness Whereof the said parties have hereunto set their hands and seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

Signature,
Address, and
Occupation of
Witness.

L. K. Sully

417 Rogers Bldg

Vancouver B.C.

Broker

R. M. Uchida
M. Uchida

AFFIDAVIT OF WITNESS

Province of British Columbia

To Wit:

1. *James Kyle Duffy*
of *Vancouver*
make oath and say:

of the *city*, in the Province of British Columbia

1. I was personally present and did see the within instrument duly signed and executed by *Kinu Uchida*

the party thereto, for the purposes named therein.

2. The said instrument was executed at *Vancouver*

3. I know the said party, and that *James Kyle Duffy* of the full age of twenty-one years.

4. I am the subscribing witness to the said instrument and am of the full age of sixteen years.

Sworn before me at *Vancouver* in the Province of British Columbia, this *31st* day of *August*, 1926

A Notary Public in and for the Province of British Columbia

A Commissioner for taking affidavits within British Columbia

The Clarke & Stuart Co., Ltd., Law Printers and Stationers, Vancouver, B. C.

WILSON & JAMIESON
Barristers, Solicitors & Co.,
Vancouver, B.C.

FORM No. 4

(LONG FORM)

Mortgage

THE ONTARIO EQUITABLE LIFE &
ACCIDENT INSURANCE COMPANY

—TO—

KINU UCHIDA

Dated Aug 31st 1926.

3. **Whereby Certify that, on the**
FOR MAKER (INCLUDING MARRIED WOMEN)

day of *Aug*, 1926, at

in the Province of British Columbia,

(whose identity has been proved by the evidence on

the person mentioned in the annexed instrument as

subscribed therein as part, that know the

the maker thereof, and whose name

contains therein, and that

IN TESTIMONY whereof I have hereunto set my Hand and Seal of Office,

at *British Columbia*, this *31st* day of *Aug* 1926

in the year of our Lord, one thousand nine hundred and twenty-

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

NOTE—Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.

KNOW ALL MEN BY THESE PRESENTS that
THE EQUITABLE LIFE INSURANCE COMPANY OF CANADA,
having an office for the Province of British Columbia
at 815 West Hastings Street, in the City of Vancouver,
in the said Province, DOTH HEREBY CERTIFY that
KINU UCHIDA of the City of Vancouver, in the Province
of British Columbia, has satisfied all money due or
to grow due under a certain Indenture of Mortgage
made by the said Kinu Uchida as Mortgagor, to The
Ontario Equitable Life & Accident Insurance Company
as Mortgagee for the sum of Four Thousand (\$4,000.00)
Dollars, which said Mortgage bears date the 31st day
of August, 1926, and was registered in the Land
Registry Office at the City of Vancouver, in the
Province of British Columbia on the 2nd day of
September, 1926, under No. 43670 H.

The following is the description of
the lands and premises released and discharged here-
under:-

ALL AND SINGULAR that certain parcel
or tract of land and premises situate, lying and
being in the City of Vancouver, Province of British
Columbia and more particularly known and described
as Lots Twenty-eight (28) to Thirty-two (32) inclusive,
Block Fourteen (14), Subdivision of the North Half
(N $\frac{1}{2}$) of Sections Thirty-five (35), Thirty-Six (36)
and Thirty-seven (37) and the North West Quarter
(N.W. $\frac{1}{4}$) of Section Thirty-eight (38), Hastings Townsite,
according to registered Map or Plan numbered 1314.

The said THE EQUITABLE LIFE INSURANCE
COMPANY OF CANADA DOTH FURTHER CERTIFY that the said
The Ontario Equitable Life & Accident Insurance Company

did by Indenture dated the 1st day of August, 1936, assign the said Mortgage to the said THE EQUITABLE LIFE INSURANCE COMPANY OF CANADA; That the said Mortgage has not been further assigned; And that the said THE EQUITABLE LIFE INSURANCE COMPANY OF CANADA is entitled to receive the money; And that the said Mortgage is therefore discharged.

IN WITNESS WHEREOF the Corporate Seal of THE EQUITABLE LIFE INSURANCE COMPANY OF CANADA was hereunto affixed in the presence of its proper officers in that behalf this 12th day of June 1944.

The Corporate Seal of THE EQUITABLE LIFE INSURANCE COMPANY OF CANADA was hereunto affixed in the presence of:

THE EQUITABLE LIFE INSURANCE CO. OF CANADA

I HEREBY CERTIFY that on the 12th day of June 1944, at the City of Waterloo, in the Province of Ontario, F. J. Kupper who is personally known to me, appeared before me and acknowledged to me that he is the Treasurer of The Equitable Life Insurance Company of Canada, and that he is the person who subscribed his name to the annexed instrument as Treasurer of the said The Equitable Life Insurance Company of Canada, and affixed the seal of the said The Equitable Life Insurance Company of Canada to the said instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said instrument, and that such corporation is legally entitled to carry on business in the Province of British Columbia.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office at Waterloo, in the Province of Ontario, this 12th day of June in the year of our Lord one thousand nine hundred and forty-four.

Walter H. Eubank
A Notary Public in and for the Province of Ontario.

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 11, 1948

IN THE MATTER OF THE CLAIM OF
MATASABURO UCHIDA

PROCEEDINGS AT HEARING

APPEARANCES:

T.G. BOWEN-COLTHURST, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER, Esq.,

appearing for the
Claimant.

J.R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

MR. McMASTER: I will call Dr. Uchida, No. 127 on the original list.

MATASABURO UCHIDA, the Claimant herein, being first duly sworn, testified as follows:

10 MR. McMASTER: In this case, your honour, I would ask leave to amend the claim with respect to the real property to show the value at at least \$10,000.00, the Custodian sold the premises for \$4500.00, leaving a net claim of at least \$5500.00.

With regard to the chattels, I would ask leave to amend to reduce the claim to \$625.00, less credits to the Custodian on the articles claimed \$189.75.

DIRECT EXAMINATION BY MR. McMASTER:

20 Q: Doctor, did you instruct me to prepare this statement with regard to your real property with respect to which you are claiming and is that your signature on it? A: Yes, it is.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

MR. McMASTER: I ask to file that as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

30 MR. McMASTER: I file on behalf of my learned friend what purports to be copies of three appraisals by J.R. Reid and Company, each dated March 20, 1944. Two of the appraisals refer to lots on which there were no buildings, and the third re-

fers to three lots on which the buildings were situate.

(APPRAISALS MARKED EXHIBIT NO. 2)

10 MR. McMASTER: If I might refer to Exhibit No. 1, your honour. This property was situated at 2725 East 7th Avenue, Vancouver, B.C., and the statement shows that it was about a block north of the Technical School in a residential district. It was and eight room house with full pembroke bathroom, granite stucco finish, cement foundations, full cement basement, hot air furnace, sawdust burner, toilet in basement, hardwood floors in the halls dining room and living room. The premises were used as a residence and the property consisted of five lots, four of which were 33 feet by 120 feet, and the fifth lot was a corner lot, 35 feet by 120 feet.

20 The land only was purchased in October, 1931 for \$1750.00 and, as the statement shows, the land was purchased from the claimant's mother after the claimant had erected his house on the land.

The statement by the claimant shows the various improvements which he put on the land. In the first place, he erected a dwelling as described in the statement, the cost being \$5750.00. In 1929 --

THE WITNESS: There is \$250.00 for improvements.

30 MR. McMASTER: Well, I am just referring to the statement, witness, and we can add anything to it that you wish to afterwards.

10 In 1929 he installed electric wiring for
kitchen range and two fire places at a cost of
about \$50.00, and he installed electric fireplaces
in the living room and in the den which were sold
with the premises, and those cost \$175.00. In
1932 he erected a garage, a frame building with
drop siding finish, cement floor and sliding
doors and seven windows at a cost of \$250.00. In
1932 he constructed a driveway from the garage
at the rear of the lot to the front of the house
and to the side street with a rock base covered
with cinders at a cost of \$300.00. In 1933 he
built about 300 feet of wooden fence, wire net-
ting on part across the back of the lots and
along one side, and a rockery fence on the other
side which cost about \$300.00. Between 1927 and
1941 the statement shows that he did landscaping
on the premises, ornamental trees, plants shrubbery,
flower beds and a hedge in front. He hired la-
20 bour and purchased plants, trees, etc., and a
conservative estimate of the cost was \$750.00.
He put in two full lots of lawn, but he doesn't
recall the cost of that, and he constructed an
ornamental pond which cost about \$245.00 in 1941.

30 Now, the claimant states that he kept the
premises in good repair, that he redecorated and
painted the trim in 1937 or 1938. He had a gard-
ener in two days each week. The Custodian spent
some of his rentals on plumbing repairs and re-
decorating before sale.

Referring to the appraisor's report, the claimant says that Reid's appraisal, insofar as it goes in describing the premises, appears to be accurate. However, he considers Reid's estimate of value to be ridiculously low. The claimant states that in 1927, at the time of the building of the house, he obtained a \$4,000.00 mortgage from the Ontario Equitable Life and Accident Insurance Company which substantiates the value of the premises at that time.

10

He says at the time he built there were very few homes in the district, but at the time of his evacuation quite a number of nice homes had been built in his neighbourhood. The claimant also states that he has had estimates made in 1948 of the replacement value of his house and premises by a competent builder and landscaper and their estimates, excluding the value of the land, exceed \$28,800.00. He says while he appreciates that replacement values do not necessarily represent market values and that replacement values in 1948 may be half as much again as in 1944, it appears to him that this estimate more than justifies his own estimate of the fair market value at the date of sale, June 1944. His estimate, as appears on the other side of the form, is at least \$10,000.

20

The claimant states that he knows that his friend, Mr. Hoshino, sold his house near Hastings Park in 1942 when he had to evacuate for \$5,000.00. The claimant says that Hoshino had only one lot

30

with a four or five room house, siding finish, and the claimant expresses the opinion that if Hoshino's house was worth \$5,000.00 in 1942, that his own house was certainly worth twice that amount in 1944.

Q: Now, witness, with respect to this statement, you have shown therein a conservative estimate of the cost of landscaping at \$750.00. How did you arrive at that estimate?

A: Well, the best we could at the moment.

10

Q: And what makes you say it is conservative?

A: Well, because I had the landscaper appraise it last year. According to their figure it is about \$8,900, and something.

MR. BOWEN-COLTHURST: With regard to estimates that have been given to this witness and other witnesses, I have no objection to them going in provided it is understood that they are merely going in for what they are worth unless they are subsequently proven.

20

MR. McMASTER: I would take it that is all they can go in for, your honour.

Q: Now, witness, I produce to you a letter dated March 15, 1948 from H. Hosshardt, landscape architect of Vancouver, purporting to be signed by him. Is that an estimate which you received from him as to the replacement cost of the grounds of your home?

A: Yes.

Q: Without referring to the values that he has placed on there, which it would be necessary for

30

us to call him to prove, I would like you to look through the various items which he shows with regard to the establishment of a garden such as you had, and to say whether or not the improvements that he shows opposite those various items were made to the premises by you prior to your evacuation.

10 MR. BOWEN-COLTHURST: I think that is rather an unusual way of attempting to prove what was done, by taking an estimate and referring to the estimate and then saying "That is what I had done." Surely this man can give evidence as to what he did with regard to his rock garden.

MR. McMASTER: Well, your honour, if we want to take all day or a week, we could make this hearing extend for some considerable time. I will subsequently, I hope, call Mr. Bosshardt in Vancouver and he will give evidence that he examined the premises and found these improvements to be made. Now, I could have the doctor detail all the improvements that he made by viva voce evidence.

20 THE COMMISSIONER: Well, Mr. Colthurst, there have been certain short-cuts taken in getting the evidence in all these cases. I took it that it was the practice laid down by the Commissioner. For instance, Mr. McMaster puts in his claim written out and asks the claimant if that is true to the best of his recollection. Well, that is no way to give evidence in a court of law, you can understand that, and I suppose this is just the same.

30

MR. McMASTER: I would submit, your honour, it short-
ens it.

THE COMMISSIONER: Yes. That was the practice approv-
ed by the Commissioner.

MR. McMASTER: Certainly with regard to the state-
ments. I don't know whether this particular inci-
dent has arisen before or not. I would suggest
it is a fair and reasonable way to shorten the
proceedings.

10 MR. BOWEN-COLTHURST: I don't understand why this wasn't
all incorporated with the claim, though, because
it is different entirely to putting in the state-
ment of claim -- it refers to clearing of virgin
area and levelling and so on -- and if this man
had done it, that could have all been incorporated
with the claim. However, I won't raise any fur-
ther objection.

20 THE COMMISSIONER: Well, you can cross-examine on it.
It is merely a question of getting this claimant's
statement and cross-examining on it. As the Com-
missioner hears the rest of the case, this might
not be of very much value to him, but that is
for him to decide.

MR. BOWEN-COLTHURST: It could have been done in the
usual way.

THE COMMISSIONER: Supposing it were done that way
and read out by Mr. McMaster in the record, it
would be just the same.

30 MR. McMASTER: Now, witness, I would ask you to refer
to this statement by Mr. Bosshardt which I have

produced subject to my calling Mr. Bosshardt to say that these things had been done to the premises at the time he examined them in 1948, and to advise whether the improvements to the lands which are shown in there had been done by you at the time of your evacuation.

A: Do you wish me to read it aloud, or -- ?

Q: No, I think if you just read it through yourself and advise.

10 A: I did before, while the argument was going on.

Q: Well, were all of those things that appear in there, or if not all of them, how many of them, done before you were evacuated?

A: Well, the whole thing was done before I evacuated.

MR. McMASTER: Yes. I would ask to file that for identification as an exhibit, your honour.

(BOSSHARDT STATEMENT MARKED EXHIBIT NO. 3)

Q: Now, witness, I produce to you what purports to be a set of plans for a house. Can you identify those plans or drawings?

20

A: They are the

plans of my building.

Q: Yes. And you had these made for you by whom?

A: Mr. Cronie.

Q: And do those fairly represent the building which you had on these premises?

A: Yes,

except for this porch. It extended up a bit here.

Q: Yes. The porch on the plan of the ground floor extended right to the corner of the building, did it?

A: Let's see, now. This

30

is a bedroom, so -- this must be used as a bed-

M. Uchida
In Chief

room now, but I used that as a den, so it should extend up to here.

Q: That is on the plan of the ground floor?

A: Yes.

Q: The porch which shows now in front of the hall, you considered it extended out to the corner in front of the bedroom shown on this plan?

A: Yes.

10 Q: Aside from that, would you just look them over and make sure they fairly represent your buildings.

A: Yes, that is right.

MR. McMASTER: I would like to file these as an exhibit, your honour. They are sketch plans as described by the claimant; one of the basement plan, one, the ground floor plan, and one the first floor plan.

(PLANS MARKED EXHIBIT NO. 4)

20 Q: Now, witness, I produce to you a number of snapshots pasted on a piece of brown paper. Can you identify those snapshots?

A: They are

the snaps of my home and the grounds.

Q: Yes. And are the dates and information shown on there in ink correct?

A: Yes.

Q: As to the date of the taking of the pictures and the description of which part of the property it is?

A: Yes. That was when it was first built.

Q: That is the picture 1928?

A: Yes.

30 MR. McMASTER: I would ask to file this as an exhibit, your honour. It shows pictures from 1928 up to

W. Uchida
In Chief

1946 of the lands and premises.

(PHOTOGRAPHS MARKED EXHIBIT NO. 5)

Q: Witness, I produce to you a statement with regard to your personal chattels. Did you instruct Mr. Leckie to draw that statement? A: I did.

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

A: Yes.

Q: And is this your signature on the statement?

10 A: It is.

Q: The statement refers to a copy of the Custodian's Analysis Sheet which was produced to your counsel by the Custodian and at the end of the Analysis Sheet it shows in pencil writing that you are not claiming for the garbage can, for the electric fireplace in the sitting room and the electric fireplace in the library, those having been dealt with as fixtures, or the vacuum cleaner which you had personally stored.

20 A: But that disappeared.

Q: Yes, but you had personally stored it.

A: Yes.

Q: \$279.50, then, is taken off the claim which you filed, and you are allowing one-third off that amount for depreciation. A: Yes.

Q: As general depreciation, leaving a net claim of \$651.17, and you are prepared to say the fair market value of all these goods was \$625.00 as shown on this statement, is that correct?

30 A: Yes.

H. Uchida
In Chief

Q: You aren't claiming for the brass curtain rods which the Custodian sold for \$10.00 and the kindling which the Custodian sold for \$1.00?

A: No.

Q: So that the net credit to the Custodian is \$189.75?

A: Yes.

Q: And your net claim is \$435.25 as appears on this statement.

A: Yes.

10 MR. McMASTER: I would ask to file this amended copy of the Analysis of Personal Property Claim with the statement with regard to personal chattels as one exhibit.

Perhaps the secretary might be good enough to mark up the Custodian's copy so that he will have the full details of it.

MR. BOWEN-COLTHURST: Yes, I would like to have that done.

(STATEMENT AND CLAIMS ANALYSIS MARKED EXHIBIT NO. 6)

20 MR. McMASTER: Now, with respect to the statement just filed as an exhibit, your honour, I would draw attention to the fact that the goods claimed for were all received and sold by the Custodian.

Your witness.

MR. BOWEN-COLTHURST: With regard to the real estate, your honour, it is purely a question of value and it will be contended that the sale price was a fair market value.

30 With regard to the personal property, I haven't got the amended Analysis form, and it was my understanding that there were one or two items that

10 were being claimed for that the Custodian will have to contend didn't come into his custody. However, my friend states that he is only claiming for items that were actually sold by the Custodian, and if that is so, then that also will be a matter of value only. If, however, it should turn out that there were some items that were not sold by the Custodian and there is a claim for them, it will be the contention that either the items never came into the hands of the Custodian or if they did, and were not sold, the claim is exorbitant.

MR. McMASTER: Your honour, it may be that I was incorrect in stating that all the items had been sold. There are certain items, however, which, according to the Custodian's file, or his Claims Analysis, rather, were declared but not found. It is at the end of the list, I think.

20 MR. BOWEN-COLTHURST: The information I have on my file is to the effect that the total assessment for all the land and improvements in -- I haven't the year of that assessment. I am afraid that will have to be proved subsequently.

CROSS EXAMINATION BY MR. BOWEN-COLTHURST:

Q: Witness, were you carrying any insurance on the house at the time you were evacuated?

A: Pardon?

Q: Were you carrying insurance on the house at the time you were evacuated?

30 A: Partially, about five.

M. Uchida
Cross exam.

Q: How much was the policy?

A: \$5,000.

Q: Dealing for a moment with your claim form concerning the real estate. The house, originally, I take it, was not wired for kitchen ranges and as a result this extra work had to be done when you wanted these articles?

A: Yes, that is true.

10 Q: And you will readily concede, will you not, that if it had been done in the first instance, it would have been considerably cheaper to have installed it.

A: Well, what do you mean?

Q: The wiring. A: They had to put extra wiring in, in any case, because of the electric range and the fireplaces -- the ordinary wiring isn't sufficient for that.

Q: If that had been done at the time of erection, of course, you will concede it would have not run into as much.

A: No, I don't

20 think so.

Q: No. I notice you are claiming for.

MR. McMASTER: I would like that clarified, your honour, as to whether the witness says he agrees with counsel or disagrees.

THE WITNESS: You mean, if the wiring was done at the time of the building, would it cost less than --

MR. BOWEN-COLTHURST: Q: Your total cost.

A: It would be just the same.

30 Q: Well, you had wiring already in there, you had to replace certain wiring, hadn't you?

M. Uchida
Cross exam.

A: No, we had to put in extra wiring, so it doesn't matter how old or new the house is, the extra wiring would cost us just as much.

Q: On the other hand, you concede that there is less labour in installing wiring at the time of erection than after a house has been completed?

A: Not for this electric range alone, because the wiring was already there, but they had to put in extra wiring from the pole to the house, so I imagine it would be just the same, because the power wasn't strong enough to carry that load, the ordinary wiring.

Q: Now, you have an item, "installing electric fireplaces in living room." Is that the cost of the fireplaces themselves or merely the installation that you have in there?

A: Fireplace and installation.

Q: That includes the cost of the items themselves?

A: Yes.

Q: Have you any idea as to the breakdown of that \$175.00 as to what would be the actual cost of the fireplaces and what would be the cost of the installation?

A: No, not at the moment.

Q: You will concede that in the event that those had been installed originally they would have been somewhat cheaper, won't you, that is, at the time of the building?

A: I don't know. No, no, I don't think so, because it doesn't matter when you put it in, it costs the

same.

Q: My point is, doctor, that actually, when it comes to electric installations, there would be less labour involved in the installation when the house was in construction as far as the wiring is concerned -- some of it is concealed, and so forth.

A: If you give it to a contractor, it might, but if you get it from the B.C. Electric, it would be a different matter, I think.

10 Q: I see. Now, I notice in your garage that you had seven windows.

A: Yes.

Q: And I suppose as a result of those seven windows the cost of the garage was considerably higher than if those seven windows weren't there.

A: The cost is higher because of the sliding door.

Q: And the seven windows.

A: And the seven windows.

Q: They would add to the cost considerably.

A: Yes.

20 Q: Now, coming to this question of landscaping. I notice on Mr. Bosshardt's statement of replacement cost that item one shows "Original clearing of the five lot virgin area." Now what was the condition of the lot at the time of purchase by you?

A: There were tree trunks and fallen trees, huge ones, at that, and they had to be blasted away, and it was on a slope so it had to be levelled off in three tiers.

Q: There had been a certain amount of clearing, though, hadn't there?

30

A: Oh, yes -- no,

M. Uehida
Cross exam.

hardly any clearing.

Q: Was timber growing all over the lot at the time you bought it?

A: There were timber trunks, not the trees --

THE COMMISSIONER: Q: Stumps.

A: Stumps, yes.

MR. McMASTER: Logged off.

THE WITNESS: It had been logged off, but not cleared of.

10 MR. BOWEN-COLTHURST: Q: Yes. And what else, at the time you took over this property, was there on the lots that you purchased by way of improvements?

A: When I purchased?

Q: Yes, at the time you took over those lots.

A: Oh, from my mother.

Q: Yes.

A: Oh, yes, we did -- in 1931 I purchased it, but before that time, clearing blasting, we had to do that.

20 Q: Certain work had been done prior to your purchasing it, is that correct?

MR. McMASTER: Well, your honour, I think this ought to be done on a fair basis. The claimant has said he proceeded to build this building, clear the land and build the building and so on, before actually getting a deed from his mother. He started work in 1927, and he got his deed from his mother in 1931. Now, I mean, if my friend is questioning the man as to whether in 1931 there were certain things on this, it ought to be made quite clear.

30

THE COMMISSIONER: Q: When did you buy the house?

A: I built it myself.

MR. McMASTER: He built it.

THE COMMISSIONER: Q: When did you buy the property?

A: The property was, in a way, given to me, but I gave my mother a little sum in 1931.

Q: 1931? A: Yes.

Q: So it wasn't yours until 1931?

A: No, not exactly. Well, in a way, it was given to me, but she --

Q: When did she give it to you? You put your house on it in -- ?

A: The house was built in 1927.

Q: 1927. Well, you built your house on your mother's property.

A: Yes, I did.

MR. BOWEN-COLTHURST: Q: And in October, 1931, you actually paid your mother \$1750.00 for the land?

A: Yes.

Q: But that didn't include the house, as I take it.

20 A: No.

Q: That was the land only. A: Yes, but not the value of the land. It was just sort of a gratis. It was really given to me, but, as a gratis, I gave that sum to her.

Q: And as a gratis, she gave you the land.

A: Yes, that is true. We do business in a different way.

Q: Now, you will concede that as far as the land-scaping is concerned, that it is a very personal type of gardening, in that it might have a great

attraction so far as you are concerned, that you carried out your own ideas in connection with that landscaping --

A: I quite agree with you.

Q: -- but for some other individual landscape gardening of this type is of a more personal type and therefore it might not have, by any means, the same attraction.

A: Oh, yes, that is true.

10 Q: Going back again to Mr. Bosshardt's statement, doctor, is it your contention that other than the actual clearing of the land all this work was done by yourself?

A: Yes.

Q: Was there any levelling at all on that property at the time you had not purchased it, but at the time you started to work on it?

A: Well, to build the house they had to do that.

Q: Had there been any levelling there, or -- ?

A: Oh, yes, in three tiers.

20 Q: Prior to you taking over that property had there been any?

A: You mean prior to my building?

MR. McMASTER: Ask him at whose expense, and I think you will probably get it.

THE WITNESS: At the time, you know, of the building, the land was sloped so they had to level it off in order to build the building there.

MR. BOWEN-COLTHURST: Q: Yes, but here's what I am getting at, doctor: You have told us that as far as the actual falling of the timber on that

M. Uchida
Cross exam.

land is concerned you weren't responsible for that, you had no part in that.

A: No, no part in that.

Q: Now I am asking you, as far as levelling and laying of contours, which is the second item on this estimate, was any of that done in which you had no part?

A: No.

Q: Now by "no" do you mean there was none done that you had no part in?

10 A: Well, I had a part in it.

Q: You had a part in it all?

A: In all of it after taking over that land, and before, too.

Q: Had there been any levelling done prior to your taking it over?

A: No. What do

you mean -- in 1927? Actually, I took it over in 1927 when the house was built, you see.

Q: Yes, at that time.

20 A: But I gave that sum to my mother four years later, but everything on that land was done by me, that is one thing I can say.

Q: Well, everything wasn't done by you in that --

A: Not topping the trees and things like that.

Q: The falling of the trees.

A: Yes.

Q: But as far as the levelling on that land was concerned, you say that was all done by you.

A: Yes.

30 Q: So that at the time that you first had any dealings with that property there had been no levelling done at all, is that correct?

A: No.

Q: I just wanted to get that clear. Did you give the information on this statement to Bosshardt or was it information that he obtained somewhere else?

A: That is the information I got through them, because I asked him to make an appraisal on it.

Q: In other words, you didn't give him any information.

10 A: Oh, no, not at all; none whatever.

Q: What is the soil like out there, doctor?

A: Very good.

Q: Then I take it that it wasn't necessary for you to bring in any soil.

A: No, not soil, but we had to give it fertilizer every year.

Q: Well, Bosshardt shows on here, "supply of soil." Actually, then, you would say that he was mistaken. I will show you the item, item 2: "Levelling, laying of contours, supply of soil." So
20 that you would say, as far as supply of soil is concerned, that he was mistaken in presuming that you had to obtain soil.

A: After so many years, how did he know that it might be necessary to have soil in there.

Q: It was merely a presumption on his part; that was actually incorrect?

A: Yes.

Q: And, of course, these figures that he shows on this estimate have no relation to the actual cost to you of the improvements, have they?

30 A: Well, trees usually grow, you know, and they are

more expensive after so many years, so --

Q: Now, just confine yourself to my questions, if you will, doctor. Assuming you understand it, my question is this: these figures shown on Bosshardt's estimate actually have no relation to the cost to you of the improvements.

A: It certainly does. If I want a place like that again, I would have to pay that much for it.

10 Q: I am not talking about the replacement value, I am talking of the cost to you.

MR. McMASTER: That is what those figures represent, as explained by the statement.

A: At the present moment?

MR. BOWEN-COLTHURST: Q: Yes. But you understand my question, don't you? A: It would mean that much to me, no.

Q: Now, I am talking of the cost to you at the time you made those improvements.

A: Oh, it would be different from that, yes.

20 Q: Yes. And there is no relationship between these figures and the cost to you.

A: Well --

Q: At the time you made those improvements.

A: Well, you can't very well say "no relationship;" it shows how much I put in in order to cost that much at the present moment, so in a way it does show, doesn't it?

Q: It shows, as I understand it --

30 A: If I didn't put that much in the house, it wouldn't be worth that much now, so in a way it shows that

M. Uchida
Cross exam

there is a relationship between what I put in and what it would cost now.

Q: And what is that relationship?

A: Because if I didn't put anything in it, why, there wouldn't -- it wouldn't cost that much.

THE COMMISSIONER: Q: Well, if you didn't build a house, you wouldn't have one, would you?

A: No. So there is some relationship there.

10 MR. BOWEN-COLTHURST: Q: This is your J.P. form, isn't it, doctor? That is the form that you filled out at the time of your evacuation in 1942?

A: I don't know who put this in here.

Q: Referring, your honour, to certain pencilled notes.

A: Yes.

MR. McMASTER: Pencilled notes, yes, on the inventory, I presume.

MR. BOWEN-COLTHURST: Yes.

THE WITNESS: Yes.

20 MR. BOWEN-COLTHURST: Q: And that form was accompanied by an inventory which I show you? A: Yes.

Q: In this inventory appears "one sawdust funnel," and opposite is written in ink "abandoned perished." That is in your writing, is it?

A: No, it is not in my writing.

Q: Did you put that in? A: I don't know who put that in.

MR. McMASTER: The Custodian writes those sort of notes.

THE WITNESS: I didn't put that in.

30 MR. BOWEN-COLTHURST: Q: You are sure that is not in Your writing? A: Sure.

Q: Do you know anything about that sawdust funnel?

A: Yes, I remember that I didn't mention that.

Q: In your claim? A: Yes.

Q: You are not claiming for that sawdust funnel, in any event?

A: Well, at the time I didn't think anything of it, you know, but now that everything has changed, why, I have to put it in, I guess.

10

Q: You mean at one time you didn't consider it was worth claiming for?

A: No, it isn't that. It was changed over to coal by the tenant, so we didn't put anything on it.

Q: I beg your pardon? Would you repeat that answer?

A: The house was turned from sawdust to coal by the tenant so we didn't think anything of it, and there are quite a few articles which we didn't report because we didn't think anything of it at the time, you know -- not that it is worth less, but if that is a matter that is keeping you, you can just put that off the list, then.

20

MR. BOWEN-COLTHURST: I might put in the J.P. form with the inventory as an exhibit.

(J.P. FORM AND INVENTORY MARKED EXHIBIT NO. 7)

MR. BOWEN-COLTHURST: That is all, thanks.

MR. McMASTER: I would ask my learned friend to admit that there was a mortgage taken out on these premises in 1927 in the sum of \$4,000. If he would examine his C. of E., he would find that is so.

30

MR. BOWEN-COLTHURST: Yes, I am prepared to admit that, your honour. When was that taken out, did you

M. Uchida
Re-Direct

say?

MR. McMASTER: 1927 or '28, I forget when.

MR. BOWEN-COLTHURST: 1926.

MR. McMASTER: 1926, yes.

RE-DIRECT EXAMINATION BY MR. McMASTER:

10 Q: Witness, with respect to the improvements that
you made on the land, itself, by way of landscap-
ing and so on, did you employ expert gardeners
to do that work for you?

A: Yes.

Q: And would you know whether or not it was necessary
for them to put top soil on this property?

A: Was it necessary?

Q: Would you know whether it was necessary or not
for these gardeners to put top soil on the
property? A: Oh, yes. In some spots
it would be necessary, but not in all the areas,
although the land was very good.

20 Q: Now, witness, before you left Vancouver, you were
practising medicine in Vancouver.

A: Yes.

Q: How long had you been practising medicine in
Vancouver? A: Fifteen years.

Q: At the time of your evacuation did you have a
fairly large practice? A: I did.

Q: Was that purely a Japanese practice or was it a
mixed Occidental and Japanese practice?

A: Mixed.

30 MR. McMASTER: That is all, thank you.

M. Uchida

THE COMMISSIONER: Thank you, doctor.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

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

10

J.R. Archibald,
Sub-Commissioner.

50

50

Case No. 103

URBAN REAL PROP.
CHATELLE
KAMLOOPS, B.C.
May 18, 1948.

REAL PROPERTY CLAIMS

1. Real Property Claim

\$10,000.00

Appraised At

\$4775.00

Sold for

\$4500.00

(a) Witness - Appraiser - J.R. Reid and Co.
March 1944.

Question of valuation only.

(b) Property registered in name of claimant but was subject to a mortgage.

Property sold to R.J. McKenzie for 4500.00.
A.E. Austin & Co. made this offer on behalf
of McKenzie.

PERSONAL PROPERTY CLAIMS

2. Chattel Claims

\$625.00

The original claim was \$1226.25 but the amended claim (usual yellow form) allowed for depreciation of 33 1/3%. The amended claim should read 631.17. However, the figure of 625.00 was taken as the total claim. It is impossible to distribute in Form G with 625.00 as the total claim. Accordingly 631.17 has been used as the total claim.

Note that from the total claim of 1226.25 as shown on the analysis, the sum of 279.50 has been deducted. This amount consists of 175.00 for 2 electric fireplaces that were sold with real property: 4.50 for a garbage can for which there has been no record at any time and 100.00 for vacuum cleaner. Claims for these have been abandoned. (See P.11) So that the total claim is 946.75 and from this 33 1/3% is deducted, leaving \$631.17.

Goods valued at	541.00	Sold by auction for	179.75
" " "	30.66	" " tender for	21.00
" " "	44.85	Declared - not found.	
" " "	10.66	No account - theft.	
" " "	4.00	Abandoned.	

TOTAL	<u>631.17</u>
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Question of valuation only - as claimant apparently is only claiming for goods actually sold by Custodian.
(See P.13 Transcript).

Note that Japanese is not claiming for the 24 brass curtain rods and kindling sold by tender for \$11.00. He is claiming for the coal stove. His value is 2/3 of \$35 - \$23.33. He received \$10.00.

Witnesses: Mr. Wills)
Mr. C.C. Smith) Auction
Mr. W.G. Willard)

These men could give evidence of attendance at auction.

ANALYSIS OF REAL PROPERTY CLAIM

File No. 4632.

Re: Claim by D. Matasaburo UCHIDA
relative to 2725 E. 7th Ave.,
Vancouver, B.C.
Lots 28 to 32, Blk. 14 in N. 1/2 of
Sec. 35, T. 8 N., S. 1 E., Plan 1314.

CATALOGUE NOS: 368, 369 and 370. (Tenders closed Oct. 4/43).

APPRAISALS: 1 only on each Catalogue Number

Cat. 368 - Lot 28 \$250.00 by J.R.Reid & Co., Mar.20/44.
(Cleared lot with fruit trees,
partly cultivated).

Cat. 369 - Lots 29,
30 & 31. 4200.00 by J.R.Reid & Co., Mar.20/44.
(Dwelling situated on this
parcel).

Cat. 370 - Lot 32 325.00 by J.R.Reid & Co., Mar.20/44.
(Lot in lawn and shrubbery)

Total valuation \$4775.00

NOTE: This property was sold for \$4,500.00, i.e. \$275.00
below the appraised value.

TENDERS: No tenders received.

OFFERS: 1 only

\$4,500.00 - May 6/44 by A.E.Austin & Co. Ltd. on
behalf of Mr. R.J.McKenzie.
Approved by Advisory Committee May 17/44.
Custodian acceptance letters, May 19 and
June 2, 1944, on Claim File.

SOLD BY CUSTODIAN: \$4,500.00 - to R.J.McKenzie and Kathrine McKenzie, Wife.
Date of Adjustments - June 2/44 (Statement
of Adjustments on Claim File).
Actual net credit from sale after allowing
for discharge of mortgage and adjustments
of sale - \$3,016.94, as per Statement of
Sale on Claim File.

NOTE:	Japanese estimated value	\$14,514.00
	Less amount for which he states property sold by Custodian (correct figure as shown on Statement of Sale - \$3,016.94)	4,329.94

AMOUNT CLAIMED - - - \$10,184.06

CONDITION OF PROPERTY:

Poor state or repair inside and out - according to memo
on file dated Feb.21/46. Stated to be situated in poor
locality.

Repairs required during Custodian administration:
Plumbing \$43.00
Sundry repairs & decorating 49.40 - \$92.40.

Interior in bad condition - according to tenant's letter
of November 2, 1943 on Claim File.

Appraiser's report of March 20/44 states living and dining
rooms are good-sized with hardwood floors. Hall also
has hardwood floors. Grounds in very fair condition -
one car garage on lane.

G. Robertson

Name of Claimant UCHIDA, Matasaburo (Dr.)

Case 103

Custodian File 4632

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village				
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total			
4500								Special			500
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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price				
516.75	179.75	53.92	34.77%	242.25	84.23	21.00	2.52	140.67			
TOTAL RECOMMENDATION											640.67

Name of Claimant

UCHIDA, Dr. Matasaburo

Case 103

Custodian File

4632

REAL PROPERTY										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award 125% of all Sale Prices: % of Amount 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		
4500.										
Commissioner's Special Additional Award										1000.00
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 & Recorded Now Missing	45% of amount in next preceding column			
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim		Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										1000.00