

10072

REAL ESTATE

BUREAU POWELL STREET

FILE NO. 10072

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: TANIGUCHI Junaro
HOME ADDRESS: 519 Powell St., Vancouver, B. C.
REGISTRATION NUMBER 07187 SEX: Male AGE: 45
OCCUPATION: Logger

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

EMPLOYER: self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sagano (deceased)

ADDRESS OF WIFE OR HUSBAND: none

NAMES OF ANY LIVING CHILDREN: Emiko HASHIMOTO (F) Tokiko HASHIMOTO (F)

Junichi HASHIMOTO (M) Kimiko HASHIMOTO (F)

Takeshi HASHIMOTO (M)

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 19, 17, 15, 13, 8 yrs.

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

1. LOCATION AND DESCRIPTION: 519 Powell Street, City of Vancouver,
Title #3020, Lot 29, Block 42,
No. unknown.
District Lot 196.

2. BUILDINGS AND OTHER IMPROVEMENTS: One 8 room, frame, two
storey dwelling house.
1 garage.

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

4. TAXES (Amount and where payable) \$378.78. Payable to City Hall. 1941 paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) At present occupied by declarant
and when he is evacuated the agents Messrs. B. C. Gibbens & Co., Ltd.
254 East Hastings St., Vancouver, will rent the house for \$75.00 per
month. It is understood all the proceeds from the rentals will be
turned over to the Custodian for their direction and disposal.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In owners possession.

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

9. IF FARM LAND STATE CROPS SOWN

none

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

none

2. LANDLORD'S NAME AND ADDRESS:

none

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

none

4. STATE WHEREABOUTS OF LEASE: none

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

The following articles have been left in the house at 519 Powell St. Kitchen: 1 stove, 1 gas stove, 1 kitchen table (big) 1 big cupboard. Living room: 2 table, 2 bureaus, 1 sofa, 1 desk (big) 3 picture & frames, 1 stove. Upstairs bed room: 4 beds & springs, 2 bureaus, 1 drawer, 1 small stove, 2 big tables, 2 big clocks. Rooms upstairs: 5 beds & spring Carpet: 5 carpets, each room. The key to the house at the above address has been left with the agent. These articles may be used by the person to whom the house is rented later. Trunks of clothes have been left in a room upstairs.

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

none

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

none

FORM 11-20

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____
none5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: _____
none6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____
none /7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
none8. BANK ACCOUNTS: _____
none9. LIFE INSURANCE: _____
none10. INTEREST IN ANY ESTATES OR TRUSTS. _____
none11. SAFETY DEPOSIT BOX: _____
none**LIABILITIES:**1. PERSONAL DEBTS: _____
none /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 26th day of June 1942

(Signature)

Juntata Teniguchi

D. M. Chope.

Witness

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

DATE Dec. 8/42

File No. 10072

Full Name (HASHIMOTO) (TANIGUCHI) Junaro
(Surname in Block Letters)

Registration No. 07187

Male - Female
(Check)

Age Aug. 3, 1896

Former Address 519 Powell St., City

Date Evacuated 25/7/42

Naturalized - Canadian-Born - National
(Check)

Present Address Slocan, B. C.

Aug 8/42
Popoff
Slocan City B.C. 28/1/47

Widower
Married - Single
(Check)

Name of Wife Sagano (Dec'd)

Name of Husband

Tachiro HASHIMOTO - real Father
Umataro (Dec'd) Step-father

Name of Mother nee (KOZIMA) Toki #00939

Name of Father

Names of Children under 16

Kimiko (F) 15/8/28 Takeshi (M) 10/7/33

Requested by Mary Lynn

Registered with Custodian Yes
(Yes or No)

Additional Information Passport made out in name of HASHIMOTO, Junaro.
Born HASHIMOTO, adopted into TANIGUCHI family in Japan. Real father is Tachiro HASHIMOTO -
now deceased.

— ~~SECRET~~ —

August 24th, 1946

— ~~CONFIDENTIAL~~ —

File No. 10000 - Jackson TARDUCCI, Reg. No. 07187

File No. 11100 - Tom TARDUCCI, Reg. No. 00909

No Fire Insurance is revealed on these files,
either jointly or severally. According to memo of August 23,
1943, regarding a small fire loss, it is stated that the owner
did not desire to carry Fire Insurance and that the Agents, P.C.
Sullivan & Co. Inc., would not have recommended the risk to any
of the Companies that they represent.

The above Agency is certified to
be in accordance with the information on
file, August 24th, 1946.

W. P. Dusenbury
W. P. Dusenbury
Administration Department

File No. 10722

— SUMMARY —

August 6th, 1946

— LIABILITIES —

Juntaro TANIGUCHI,
Reg. No. 07387

The following claims are revealed as lodged against Juntaro TANIGUCHI:-

- | | | |
|---------------------------------|---|----------|
| 1. Workmen's Compensation Board | - | \$527.25 |
| 2. Vancouver General Hospital | - | 234.65 |
| 3. M. NISHIMOTO CO. LTD. | | 619.03 |

Item No. 1.

Workmen's Compensation Board, is denied in part by TANIGUCHI as per memo May 30, 1944 from Dept. of Labour, Jap. Div. Correspondence on file indicates that Workmen's Compensation Board has agreed to accept an amount of \$342.24 in the joint account of Juntaro TANIGUCHI and Tetsi TANIGUCHI in full settlement.

At this time a letter dated July 29th, 1946 from the Board indicates possibility of their taking Court action. A review of the file adjusts the joint account to \$486.52 one half of which it is proposed to pay the Board in full settlement of their claim of \$527.25, obtaining release of a Judgment that they have against Juntaro TANIGUCHI. If this is completed then this account will be closed. This is a preferred claim.

Item No. 2.

Vancouver General Hospital. This account is admitted by Juntaro TANIGUCHI; reference Dept. of Labour, Jap. Div. ltr. May 30, 1944. In this letter it is stated that he is unable to pay. The Creditor is being advised.

Item No. 3.

M. NISHIMOTO CO. LTD. This account has been denied in part, although Juntaro TANIGUCHI does not indicate the amount. Reference Dept. of Labour, Jap. Div. letter May 30, 1944. In this letter it is stated that he is unable to pay. The Creditor is being advised.

No other Claims against or indebtedness of Juntaro TANIGUCHI are revealed on the file.

The above Summary is certified to be in accordance with the information on file, August 6, 1946.


B.R. Dusenberry,
Administration Department.

HASHIMOTO, Juntaro
HASHIMOTO, Tokiko
519 Powell St., Vancouver, B.C.
Evac. File 10072



Picture Taken April 8, 1943

Juntaro

- SUMMARY -

August 8th, 1946

REAL ESTATE

File No. 10072 - Juntaro TANIGUCHI, Reg. No. 07187,

File No. 12102 - Toki TANIGUCHI, Reg. No. 00939,

Catalogue No: 203
Japanese Names: Juntaro TANIGUCHI and Toki TANIGUCHI,
Civic Address: 519 Powell Street, Vancouver, B.C.
Legal Description: Lot 29, Block 42, District Lot 196, Plan 196, Vancouver, B.C.
Classification: Store and shacks,

Registered in the name of: Juntaro HASHIMOTO and Toki TANIGUCHI,

Title: Clear

Sold to: Frederick Percival Nye for \$1125.00 Cash as Aug. 19, 1943.

Title delivered to: F.P. Nye as November 19, 1943. Title No. 91732-L.
Adjustments made.

Funds released to: Joint account of Juntaro TANIGUCHI and Toki TANIGUCHI
as November 17, 1943.

Chattels: Not involved

Fire Insurance: None

NOTE: That Juntaro TANIGUCHI and Juntaro HASHIMOTO are one and the same person. Juntaro HASHIMOTO upon being adopted by the TANIGUCHI family, changed his name to Juntaro TANIGUCHI, and this is the name he used when declaring his property with the Custodian of Enemy property, although Juntaro HASHIMOTO was the name shown in the Land Registry office, Vancouver, records.

Remarks:

These premises were inspected by Johnson, Reeve & Watson, as April 22, 1943 and reference to that letter (report) reveals that the improvements were in "very bad state of repair" and that some of the buildings had been condemned by the City. Mr. Reeve of that firm gave a valuation of \$1,000.00 on this property. Taxes were heavily in arrears at the date of evacuation of TANIGUCHI, and rentals were at a low ebb. Gibbens & Co. Ltd, agents, for the property reported Sept. 11, 1942, that they expected to get \$60.00 to \$65.00 for the entire property. The general statement of account in respect to this property reveals that a net total of \$135.40 was received from rentals and that \$51.25 was paid out in repairs. Therefore it is seen that the net returns were very small, due to the very unsatisfactory condition of the premises as noted above.

(over)

File Nos.

- SUMMARY -

August 8, 1946

- REAL ESTATE -

10072 -

Juntaro TANIGUCHI

Reg. No. 07187

12102 -

Toki TANIGUCHI,

Reg. No. 00939

Re:- 519 Powell St.,
known as
Lot 29/42/196/196
Vancouver, B.C.

Assessment 1943

Land	\$800.00
Improvements	1800.00

Vancouver, B.C.

Appraisal -

Johnson, Reeve & Watson	\$1000.00
A.R. Mackenzie -	2050.00

Sale Price - \$1125.00

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

September 7th, 1943.

REAL PROPERTY MEMORANDUM

FILE NO: 10072 and 12102
NAME: Junzaro HASHIMOTO and Teki TANIGUCHI
CATALOGUE NO: 203
RE: 519 Powell Street, Vancouver, B.C.
Store and 2 sheds.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	City of Vancouver, Lot 29, Block 42, District Lot 196, Group 1, New Westminster District, Plan 196.
Encumbrances:	None
Taxes:	1943 taxes of \$90.22. Total due \$428.92, including interest.
Vested:	No. 35268
VALUATION BY APPRAISER:	\$1000.00
AMOUNT OF BID:	\$1125.00
APPROVED BY ADVISORY COMMITTEE:	August 10th, 1943.
AMOUNT RECEIVED BY CUSTODIAN:	\$1125.00

KW/W

K. W. WRIGHT

Catalogue No. 203

File No. 10072 and 12102

Name. HASHIMOTO or TANIGUCHI, Juntaro, and TANIGUCHI toki

Civic Address. 519 Powell Street, Vancouver.

Legal Description. Lot 29, Block 42, District Lot 196,
Group 1, District of New Westminster,
Plan 196.

Classification. Store and shacks.

----- *Sold* -----

This property has been sold to Frederick Percival Nye (President
of Nye Foundry) Vancouver. See Mr. Shear's
letter of August 19, 1943.

1943

Jan. 8th

Aug. 14th

Aug. 19th

List of goods taken to storage

Memo re Radio

Memo re Claims

JOHNSON AND REEVE

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

EVACUATION SECTION

APR 22 1943

Rec'd

File No.

Acc.

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

22nd April, 1943.

EXHIBIT No. 365-3

DATE 9 Mar 1948

FILED BY A. Fisher

The Custodian's Office,
Room 506,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B. C.

File No. 10072

Attention of Mr. F.C. Shears

Dear Sir: re Juntaro TANIGUCHI
Lot 29 Block 42 D.L. 196
519 Powell Street.

In accordance with your instructions we have inspected this property and beg to report as follows:

The location has at present no merit for retail business and was formerly not very good.

The land is covered with three 2-storey buildings, of very cheap construction. The ground floor of the front building was formerly described as a bakery, and there are rooms above. The other two buildings were used as dwellings.

The front and middle buildings have been condemned by the City Health Officer as unfit for habitation. All the buildings are in a very bad state of repair and in addition to the plumbing required by the Health Department, the Building Department will probably require new wiring and means of exit in case of fire. Apart from civic demands a lot of repairs and painting, cleaning, etc., are necessary to obtain decent tenants.

The age and condition of the buildings and the expense of rehabilitation, combined with the low rents obtainable in this neighbourhood, make the purchase of the property very speculative.

We are of the opinion that the present value of this property is not more than One Thousand Dollars (\$1,000).

Yours faithfully,

JOHNSON, REEVE & WATSON

per

DW Reeve

DWR

EXHIBIT No.

DATE

FILED BY

VALUATION.

Lot 29, Block 42, D.L. 196

519 Powell Street, Vancouver, B.C.

Owner:- Juntaro TANIGUCHI

City of Vancouver's
1943 Assessed Value

Land \$ 800.
Improvements 1,800.

Size of Lot
25' x 122'

TOTAL \$2,600.

LAND Estimated 1942 Value

25 Front-feet @ \$20.00

\$500.00

BUILDINGS Constructed in 1894

1. On Street:- 2 story frame, no basement.
Store on street, remainder rooms.
Size - 25' frontage x 60' depth.

1942 Replacement Cost:-

1,500 square feet @ \$2.00 ----- \$3,000.

2. At rear of Lot: 2 story frame.
No basement, all rooms.
Size - 24' frontage x 38' depth

1942 Replacement Cost:-

912 square feet @ \$1.60 ----- \$1,459

Less 48 years' depreciation - 65% - 4,459
2,898

ESTIMATED 1942 VALUE OF BUILDINGS \$1,561. Say \$1,550.

ESTIMATED TOTAL 1942 VALUE OF PROPERTY \$2,050

NOTE:-

The valuation of LAND in respect of this Commercial frontage has been based on assumption of normal pedestrian and business activity as prevailed prior to the evacuation of the Japanese.

Expression of appraisal of 1943 land values, or that for whatever period the present stagnation in this business area may continue, would, in equity, be subject to appropriate reduction from 1942 Value in the judgment of the Advisory Committee, for the significance of what may appear to be "sacrifice" sales made in the vicinity recently by the City of Vancouver, and others, and the extraordinary peculiarity of the existing situation.

A. R. Mackenzie

6th April, 1943.

REAL PROPERTY MEMORANDUM.

File No. 10072 and 10051. 12102

Name: Juntaro TANIGUCHI,

Catalogue No. 203.

Re: 519 Powell Street, Vancouver.
Store and 2 shacks.

TITLES AND ENCUMBRANCES.

A. Title No. 37908 K

Property: Lot 29, Blk. 42, D.L. 196, G. 1, D.N.W.
Plan 196

Name: Juntaro Hashimoto and Taki Taniguchi.

Whereabouts. Juntaro Taniguchi states in his possession (JP Form)
(written for.)

B. Charges.

Registered: None.

Vested: 35268.

Unregistered: Part ownership alleged by Jutare Taniguchi in
letter of 15/2/43.

Taxes: \$428.92 due. both arrears and consolidated owing and interest
to date of payment, 1943 \$90.22.

Insurance: None carried. See S.M.Gibson's memo 23/8/43.

Assessed Value: Land \$800.00 Improvements. \$1800.00

Valuation by Appraiser. \$1000.00 (F.G.Shears letter of 10/8/43.)

Amount of Bid; \$1125.00

Approved by Advisory Committee: ✓

Paid as shown in attached letter. ✓

Name of transferee as attached letter. ✓

ADMINISTRATION.

Tenancy: Has been partly occupied at \$10.00 per month. Not clear what is
present situation.

Chattels. Some left on evacuation (JP Form). Spain's memo of 9/1/43
states "all chattels at this address" moved to storage. No
address mentioned in memo. Does it refer to 519 Powell Street?

Yes - in storage list #319 dated 8/1/43 which mentions 519 Powell St

File No. 10073 &
10074
Catalogue No. 205

October 25th, 1943.

MEMORANDUM

To: Mr. P. H. Russell

From: Mr. D. A. Granger

Judith HASHIMOTO
and
Toki TANIMOTO
Lot 29, Blk. 42,
D.E. 196, Sp. 1,
R.F.D., Plan 196.

With reference to the above property which was recorded in the Vancouver Land Registry Office, October 1st, 1943, we enclose herewith the following documents in connection therewith.

1. Copy of application number 91731-1 dated October 1st, 1943, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 91732-1 dated October 1st, 1943, registering the property in the name of Frederick Percival Nye (Dead).
3. Duplicate of Transmission dated September 10th, 1943.
4. Duplicate of Deed dated September 10th, 1943 - Secretary of State to Frederick Percival Nye.
5. Certificate of Indefeasible Title Number 91733-1 dated October 25th, 1943, covering the above property in the name of Frederick Percival Nye.

D. Granger

DATED
Encls.

September 14, 1941.

Enclosed for Mr.
File No. 10000
10000



Enclosed for Mr. Wright
and Mr. Cramer
Law of Wisconsin
Notary Public, State of Wis.,
Notary Public, State of Wis.,
Notary Public, State of Wis.,
Notary Public, State of Wis.,

Enclosed herewith the following documents in connection
with the sale of the above described property:

1. Original Certificate of Indemnity.
2. Indemnity in Duplicate.
3. Deed in Duplicate.
4. Copy of letter showing to whom sold and price
paid for property.
5. Certificate from Administration Department and
Fidelity Commission and approval of Advisory
Committee.

Certificate of Indefeasible Title Number 17408-2
in connection of Eugene KASICHUKI and has been written for.

Repraver

August 8th, 1946

PERSONAL PROPERTY

Juntaro TANIGUCHI,
Reg. No. 07187

CHATELS

Page 2 of Registration dated June 26th, 1942, by Juntaro TANIGUCHI records chattels as follows:-

"The following articles have been left in the house at 519 Powell St. Kitchen: 1 stove, 1 gas stove, 1 kitchen table (big) 1 big cupboard. Living room: 2 table, 2 bureaus, 1 sofa, 1 desk(big) 3 picture & frame, 1 stove. Upstairs bed room: 4 beds & springs, 2 bureaus, 1 drawer, 1 small stove, 2 big tables, 2 big clocks. Room upstairs: 5 beds & spring. Carpets: 5 carpets, each room. P.C. Gibbens & Co. 254 E. Hastings St. The key to the house at the above address has been left with the agent. These articles may be used by the person to whom the house is rented later. 2 trunks of clothes have been left in a room upstairs."

A warehouse receipt #319 dated January 8th, 1943, lists chattels removed from 519 Powell Street, to 604 Cordova St. and memo of January 9th, 1943, states "all chattels at this address were moved to central storage".

Disposal of chattels was made as per Auction sheets Van.39 \$19.52, Auction No. 40.\$1.05; Auction 60 --.21; Auction 61--.43; Total \$21.21.

However, above warehouse receipt and memo indicate that "chattels of others were mixed with the goods listed".

A sale of lumber for \$5.00 is indicated March 12th, 1943, in the joint account of Juntaro TANIGUCHI and Toki TANIGUCHI and is being transferred to the personal account of Juntaro TANIGUCHI pending clarification of the chattels sales as shown in his account.

The disposal of any unsold items on warehouse receipt No. 319 is not revealed on the file.

NOTE: It appears that Yohei KAWABATA, File No.10003 had some chattels at 519 Powell Street, when these were removed to 604 E. Cordova Street, January 8th, 1943.

SPECIFIED ARTICLES:

While Juntaro TANIGUCHI did not declare a radio in his registration dated June 26, 1942, the file reveals that he surrendered to the R.C.M.P. on March 10th, 1942, a Marconi Model 37 Serial 37 - 10283. This was turned over to the Custodian and was sold as May 21st, 1944 for a net price of \$16.45 which amount was placed to his credit on our books.

✓ R.C.M.P. receipt is on file.

NETS:

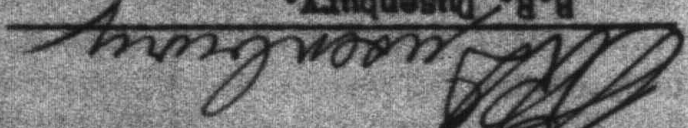
A memo dated August 2nd, 1943 of 2 pieces of net as removed to Steveston is on this file. No other reference is found on the file and no proceeds from nets are revealed in TANIGUCHI'S account.

(over)

SUMMARY - PERSONAL PROPERTY - continued.

No other Personal Property of Juntaero TANIGUCHI
is revealed on the file.

The above Summary is certified to be
in accordance with the information on file,
August 8th, 1946.


B.R. Dusenbury,
Office of the Custodian.

MEMORANDUM

August 14, 1943.

TO: File No. 10072

FROM: Specified Articles Department

Re: TANIGUCHI Juntaro, Reg. #07187

<u>ARTICLE</u>	<u>DESCRIPTION</u>	<u>APPRAISED VALUE</u>
RADIO	✓Marconi Radio Model 37, Serial No. 37-10283	\$15.00

HS

1. Sold by auction 2/5/44 for \$15.00

*Received from P. receipt
Nov 9-45
A*

NAME

✓ BARRETT, J. J.REGISTRATION NO. 67387FILE NO. 10072

The following chattels were sold by public
 auction at 332 Powell, Vancouver, B.C. on May 2, 1944.

Barrett console

\$20.00

Total:

\$20.00

Less Expenses:

(Auctioneer's Fee) \$2.00
 (Advertising) 0.35
 (Moving) 0.20
 (Storage) 1.00

\$ 3.55

Net Proceeds Credited:

\$16.45

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering list No. Vancouver 18

Remarks.

155

NAME

~~XXXXXXXXXXXXXXXXXXXX~~

REGISTRATION NO.

~~XXXXXX~~

FILE NO.

~~XXXXXX~~

The following chattels were sold by public

auction at

~~712 St. James Street Vancouver B.C.~~

on

~~April 23rd 1944~~

Bids

\$.30

*Transferred to Dispense
account Dec 25/44
J May*

Total

Less Expenses: (Auctioneer's fee \$.05
(Advertising .01
(Moving .01

Net Proceeds Credited:

\$	.30
\$	.39
\$	.21

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 60

Remarks.

NAME WATSON (WATSON), James

REGISTRATION NO. 07187

FILE NO. 10072

The following chattels were sold by public
auction at 322 Powell St., Vancouver, B. C. on February 14, 1945.

4 Chairs

\$ 1.30

*Transferred to Suspense
account Dec. 28/48
J. May*

Total

\$ 1.30

Less Expenses: (Auctioneer's Fee: \$0.15
(Advertising: 0.04
(Movings: 0.26

\$ 0.85

Net Proceeds Credited:

\$ 1.05

Members of Custodian Staff Present. Mr. Mills

Extracted from Auctioneering List No. Vancouver 40

Remarks.

NAME TAKEMOTO, (Hachiro) Junzo

REGISTRATION NO. 07257

FILE NO. 12072

The following chattels were sold by public

auction at 501 Powell St., Vancouver, B. C. on January 21, 1943.

Spring, wire etc.	0.08
Food tinner etc.	1.00
Electric shaver	1.00
Small bottle	0.25
Small metal dinner wagon	2.00
Bed and spring	1.00
Gas range	1.00
Trunk	1.00
Shed of drawers	1.00
Bedroom cabinet	1.00
Copper boiler	1.00
Bed table	1.00
Portable Gramophone (base only)	2.00

*Transferred to Laspine
Reckert Dec. 6/44
S. May*

Total
Less Expenses: (Auctioneer's Fee) \$ 3.01
(Advertising) 1.01
(Moving) 5.56

Net Proceeds Credited:

30.00
10.58
19.42

Members of Custodian Staff Present.

Mr. Villa

Extracted from Auctioneering List No.

Vancouver 39.

Remarks.

NAME BANKRUPT (TRUSTEES) Estate

REGISTRATION NO. 57387

FILE NO. 10000

The following chattels were sold by public
auction at 71 E. Hastings St. Vancouver B. C. on April 23rd, 1946.

Balance
Brought

\$.30
.25

*Transferred to Suspense
Account Dec. 11/48
J. May*

Total

\$.55

Less Expenses:

(Auctioneer's fee \$.07
(Advertising .05
(Moving .02

\$.14

Net Proceeds Credited:

\$.41

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 61

Remarks.

DOMINION OF CANADA
PROVINCE OF BRITISH COLUMBIA
CITY OF VANCOUVER

TO WIT: }

IN THE MATTER OF THE WORKMEN'S C
COMPENSATION ACT AND IN THE MATTER
OF JUNTARO TANIGUCHI.

Firm #1632 - 1

I, FOSTER PARKER ARCHIBALD, of the City of Vancouver
in The Province of British Columbia, do solemnly declare:

1. That I am the Secretary of the Workmen's Compensation
Board, a Commission having its Head Office at 411 Dunsmuir Street,
in the City and Province aforesaid:

2. That there is due and owing by the said Juntaro
Taniguchi to the Workmen's Compensation Board, for assessment made
under the authority of the Workmen's Compensation Act, the sum of
Five Hundred Thirteen Dollars (\$513.00), as based on the audit of the
payrolls of the said Juntaro Taniguchi, and also the sum of Fourteen
Dollars and Twenty-Five Cents (\$14.25) due under Section 34 of the
Workmen's Compensation Act for Medical Aid, making a total due of
Five Hundred Twenty-Seven Dollars and Twenty-Five Cents (\$527.25).

3. That the Board aforesaid holds no security whatever
for the said indebtedness, or any portion thereof:

AND I MAKE THIS SOLEMN DECLARATION conscientiously
believing it to be true and knowing that it is of the same force
and effect as if made under oath and by virtue of the Canada
Evidence Act.

DECLARED BEFORE ME at the City
of Vancouver, in the Province
of British Columbia, this thir-
tieth day of April, 1942.

A Commissioner for Taking Affidavits
within British Columbia.

Letter WCB 2040-45
says for which we had
a Judgment
Tues
Aug 21/42
R

10072
ADDRESS ALL COMMUNICATIONS TO THE WORKMEN'S COMPENSATION BOARD,
411 DUNSMUIR STREET, VANCOUVER, B. C., AND REFER TO CLAIM OR FIRM NUMBER

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

RECEIVE
APR 30 1942

E. S. H. WINN, K. C., CHAIRMAN
PARKER WILLIAMS, COMMISSIONER
J. H. PILLSBURY, COMMISSIONER
F. P. ARCHIBALD, SECRETARY



BRITISH COLUMBIA

The Workmen's Compensation Board

VANCOUVER

April 30, 1942.

Mr. G.W. McPherson, Custodian,
Japanese Evacuee Section,
507 Royal Bank Building,
Vancouver, B. C.

C/S
4/5

Dear Sir:

Re: Juntaro Taniguchi, Firm #1632 - 1

We are enclosing herewith statutory declaration proving our claim against the above-named in the amount of \$527.25, together with Medical Aid and Assessment Notices showing how this amount is made up.

We would call your attention to the fact that the amount due the Board is a Crown Debt and is given statutory priority on the assets of the Debtor under Section 47 of the Workmen's Compensation Act.

Trusting that we will shortly receive a cheque in settlement of our account.

Yours truly,

THE WORKMEN'S COMPENSATION BOARD.

LEGAL DEPARTMENT.

RWL:FM
encl.

TELEPHONE PACIFIC 6883

ESTABLISHED 1908

VANCOUVER'S SELECT HOME SELLERS

File 10072



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET.

VANCOUVER, B. C.

13th July 1942.

OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION

RECEIVED
JUL 15 1942

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
City.

Gentlemen:-

Your File 10072.

Juntaro Taniguchi: Registration No 07187

Further to your letter of July 4th, relative to the above mentioned, we will be pleased to take over the supervision of this property in accordance with the conditions and stipulations as set forth in your letter.

The present tenant of the premises at 519 Powell St, is Y Hayashi, the monthly rental is \$20.00 and the rent is paid up to June 30th 1942.

We will immediately advise your Office of any change that takes place in this property or the tenants of same.

Thanking you for this opportunity of serving you and trusting this is the information you desire, we are,

Yours very truly

P.C.GIBBENS & CO Ltd,

per *G. Swain*

S-a.

Established Over A Quarter Of A Century

FIRST NATIONAL INSURANCE
Company of America

TELEPHONE PACIFIC 6553

HEAD OFFICE FOR CANADA
VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
SEP 4 1942

P. C. Gibbens & Co. Ltd.

Real Estate - Insurance - Rentals - Loans

254 East Hastings Street
VANCOUVER, B. C.

3rd September 1942.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building.,
City.

Gentlemen;-

re Junataro Taniguichi,
File No 10072.

Further to your letter of August 31st, we
beg to advise that Mrs Taniguichi is still in possession
of the premises 519 Powell St.

We understand that Mrs Taniguichi has rented
the store portion to Mr H Levson, as a Furniture Storage
from September 1st at a monthly rental of \$10.00.

We could not locate Mrs Taniguichi this
morning, but we have been given to understand that she
will be moving to Hastings Park around the end of this
week, in which event we will advise you,

Trusting this is the information you desire.

Yours very truly

P.C.GIBBENS & CO LTD,

S-s/

per

J. Surain



P. C. GIBBENS & CO. LTD.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

RECEIVED
SEP 9 1942

ADDRESS ALL COMMUNICATIONS TO THE FIRM:
254 EAST HASTINGS STREET.

VANCOUVER, B. C.

8th September 1942.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building.,
City.

Gentlemen;— re Junataro Taniguichi.
Your file 10072

Your letter September 4th, kindly note
that the rent of the store portion is \$10.00 and
not \$20.00 as stated in your letter. ✓

Mrs Taniguichi informs us that she has
rented the rear portion of the building to a Mr Hayes
at the rental of \$15.00 per month, and that she has
collected four months rent, which is now paid to
January 5th 1943.

Mrs Taniguichi paid \$50.00 on the taxes
of the property as per enclosed receipt.

Yours very truly

P.C.GIBBENS & CO LTD,

S-s.

per *J. H. Swain*

10072

September 10, 1942.

P. C. Gibbens & Co. Ltd.,
254 East Hastings Street,
Vancouver, B. C.

Attention Mr. G. Swain.

Dear Sirs:

Re: Jumataro TANIGUCHI

We thank you for your letter of the 8th instant re the above.

With the store portion rented at \$10.00 per month and the rear portion at \$15.00 per month, only \$25.00 per month is at present coming in from this property. Is there another part of the building to be rented, as when Taniguchi declared this property he stated that same would be rented by you for \$75.00 per month. In view of the large amount of taxes outstanding on this property, it is important that same is rented satisfactorily, and we shall be glad to know if you consider the rents mentioned above are adequate.

Yours truly,

P. Doust,
Administration Department.

PD:BT

TELEPHONE: PACIFIC 8852

ESTABLISHED 1908

Daugh
VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET.

VANCOUVER, B. C.

11th September 1942.

Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building.,
City.

Gentlemen;-

re Junataro TANIGUCHI
Your file 10072

Further to your letter of September 8th,
re the above mentioned. The store portion of the
building is occupied as a storage warehouse, and
we were given to understand that the rental of \$10.00
was only of a temporary nature, also that the tenant
would not be in the building any longer than a month
or two. The centre portion of the building is at
present not tenanted, the revenue from this portion
should be \$20.00 or \$25.00 per month and we are
endeavouring to get a suitable tenant for same, and
we will advise you when we have done so. The renting
of the rear and store portions of the building were
done by Mrs Tanaguichi Sr, and without our knowledge
we expect to get a rental of approximately
\$60.00 to \$65.00 for the entire property.

Yours very truly

P.C.GIBBENS & CO LTD,

S-s.

per *Shuair*

Established Over A Quarter Of A Century

10072

September 14, 1942.

Messrs. P. C. Gibbons & Co. Ltd.,
254 East Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Junataro TANIGUCHI

We are much obliged for your letter of the 11th instant, giving us full particulars regarding the rental arrangements to date on the property owned by the above at 319 Powell Street. We had occasion to write to Taniguchi regarding taxes on this property, which are heavily in arrears, and took the opportunity of pointing out the unsatisfactory way in which parts of this building have been rented without your knowledge.

We shall be glad to hear from you in due course when the remainder of the building is rented, and are sure you will use your best efforts to get the property completely rented up as promptly as possible.

Thanking you,

Yours truly,


P. Douet
Administration Department.

PD:BT

10072

September 14, 1942.

Mr. Junataro Taniguchi,
Registration No. 07187,
Slocan, B. C.

Dear Sir:

With reference to your property at 519 Powell Street, we are advised by the agents who are looking after this property, P. C. Gibbens & Co., that Mrs. Taniguchi Sr. rented the store portion of the building for \$10.00 per month and the rear portion for \$15.00. This was done without Gibbens' knowledge, and we regret that they were not consulted in the matter, as they could possibly have done better for you. The center portion of the building is not tenanted, and Gibbens are endeavoring to find a suitable tenant.

Our object in writing you is to point out that the revenue from this building is not likely to exceed in all \$60.00 to \$65.00 per month. Taxes on the property are heavily in arrears, \$50.00 having been paid recently on a total of \$378.78 due. We shall of course apply any rents received towards these outstanding taxes, but in the meantime, shall be glad to know if you are in a position to remit to us some funds towards these taxes.

Yours truly,


P. Douet,
Administration Department.

PD:BT

10072

October 15, 1942.

Mr. Junataro Taniguchi,
Japanese Registration No. 07187,
Slocan, B. C.

Dear Sir:

We wrote you on the 14th of September respecting your property at 519 Powell Street, advising you that the revenue from these premises is not likely to exceed \$63.00 or \$65.00 per month--we rather doubt whether this figure will be reached, as our agents have so far been unable to rent any further portion of the building--however, we will advise you as soon as we hear anything definite.

In our letter we mentioned that only \$50.00 had been paid on account of arrears of taxes totalling \$378.78, and requested you to advise us if you are in a position to remit us the balance of the taxes due or some portion thereof. We regret that up to the time of writing we have heard nothing from you, and we must ask you to kindly reply to our query without further delay.

Yours truly,


P. Doust,
Administration Department.

PD:BT

P. S. We are advised by the City of Vancouver Tax Office that your property is liable for tax sale in November and that the smallest amount that must be paid to protect the property is \$56.56, of which you have already paid \$50.00. We would suggest that in any event you send us the remaining

FIRST NATIONAL INSURANCE
Company of America

HEAD OFFICE FOR CANADA

VANCOUVER, B. C.



TELEPHONE PACIFIC 6553

P. C. Gibbens & Co. Ltd.

Real Estate - Insurance - Rentals - Loans

254 East Hastings Street

VANCOUVER, B. C.

November 19th 1942.

Custodian of Enemy Alien Property
506 Royal Bank Bldg.,
City.

Gentlemen:

Re 519 Powell St, Taniguchi
Your file reference 10072.

We have a party who is willing to rent the little 2 roomed suite upstairs over the store, providing a sink is put in. If you will remember this property is divided into 3 old dilapidated buildings and there are only 2 sinks for the entire property and these are at the back. Naturally it is exceptionally difficult to get any white people into the building under these conditions. We would recommend the installation of the sink, even if a second hand one could be procured as, in our opinion, it would be advisable to get someone occupying part of the building as it affords a certain measure of protection.

Your instructions will be appreciated.

Very truly yours,

P.C.GIBBENS & CO. LTD.

PER:

Rental Department.

GS.S

10072

November 23, 1942

Messrs. P. C. Gibbens
& Company Limited,
254 East Hastings St.,
Vancouver, B. C.

Dear Sirs:

Re: TANIGUCHI, Junatara

We have your letter of the 19th inst., and agree that unless a sink is provided in the small two roomed suite upstairs at the property of the above at 519 Powell Street, we shall be losing revenue and therefore agree to this expense. We would like to know roughly the total cost involved, which may be deducted by you from rents received and shown in your monthly rental statement.

Yours truly,


P. Douet
Administration Department

PD/GH

TANIGUCHI, Junetaro

File # 10072

Reg. 07187

Season B.C.

Nov. 30/42

File No. 10072

\$6.56 - balance of unpaid taxes.

56.56.

paid 50.00

Balance DEC 3 1942

Dear Sir,

(Mr. Donet)

In answering your letter of 24th. I'm very sorry to hear that you have not received our letter. We sent you an answer as soon as we received your note, saying to collect the rent money from the man at 319 Powell. He had some money owing to us.

But, anyway we are sending you a money order of \$6.56. Hope you get our letter this time & find every thing satisfactory.

Yours very truly;

Reg. No. 07187

Ok like you to

sent us the receipts.

Junetaro Taniguchi
(Junetaro Hashimoto)

10072

December 3, 1942.

Mr. Junataro Taniguchi,
Japanese Registration No. 07187,
Hilo, B. C.

Dear Sir:

We have received an inquiry from Mr. Nye, who has property next to yours at 519 Powell Street, as to whether you are prepared to sell your property, and if you are willing to do so, we shall be glad if you will give us some idea of the price you would sell at. Incidentally, we would remind you that your property became liable for tax sale on September 15th, as unpaid taxes since 1939 amount to about \$325.00.

If you do not wish to sell your property, we would like to know how you propose to meet these arrears of taxes. We have written you two or three times regarding this but have had no answer from you. On going through your file, we find there is a claim against you for \$527.25 from the Workmen's Compensation Board, and also a claim for \$619.03 from S. Nishiguchi Limited for merchandise supplied since 1939. We would like to know what you propose to do regarding these two debts.

We understand from F. C. Gibbons & Co., who are the Agents for your property, that you collected four months' rent in advance for the rear portion of the building. Please advise us the rent per month.

The store portion you rented for \$10.00 per month, but we believe the tenant is leaving immediately.

We understand the center portion of the building is not tenanted yet on account of its bad condition.

We would appreciate your prompt reply to this letter.

Yours truly,

P. Douet,
Administration Department.

PD:BT

10072

December 7, 1942.

Mr. Junataro Taniguchi,
Japanese Registration No. 07187,
Slocan, B. C.

Dear Sir:

We have received your letter dated November 30th, enclosing money order for \$6.56, the balance of the amount required to save your property at 519 Powell Street from tax sale, and our official receipt is attached hereto. We would advise that we have sent a cheque for the above amount to the City of Vancouver, and the receipted tax notice will be kept on your file in this office.

Yours truly,

P. Douet,
Administration Department.

PD:BT

Enclosure.

HEALTH DEPARTMENT

STEWART MURRAY
M.D. D.P.H.
MEDICAL HEALTH OFFICER



TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

Dec. 14th, 1942.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
DEC 15 1942

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

out -> Pear

11960

Dear Sir:-

Re: ~~351 Powell St., Kato Sakai,~~
~~519 Powell, Jinitaro & Toki Hashimoto.~~
~~118 Main St., K. Nakatsuka. Int. 174~~

10072

address of Canada
Daily News

This is to advise you that the above premises
were placarded as unfit for lodging house purposes until
the requirements of the City & Provincial By-laws are
complied with.

At present, they are not being used as living
quarters.

This action has been found necessary in view
of the circumstances re 461-3 Powell Street, which are
contained in the attached letter.

Respectfully yours,

Barogus

GAR:EM

CHIEF SANITARY INSPECTOR.

Copies made for files 11960 & Int. 174

10072.

December 14, 1942.

Collector of Taxes,
City Hall,
Vancouver, B. C.

Dear Sir:

Re: Junataro TANIGUCHI

Attached please find our cheque amount-
ing to \$6.56 in payment of the balance of the 1939
taxes on the property of the above described as
Lot 29, Block 42, D.L. 196.

Kindly send the receipted tax notice
to this office.

Yours truly,


G. H. Peers,
Administration Department.

GHP/P.
Encl.

10072

January 14, 1943.

Registered Mail

Mr. Junataro Taniguchi,
Japanese Registration No. 07187,
Slocan, B. C.

Dear Sir:

We wrote you on December 3rd advising you that we had received an enquiry from Mr. Rye, who has property next to yours at 519 Powell Street, asking you if you are prepared to sell your property and pointing out that your taxes were considerably in arrears, etc. We regret that up to the time of writing we have received no reply from you to the various queries mentioned in our letter, and we shall be glad if you will kindly answer this letter in detail by return certain.

Please do not ignore this letter, as we have written you many times on various matters and have received no answer from you.

Yours truly,

P. Doust,
Administration Department.

PD:BT

*Have say 9800
amount 1,800
In front*

7600 7000000

10072

*From Nye
Zoumbay
HA 5881*

January 22, 1943.

Attention Mr. G. A. Rogers,
Chief Sanitary Inspector

The Health Department,
City of Vancouver,
City Hall,
Vancouver, B. C.

Dear Sirs:

Re: Junataro TANIGUCHI
519 Powell Street.

With reference to your letter of the 14th of December and our phone conversation with Mr. Rogers this morning, as arranged, we shall much appreciate your getting one of your inspectors to visit this property again and give us a report on same as there is some question of the property being purchased by the Nye Foundry next door if we can get the Japanese to agree to sell. We understand that one of the buildings has been condemned by you but as explained on the phone, a further report at an early date will greatly oblige.

Yours truly,

P. Doust,
Administration Department.

PD:BT

CUATION SECTION
Recd JAN 26 1945
File No. 10072
Ans.
Referred *Ornel*

January 22, 1945

Slocan, B. C.

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

Dear Sirs:

Re File No. 10072

This is to acknowledge the receipt of yours of
January 14th, registered mail.

It is noted that you have stated on December 3
written me in regards to the selling of the
property in question but regret to inform you
that such letter you mention have not been
received to date.

Kindly send me at your earliest convenience
detailed information you speak of by registered
mail and oblige.

In anticipation for your earliest attention, I
am

Yours truly,

J. Taniguchi
Junataro Taniguchi
Reg. No. 07187
Slocan, B. C.

HEALTH DEPARTMENT

STEWART MURRAY
M.D. D.P.H.
MEDICAL HEALTH OFFICER



VANCOUVER, B. C.

Jan. 30th, 1943.

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

Attention Mr. Domet

Dear Sir:-

Re: 519 Powell St. File No. 10072,
Owner - Junaturo Taniguchi.
Agents - P.C. Gibbens.

I have inspected the above premises today and find them in such condition that to recommend the necessary changes and improvements would place a prohibitive cost on the estate.

At the present time, the water service and some toilets are out of order due to the recent freeze-up, leaving the tenants without the proper sanitary facilities. The agents were advised by a tenant of this.

At least 2 baths or showers are required if this is to be operated as a lodging house. Housekeeping units would require sinks.

Some of the rooms are without sufficient light and could not be used for habitation.

Ground floor rooms in the centre building are definitely unfit for human habitation, and the building as a whole is a detriment to the rooms of the front portion. The premises generally will require much work, re-decorating and some sanitary fixtures. Many of the rooms, particularly on the east side, are without light.

I feel, therefore, that if it is not intended to overhaul these premises, removal of the centre and rear portion would be desirable. The crowded condition on this property is not in the best interests of health and constitute a fire hazard.

The front portion upstairs can only partially be used, due to lack of light. The store would be habitable if the centre building was removed.

EVACUATION SECTION

Rec'd Feb 1 1943

File No. 10072

Ans. 347

Deferred

TELEPHONE 2711

after
further

ack T's letter
7/2/43

1st - 4 people in apartment
2nd - empty
3rd - 1 person in apartment
2nd - below

3 houses
middle one
empty +
condemned

R. P. Alexander, Esq.

Jan. 30th, 1943.

I might state also that no scavenging service has been arranged for this property and garbage, etc., is being piled on the lane.

Respectfully yours,

G. A. Rogers per E.M.

GAR:EM

CHIEF SANITARY INSPECTOR.

10072

February 3, 1943

City of Vancouver
Health Department
Vancouver, B. C.

Attention: Mr. G. A. Rogers

Dear Sirs:

Re: Junataro TANIGUCHI

We are much obliged for your report of January 30th in duplicate, relating to the property of the above. This will now enable us to take definite action and we hope in a few days to be able to communicate with you further on this matter.

Your prompt attention given to our request for this report is much appreciated.

Yours truly,

P. Douet
Administration Department

PD:NDE

10072

REGISTERED MAIL

URGENT

February 5, 1943.

Mr. Juntaro TANIGUCHI,
Reg. No. 07187,
Slocan, B. C.

Dear Sir:

Your letter of the 22nd instant has not been replied to earlier, as the Health Department, City of Vancouver, have condemned part of your buildings and, as we learned that a full report would shortly be received by us from the Chief Sanitary Inspector, we have delayed writing. We cannot understand how it is you have not received our previous letters, since they have all been addressed to Slocan, and you received the letter dated 14th January. Surely, all the others could not have gone astray.

We enclose a copy of this report, and if action is not taken immediately, it is quite clear that the centre and rear buildings will have to be removed, and certainly the first building must have immediate attention.

Will you kindly let us know by return mail what you are prepared to do in this matter and, taking all things into consideration, it would appear that to sell your property would be the best way out of the matter.

We would remind you that there are still unpaid taxes since 1939 amounting to about \$325.00 despite the \$56.00 paid in December to avoid the property being held under tax sale. You have other liabilities, viz: \$527.00 owed to the Workmen's Compensation Board, and \$619.00 to M. Nishiguchi Ltd. for goods supplied -- also Vancouver General Hospital is owed by you, \$235.00 -- the above are according to records on our file, however, if the above amounts have been paid please advise

Mr. Juntaro TANIGUCHI

-2-

February 5, 1943.

by return.

This matter brooks no delay, so we must ask you to give same your immediate attention. A stamped and addressed envelope is enclosed for your reply. Please do not delay this matter as it is an urgent one.

Yours truly,

P. Douet,
Administration Department.

PD:JLH
Enc.

P. S. We understand there is a small quantity of cedar lumber in one of your three buildings which we could sell for you and should be glad to have your permission to do so. The amount received, of course, would be credited to your account. 11

EVACUATION SECTION
REC'D FEB 17 1943
File No. 10072, 12102
Ans.
Referred

10081

February 15, 1943

Slocan, B.C.

Mr. P. Douet, Administration Dept.
Office of the Custodian
506 Royal Bank Building
Vancouver, B.C.

*must be
satisfactory*

*ack
later*

Dear Sir:

Re Property 519 Powell St.
File No. 10072

This is to acknowledge the receipt of yours of January 30th.

*must
be
File*

It is to my understanding that you have from time to time requested me to sell the above property in question due to the fact that the premises' condition is as per attached from the Chief Sanitary Inspector.

As this property is not owned by myself only but with other partners: Toki Taniguchi and Jutaro Hashimoto. Upon thorough consideration between us it is much regretted that we are forced to sell this property as it was our only means of support. However, if such condition prevail and is impossible to hold the premises we would like to hear the price of offer received. It is well to inform you that the property was bought for \$3000 and additional repairs total \$950 to date and would appreciate it very much if you will consider the offer received on that basis.

I would be obliged if you will communicate with P. C. Gibbens, Agents for further particulars necessary and would be appreciated if you will give me your reply as to your intentions.

Thanking you, I remain

Yours truly,

J. Taniguchi

Jutaro Taniguchi
Reg. No. 07187
Slocan, B. C.

10072, 12200, 12201

February 18, 1943.

The Fred Rye Foundry,
503 Powell Street,
Vancouver, B. C.

Dear Sirs:

Re: Junataro TANIGUCHI, 519 Powell St.

With reference to the phone conversations we have had with you in connection with the property of the above, next to your own property (in which, incidentally, Toki Taniguchi and Jutaro Hashimoto also have an interest), you are aware that the middle building is empty and has been condemned, and that the end building is in such bad shape that apparently repairs would not be warranted. The first house also requires considerable repairs etc., and after having communicated with the Japanese it certainly does not seem worthwhile doing anything with these buildings.

We understand you are prepared to make an offer for the land and buildings, and if so, we shall be glad if you will put same into writing and let us have this offer as soon as possible, that we may be in a position to deal with this matter.

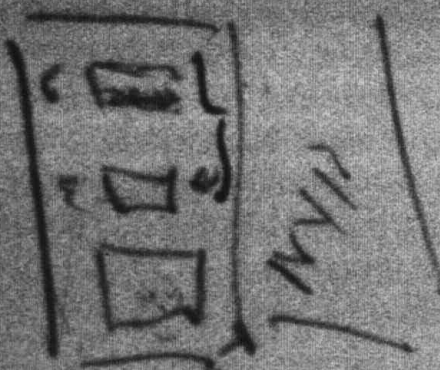
We have a recollection that in our last phone conversation you were under the impression that if you had the space occupied by the second and third houses, this would suit you meantime, and possibly the tenants could be left in the first house, subject, of course, to the Health Department's requirements as to repairs. It might be as well, however, for you to telephone the writer tomorrow on this matter to clear up one or two outstanding points.

Yours truly,

P. Douet,
Administration Department.

PD:BT

*Lower floors
in papers*



Nye Foundry

CASTINGS OF ALL TYPES - IRON - BRASS - ALUMINUM

503 POWELL STREET EAST
VANCOUVER, B. C.

EVALUATION	
Rec'd	FEB 23 1943
File No.	10072
Ans.	
Referred	<i>Douet</i>

Feb. 22, 1943.

Mr. P. Douet,
Administration Dept.,
Department of the Secretary of State,
Office of the Custodian.

Dear Sir:

Re: Juanataro Taniguchi, 519 Powell St.

In reference to your letter of Feb. 18th regarding 519 Powell St., I bought the three lots from 519 to the corner for the sum of Two Thousand Dollars (\$2000.00) with a foundry building on it. I also believe that there were other lots in the same block in the cities hands that were for sale at \$450.00. In view of the above I am prepared to offer Eight Hundred Dollars (\$800.00) for the 519 lot which I think would be a fair price.

Hoping you will consider this and let me know, I am.

Very truly yours,

Nye Foundry.

F. Nye

GP

10072

February 27, 1943

Mr. Juntaro TANIGUCHI,
Reg. No. 07187,
Slocan, B. C.

Dear Sir:

We have received an offer of \$800.00
cash for your property at 519 Powell Street.
Will you kindly advise us if this is acceptable
to you.

You have doubtless received our letter
of February advising in regard to the conditions
of the buildings on this property.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

12002

10072

March 12, 1943.

Mr. Juntaro Taniguchi,
Reg. No. 07187,
Slocan, B. C.

Dear Sir:

Re: Lot 29, Block 42, District Lot 196,
Group I, District of New Westminster,
Vancouver, B. C.

Juntaro HASHIMOTO and Toki TANIGUCHI are the registered owners of this property. If you are Juntaro HASHIMOTO it will be necessary, before you can be regarded as an owner and in order for you to receive revenue to furnish proof that you are. Accordingly would you kindly go before a Notary Public, a lawyer, or a Justice of the Peace and swear the enclosed declaration and return it to us and oblige.

Yours truly,

A. G. McArthur.
Administration Department.

20.
DD/CD
Encl.

File No. 10072

MEMORANDUM

To: Mrs. McArthur

March 24, 1943

From: Mr. Wilson

Re: TANIGUCHI, Junaro

We have an offer from the Nye Foundry, who are engaged in war work, to purchase the property at 519 Powell Street for \$300.00. This Company have already purchased three adjoining lots at approximately the same price.

I understand that the buildings on this property have been condemned by the City.

I have written the above Japanese several times but have not had any reply.

CLW/CH

Wilson

This is a case concerning which a memorandum should be made to be submitted to the Advisory Committee which will, we hope, sanction the price which will be decided. The price will be decided at. *Wilson*

File No. 10072

MEMORANDUM

To: Japanese Properties
Disposal Committee
Attention Mr. McMaster

March 25, 1943

From: Mr. Wilson

Re: TANIGUCHI, Juntaro

We have received an offer from the Nye Foundry, who are engaged in war work, to purchase the property at 519 Powell Street for \$800.00. This Company have already purchased three adjoining lots at approximately the same price.

I understand that the buildings on this property have been condemned by the City.

I have written the above Japanese several times but have not had any reply.

GDM/GH

ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN
GREATER VANCOUVER

Committee:
THE HONORABLE MR. JUSTICE SIDNEY SMITH
CHAIRMAN
ALDERMAN CHARLES JONES
KISHIZO KIMURA
A. E. MCMASTER, EXECUTIVE ASSISTANT

TELEPHONE PACIFIC 4682

1012 ROYAL BANK BUILDING
VANCOUVER, B.C.

April 7th, 1943.

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

Dear Mr. Shears:

Re: Juntaro TANIGUCHI - 519 Powell St.
Your file No. 10072.

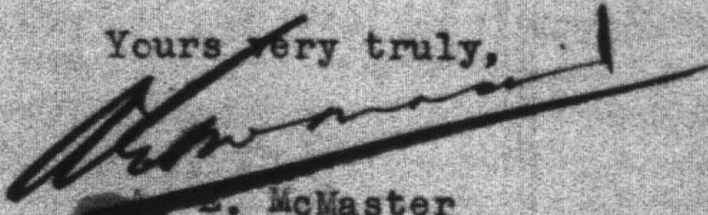
herein.

With reference to your letter of March 29th

The offer of the Nye Foundry for this property, of \$800.00 is the exact assessment value for taxation purposes of the land only. The Nye Foundry disregards any value on improvements, which are assessed for \$1800.00. It is possible the improvements would have little or no value to these people, but the Committee feels that in behalf of the Japanese owner, this feature must be considered, and at our meeting held today, I was instructed to advise you that the Committee does not recommend acceptance of the Nye Foundry's offer. The Committee suggests however, that you negotiate with them for a more equitable price.

Your file in this matter is returned herewith.

Yours very truly,


A. E. McMaster
Executive Assistant

AEM/ms
Attach.

10072

April 9, 1943

The Nye Foundry,
503 E. Powell St.,
Vancouver, B. C.

Dear Sirs:

Re: TANIGUCHI, Juntaro

Referring to your letter of February 22nd, we regret that we are unable to accept your offer of \$800.00 for the property at 519 Powell Street. This is the exact assessed value of the land only, whereas the improvements are assessed at \$1800.00. While it is possible the improvements would have little or no value to you, we feel that on behalf of the Japanese owner this feature must be considered.

We will consider a more equitable offer for this property.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

File No. 12272

MEMORANDUM

To: Mr. Deane
From: Mr. Wilson

April 12, 1943

Re: YAMAGUCHI, Junzaro
319 Powell Street

I have today had a visit from Mr. Eys of the Eys Foundry in regard to purchasing Lot 29, Block 12, B. L. 194. He considers this offer of \$10,000 a most liberal one as similar lots in the same block can be bought from the City for \$150.00. The buildings on the lot, as stated, are absolutely worthless, which is borne out by the City of Vancouver's letter of January 30th.

Mr. Eys states that he has been offered a two story brick building in the next block for \$2,500.00. This building is in excellent shape, so our appraisal price of \$2,050.00 seems to be out of line with the market price of similar buildings in this district.

Our valuator appraised these buildings which are condemned by the City, as being worth \$1,500.00, which does not seem to be correct as they cannot be used for habitation.

I wish you would again refer this to the Committee as the Eys Foundry urgently require these premises for war work.

WILSON



10072

May 1, 1943

The Nye Foundry,
503 E. Powell St.,
Vancouver, B. C.

Dear Sirs:

Re: TANIGUCHI, Juntaro

Referring to Lot 29, Blk. 42,
D. L. 196, known as 519 Powell Street, we
have considered your offer to purchase this
property and have had it valued by two
independent appraisers and beg to advise
that unless you are prepared to offer
\$1125.00 we will be unable to consider a
sale.

Yours truly,

G. D. Wilson
Administration Department

GDM/GH

Nye Foundry

CASTINGS OF ALL TYPES - IRON - BRASS - ALUMINUM

503 POWELL STREET EAST

VANCOUVER, B. C.

May 21st, 1943.

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

EVACUATION SECTION	
Rec'd	MAY 22 1943
File No.	10022
Ans.	<i>MV</i>
Referred	<i>Milson</i>

Dear Mr. Milson:

In regard to the property at 519 Powell St. I am prepared to make a final offer of One Thousand Dollars (\$1000.00), as the use of this property to me will probably end with the war. Also the price asked is far higher than other property in the same locality; such as 523 Powell St., next to 519, is a two story brick building with hot water heat and part basement. Building in good condition was sold for \$2500.00 to Mr. Goldberg by Mrs. Herman. The City has, I believe, eight lots in the same block for sale. I have been offered by the City two lots for \$500.00 each, which is one door down from 519 Powell. Mr. Yourex bought the property at 522 Powell for \$1300.00 which has several suites that are producing revenue.

The reason I require the property is for a scrap yard. We are making a lot of different parts for the ships that are being built here which are essential war work. We have got to bring in our pig iron from the States in car lots now, which wasn't necessary before and Coke is hard to get in the winter months and in the summertime we can stock up when supplies are easy to get, in order to keep going.

Hoping to hear from you as soon as possible I am.

Yours truly,
Nye Foundry.

FN/GP

P.S. I think the people that appraised this property did not realize the value of property in this neighbourhood. If you wish to discuss it further you could get in touch with me at the above address.

F.N.

Mr. J. H. [unclear]

May 25, 1943

Dear Mr. [unclear]:

Re: [unclear] [unclear]

The [unclear] have raised their offer
to \$1,000.00 for the property at 512 [unclear] Street.
We advised them that unless they were prepared to
offer \$1,250.00 we would be unable to consider
their offer of \$1,000.00 as the valuation
placed on the property by Mr. [unclear].

[Handwritten signature]

2nd June, 1943.

MEMORANDUM

To: Mr. Tolson

From: Mr. Moore

Re: Mrs. Fanny O'Farrell

127 Canal Street

Further with view of her family only
and in an informal manner today.

I believe, however, that they will not be prepared
to sell the above property for less than \$1,125,000 and I think
you should point out to the Mrs. Fanny that at the
present time we are not prepared to sell the property for less
than \$1,125,000. The next action that if this is not acceptable
to her this property, among others, will be advertised for sale
in the future.

J. E. Moore,
Acting Director.

MR

10072

June 3, 1943

The Nye Foundry,
503 Powell St., East,
Vancouver, B. C.

Dear Sirs:

Re: TANIGUCHI, Juntaro

Referring to your letter of May 21st we regret that we are unable to accept your offer of \$1,000.00 for the property at 519 Powell Street.

It is our intention to offer this property for sale by public tender within the next two weeks, at which time you will be at liberty to make an offer for the property as will be outlined in our advertisement.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

TELEPHONE: PACIFIC 6553

ESTABLISHED 1906

VANCOUVER'S SELECT HOME SELLERS

P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:
254 EAST HASTINGS STREET,

VANCOUVER, B. C.

June 22nd, 1945

EVACUATION SECTION	
Rec'd	JUN 23 1945
File No.	
Ans.	
Referred	

Custodian Enemy Alien Property
506 Royal Bank Building,
City.

atten. Mr. Shears!

Gentlemen:

Re Catalog No. 10072-10081, Group 'B'
No. 519 Powell Street., Vancouver, B.C.

Adverting to the writer's phone conversation with you this morning regarding the above property, we are enclosing herewith our client's certified cheque in the sum of One Hundred dollars.

As stated in our 'phone conversation our client, Mr. Frederick P. Nye, informs us he is engaged in war contracts in the building next door to 519 Powell St., and owing to the contracts awarded to him he informs us he must expand, and the urgency of the matter makes it imperative that he have your decision herein within two weeks from this date.

Mr. Nye has offered One thousand dollars cash gross for this property, and we would point out that in our opinion it is a very fair one as the City has attached a 'Condemned Notice' to the effect that two of the buildings are already condemned. We would further point out that this property has only 25' frontage and in the same block, Mr. Nye advises he can purchase two 25' lots from the City for \$1000:00.

Awaiting your confirmation herein, we are,

Very truly yours,

P.C. GIBBENS & CO. LTD.

PER: *[Signature]*

Established Over A Quarter Of A Century

LRM:s

10072

24th June, 1943.

The Advisory Committee on Japanese Properties
in Greater Vancouver,
1012 Royal Bank Building,
Vancouver, B.C.

Attention: Mr. Durkee

Dear Sirs:

Re: Lot 29, Block 22, D.L. 196
Nye Foundry.

We have previously submitted to your Committee an offer received from the Nye Foundry for the purchase of the above Lot for \$800.00.

Mr. Reeve in making an appraisal of this property stated that in his opinion the present value would not be more than \$1,000.00.

We were advised by Mr. Edlaster in his letter of May 3rd that the Committee would approve the sale of this property to the Nye Foundry at a price of \$1,125.00.

We advised the Nye Foundry that we could not accept their offer of \$800.00 but that we would be prepared to sell for \$1,125.00. They replied at that time that the property was not worth this amount.

We have just received a letter from Messrs. P.C. Gibbons & Co., Ltd., which reads as follows:

"Adverting to the writer's phone conversation with you this morning regarding the above property, we are enclosing herewith our client's certified cheque in the sum of One hundred dollars.

As stated in our 'phone conversation our client, Mr. Frederick P. Nye, informs us he is engaged in war contracts in the building next door to 519 Powell St., and owing to the contracts awarded to him he informs us he must expand, and the urgency of the matter makes it imperative that he have your decision herein within two weeks from this date.

Mr. Nye has offered One thousand dollars cash gross for this property, and we would point out that in our opinion it is a very fair one as the City has attached a 'Condemned Notice' to

(OVER)

ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN
GREATER VANCOUVER

1012 Royal Bank Bldg.,
Vancouver, B. C.

Your file No. 10072.

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

Dear Mr. Shears:

Re: Lot 29, Block 42, D.L. 196.
Nye Foundry

With reference to your file 10072 and letter of the
24th instant - Mr. McMaster's communication to you, May 3rd, expressed
approval of the Committee to sell the above lot to the Nye Foundry for
\$1,125.00 "immediate sale".

According to particulars published in your Catalogue
and Advertising, June 19th, it would seem consistent that 519 Powell St.
should follow the same course as that of properties for sale in Group "A".
And, it is thought that the terms of the Catalogue would automatically
cancel any previous offers made on certain properties. Also, it would
appear that Lot 29 might be advertised as was Lot 15 Block 353, D.L. 526,
on June 25th.

If you care to check them, among other things we have
the following up-to-date particulars which we have just added to the
records of this office:

Amount of taxes due to date, "exclusive of interest"

Particulars of City Health Department Notice on the building

Approximate current prices of city lots in Block 42.

Mr. Kimura of the Committee is still out of the city
but the regular weekly meeting will be held on June 30th.

Yours very truly,

"H. S. Durkee"

H. S. Durkee
Executive Assistant

*referred
James 4/43*

10072

24th June, 1943.

Messrs. F.C. Gibbons & Co., Ltd.,
254 East Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: No. 519 Powell Street, Vancouver, B.C.

We have your letter of the 22nd instant re the above in which you enclose Nye Foundry cheque for \$100.00.

At the time you spoke to us on the telephone the writer did not realise that you were referring to a property on which the Nye Foundry had already made an offer.

We have previously informed them that we are not prepared to sell this property for less than \$1,125.00 and they have already offered us a net sum of \$1,000.00.

The offer which you now make on their behalf is \$1,000.00 gross and if this means that a Commission would need to be deducted from it we would not be in a position to give this particular offer any consideration.

If the offer could remain at \$1,000.00 net we would be prepared to give the matter further consideration and advise you whether such offer could be accepted during the first week in July.

Yours truly,

F. G. Shears,
Acting Director.

FCS/FMH

10072

13th July, 1943.

Messrs. P.C. Gibbons & Co., Ltd.,
254 East Hastings Street,
Vancouver, B.C.

Dear Sirs:

Re: No. 519 Powell Street.

Further to our letter of the 24th June in connection with the Nye Foundry offer of \$1,000. for the above property.

We advised the Nye Foundry in the early part of June that unless they were prepared to offer \$1,125. for this property it was our intention to place this property in our catalogue and in due course it would be advertised for public tender.

As you are aware, this particular parcel now appears in our catalogue under Group "B" and at the present time we are not calling for tenders in this group.

We are, therefore, returning the Nye Foundry cheque for \$100.00 which you sent us and in due course when tenders are called for they will then be in a position to submit any offer which they desire.

Yours truly,

F. G. Shears,
Director.

FCS/PM

encl.



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET,

VANCOUVER, B. C.

Rec Aug 10

August 6th, 1943.

EVACUATION SECTION	
Rec'd	AUG 6 1943
File No.	
Ans.	
Referred	

The Custodian,
506 Royal Bank Building,
City.

Dear Mr. Shears:

Re 519 Powell St.,

Adverting to your letter of June 24th last (file No. 10072) wherein you stated you could not accept our client's offer of \$1000. for the above property but would, in all probability, accept \$1125.00 for it, we would advise that we have gone into this matter further and our clients will now increase their offer to \$1125.00 gross for this property, subject to the usual commission to us of 5%.

Please let us have your confirmation of this offer at your very earliest convenience, next Wednesday afternoon, if at all possible.

Thanking you in anticipation we are,

Very sincerely yours,

P. C. GIBBENS & CO. LTD.

PER:

L.R. Maddaford
L.R. Maddaford

LRM:s

Established Over A Quarter Of A Century

10072

August 10th, 1943

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

203

Attention Mr. H. S. Durkes

Dear Sirs:

Re: 519 Powell Street,
Lot 29, Blk. 42, D.L. 196. -
Nye Foundry.

OK

As previously advised, Mr. Reeve valued this property at \$1,000.00. We were informed by Mr. Hollister in his letter of May 3rd that the Committee agreed that inasmuch as the Nye Foundry proposes to utilize this property for war work, its immediate sale was justified and that they would approve of a sale at a price of \$1,125.00.

The original offer of the Nye Foundry was \$800.00 and later Messrs. P. C. Gibbens & Co. Ltd. made an offer on behalf of the Nye Foundry for \$1,000.00, which we advised them we were unable to accept.

We have just received a further request from Messrs. P. C. Gibbens in which they state they are now prepared to make an offer on behalf of the Nye Foundry for the sum of \$1,125.00, less the usual 5% sale commission.

This property has not yet been advertised and in view of the fact that the property is required for war purposes, would you be prepared to recommend that the present offer be accepted. Messrs. P. C. Gibbens are very desirous of having a reply by Wednesday afternoon of this week if this is possible.

Yours truly,

F. G. Shears
Director

FUS/CH

TELEPHONE: PACIFIC 6853

ESTABLISHED 1908

VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM

254 EAST HASTINGS STREET.

VANCOUVER, B. C.

EVACUATION SECTION

AUG 18 1943

Ans.

Referred

August 16th, 1943,

The Custodian,
566 Royal Bank Building,
City.

Dear Sir;

Re 519 Powell Street.

Pursuant to our client's offer of \$1125.00 cash gross for this property, and your telephonic confirmation of acceptance of our client's tender, we are enclosing herewith the following cheques:

F. Nye	\$ 1,000.00 (certified)
P.C.GIBBENS & CO. LTD.	125.00
	<u>\$ 1,125.00.</u>

This will enable you to now prepare the documents, and anything you can do to facilitate the consummation of these negotiations will, indeed, be very much appreciated.

Very sincerely yours,

P.C.GIBBENS & CO. LTD.

PER:

L.R. Maddaford.

LRM.ms.

Established Over A Quarter Of A Century

TELEPHONE: PACIFIC 6553

ESTABLISHED 1908

VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:
254 EAST HASTINGS STREET.

VANCOUVER, B. C.

19th August 1943.

EVACUATION SECTION	
Res'd	AUG 19 1943
File No.	10473
Ans.	<i>[Signature]</i>
Refered	<i>[Signature]</i>

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

Attention Mr S. M. Gibson.

Gentlemen;-

Further to our conversation of recent date, we beg to advise that we have been the Agents for the Taniguichi property at 519 Powell St, Vancouver, for some years. During that time this property has never been insured against Fire, at least not to our knowledge, we never solicited same, as we were and still are of the opinion, that we cannot recommend this risk to any of our companies, owing to the extreme poor physical hazard.

This for your information.

Yours very truly

P.C.GIBBENS & CO LTD,

S-s.

per *[Signature]*

Established Over A Quarter Of A Century

Replied

12012
10072/10082

19th August, 1943.

Messrs. F.S. Gibbons & Co., Ltd.,
254 East Hastings Street,
Vancouver, B.C.

Dear Sirs

Re: Catalogue No. 203
432 Powell Street

This will acknowledge receipt of your letter of the 16th instant in which you enclose the Hye Foundry cheque for \$1,000.00 and your own cheque for \$125.00 making the total purchase price agreed upon for the above property \$1,125.00.

You state that this will enable us to prepare the documents but it will be necessary for you to advise us the full name, address and occupation in which this property is to be registered and also state whether or not the transferee is a British Subject.

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

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you, after which the documents will be submitted for registration.

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

Yours truly,

F. G. Shears,
Director.

*All enclosed
letter Aug 16/43.*

FUS/PM

File No. 10072 & 12
Reg. No. 07187 & 00935

Summary & Total TANIUCHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1945 December 4	Rentance <i>by 8.3.11</i>	\$	\$ 6.56 X	
December 11	Taxes	6.56		
1945 January 27	Land Registry Office - Certificate of Encumbrance	1.00		
February 13	Water rates	8.05		
March 22	Sale of lumber		5.00 X	
April 15	Regulirs	51.25		
July 31	Water rates	33.65		
	Taxes	435.85		
	Rents collected		130.00	
	Agent's commission	7.25		
August 19	Balance rents to date, note		12.66	
	Credit re Sale of Property		1,087.88	
		<u>0 543.61</u>	<u>21,242.09</u>	
1946 Aug. 16-	Transfer from joint a/c rentance of Dec. 4/42 to P/A	6.56		
" "	Sale of lumber to P/A.	5.00		
" "	Transfer of 1/2 Interest to Juntero TANIUCHI	343.46		
" "	Transfer of 1/2 Interest to Toki TANIUCHI	<u>343.46</u>		
		<u>1242.09</u>	<u>1242.09</u>	
			<u>BIL</u>	

CN \$ 698.48

TELEPHONE: PACIFIC 6555

ESTABLISHED 1908

VANCOUVER'S SELECT HOME SELLERS



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS

NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM

254 EAST HASTINGS STREET

VANCOUVER, B. C.

EVACUATION SECTION

Ans. 1007Y

Ans. *Phat*

Referred

August 21st, 1943.

The Custodian,
506 Royal Bank Building,
City.

Dear Sir:

RE: Catalogue No. 203,
519 Powell Street.,

Adverting to yours of the 19th inst.,
re the above property, please make the documents
in favor of FREDERICK PERCIVAL NYE, of 503 Powell
St., Vancouver, B. C., (president Nye Foundry)

The transferee is a British subject.

Yours very truly,

P.C. GIBBENS & CO. LTD.

PER: *L.R. Maddaford*
L.R. Maddaford.

LRM.s

Established Over A Quarter Of A Century

STATEMENT RE SALE OF:

Catalogue No: 203

Street Address: 519 Powell St.
Vancouver, B.C.

Legal Description: 29/42/196

TANIGUCHI

Name: (HASHIMOTO) Juntaro
TANIGUCHI Toki

File No: 10072-12102

Reg. Nos. 07187-00939

Date of Sale and Adjustments Aug. 19/43.

Sale Price \$1,125.00

Real Estate Agents Commission \$56.25

Charge for Valuation 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 3.45

Encumbrances:

~~Unpaid Vendor~~

~~Mortgage~~

~~Assessments of Taxes~~

~~Other Charges~~

Adjustments:

~~Fire Insurance~~

Taxes

33.08

Water

1.50

70.20

1158.08

Net Proceeds credited to your account
as at Aug. 19th, 1943.

1087.88

Date: December 7th, 1945.

Compiled by: Mr. George Peters

Files 10072 & 10081

23rd August, 1943.

MEMORANDUM - MR. F.G. SHEARS

Re: Fire Loss - 519 Powell Street, Vancouver

Attached you will find copy of Loss Report No. 36 for your files. I went down this morning and had a look at this building and found that slight fire damage had taken place to the roof of the rear portion. The fire has not changed, as far as I can see, the value of the building, which is in poor shape and condemned by the City for human habitation.

It stands on property adjoining the property of the Rye Foundry and the fire has not altered in any way the value of the premises, which I understand at the moment the Rye Foundry are considering buying.

END:FM

Enc.

MEMORANDUM

To: Mr. Maclellan (Russell)

From: A. G. McArthur

Re: 519 Powell St. Vancouver
29/42/196 Slit x 2 Backs.

Acceptance of a bid of \$1125⁰⁰ on the above property is being recommended to the Secretary of State.

Transmission of ownership to the Secretary of State and Deed for the Secretary of State to the purchaser are to be prepared by the Titles Department.

Will you please examine the file carefully, assuring yourself that all necessary evidence of title is therein, namely:

- A. Certificate of encumbrance showing -
 - (1) Name of owner and legal description clearly identified with that of the Japanese evacuee and his property.
 - (2) Filing of vesting order.
 - (3) Encumbrances.
- B. Copies or detailed memoranda of all encumbrances shown on the title together with certified statements of the position of each.
- C. Statements of all other charges such as taxes, water rates, dyking or other charges including unregistered charges such as option agreements, hypothecations, or other interests.

A memorandum outlining the above is to be prepared and submitted to Mr. Macpherson who will prepare the transmission and conveyance. Would you please prepare such memorandum as soon as possible attach it to the file and return the file to me.

Further than this, wherever the property is tenanted, all details of rental arrangements should be on file, with copies of leases and particulars of chattels in order that -

1. Adjustments relative to rents may be made as between vendor and purchaser.
2. Special arrangements relative to rent for chattels as apart from buildings may be made, if this is not already the case, or
3. Chattels may be moved or otherwise disposed of either before or after possession is given to the purchaser.

It will be the duty of the Administration Department to see that each file covering property to be transferred by the Secretary of State contains all the information above referred to and that the member of the department dealing with each property should be in a position to consult with and agree with the Real Estate agent in each case as to the adjustments of the purchase price, as at the date of the sale.

The Real Estate agent will be advised to prepare a statement of adjustments as at a given date which will be submitted to the Administration Department for approval and appropriate action.

Aug 28/42

A. G. Mc

10372

August 30, 1943.

Mr. Junzaro TANIGUCHI,
Registration No. 07127,
Gleason, B. C.

Dear Sir:

It is noted that in your JP Form you declared that you hold the title to Lot 29, Blk. 42, D.L. 196, G. 1, D.M.S., Plan 196. This land is 519 Powell Street, Vancouver.

Will you please send this title immediately to this office for filing in the Land Titles office. If you prefer it will be just as satisfactory if you send it direct to the Registrar of Land Titles, Vancouver, at the same time telling this office that you have mailed it.

A stamped envelope is sent for your convenience which you may address to this office or to the Registrar of Land Titles as you wish.

It is not understood exactly who has interests in this land. The title is registered in the names of Junzaro Hashimoto and Taki Taniguchi. We have been told that you are Junzaro Hashimoto but that you were adopted by the Taniguchi family and changed your name. If this is correct it does not seem likely that you would use your original name in taking title to land, but you may have had some reason for doing this.

On the other hand, in your letter of 15th February last you said that you had other partners, and you named Taki Taniguchi and Junzaro Hashimoto. This letter reads as if these were two separate people from you, who hold the title, while you have an interest in the land which is not registered.

Please say which is correct. Please tell us the names and registration numbers if you can, and the addresses, of each person who has any interest in this land. Also please state the share, whether 1/3 each, or whatever it may be.

(over)

who is Jack Toulgoult? He had thought
that this might be meant for Miss Toulgoult on file
10081, Registration No. 01415, but this lady declared that she
knew nothing.

Please give us all explanations so that
we can see that the proper persons get credit for any money
which may be available.

Yours truly,

P. H. Russell,
Administration Department.

RM:113
encl.

Files 10072 and 10081

August 30, 1943.

MEMORANDUM

Re: as to Title.

This is not clear. The Police report indicates that Jutaro Hashimoto is the same person as Jutaro Taniguchi.

But title is in the name of Jutaro Hashimoto and Toki Taniguchi. If Jutaro Hashimoto had changed his name to Taniguchi he would not be expected to use his abandoned name, especially in an important document such as a title to land.

Furthermore, Jutaro Taniguchi who signs as Jutaro in his letter of 12/3/43 refers to the other interests in which name the land is registered. It appears therefore as if Jutaro Taniguchi has an unregistered interest in this land.

He is being asked about this by letter herewith. In the meantime no reason appears that the land should not be sold, the proceeds being held for settlement of title to them.

I have not seen that Toki Hashimoto, File 10081, has any interest in this land. She declares nothing. Inquiry is also made of Taniguchi on this point.

*Apparently
Toki Taniguchi*

00939 File 12102

*asked of Jutaro
Hashimoto, in
the joint name
W.H.*

W.H.

Files 10072 & 12102

September 24, 1943.

Re: Juntaro HASHIMOTO or TANIGUCHI, and
Toki TANIGUCHI.

Apportionment of proceeds are not clear, as to which see my memo of August 30, 1943 and letter to Juntaro TANIGUCHI of same date.

Until the ownership of funds is clarified the proceeds can be placed to the present joint account and charges for clearing title and other items touching this sale be debited against it. When the apportionment is settled the balance then remaining will be distributed as appears proper, having regard to the fact that there may be additional interests involved.

Purchase price.		\$1125.00
Arrears of taxes as of 25/9/43	\$435.85	
Registration of transmission	<u>3.50</u>	
	\$439.35	<u>439.35</u>
Apparent surplus for credit of sale.		<u>\$ 685.65</u>

MW

10072 & 12102

October 27, 1943.

Mr. F. P. Nye,
503 Powell Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 203
519 Powell Street

Confirming our conversation with you this morning you are now registered as owner of Lot 29, Block 42, D. L. 196, Group 1, District of New Westminster, Plan 196.

It is agreed between yourself and the writer that adjustments will be completed within the course of the next few days and a cheque will pass either from you to this office or vice versa.

In the meantime, you are free to take control of this property in any way in which you may be advised.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA



P. C. GIBBENS & CO. LTD.

TRUSTEES, FINANCIAL AND ESTATE AGENTS
NOTARY PUBLIC

ADDRESS ALL COMMUNICATIONS TO THE FIRM:

254 EAST HASTINGS STREET.

VANCOUVER, B. C.

15th November 1943.

Office of the Custodian,
506 Royal Bank Building.,
City.

EVACUATION SECTION	
Rec'd	NOV 16 1943
File No.	
Ans.	<i>Wilson</i>
Referred	<i>Wilson</i>

Attention. Mr. G. D. Milson.

Both sent to Russell

Dear Sirs:-

re; 519 Powell Street
Your files 10072 & 12102

There are only two rooms occupied
in this building, the rest of the building
having been condemned by the Health Officials.

These two rooms are occupied by
J. Hayes, whose rent is paid up to Jan'y 8th/44,
and this payment was duly reported to your
office on our August remittance.

Trusting you will find this in
order.

Yours very truly

P. C. GIBBENS & CO LTD,

*October
Milton's Corrosh*

per

G. H. Swain

S-S.

Established Over A Quarter Of A Century

File 12102

Real Estate

Reg No. 00939

February 21, 1948

Date	Particulars
1946 August 16-	Transfer of 1/2 interest in funds from joint a/c with Juniors TAYLORSON re 519 Towell Street, Vancouver, B.C.
1947 June 11-	Cheque to Real Estate

Debit	Credit	Balance
343.46		
	343.46	
343.46		
		Nil

13072 & 13002

November 17, 1943.

Mr. Jantara and Mrs. Taki TAKIUCHI,
Registration Nos. 07127 and 00939,
Albany, N. C.

Dear Sir and Madam:

Lot Catalogue No. 203
519 Powell Street
20/22/1943

Please be informed that 519 Powell Street has been sold
as of August 1943 for the sum of \$1,125.00 which is equal to or in excess
of the value attached to these premises by an independent appraiser.

Taxes, less expenses, up to the mentioned date have been
credited to your account and adjustments of unearned taxes have also been
credited to you.

The net result of the sale is as follows:

Sale price		\$1,125.00
Less commission 8%	\$ 90.00	
" paid taxes	<u>433.01</u>	<u>433.01</u>
Net credit to your joint account		<u>\$ 632.00</u>

These funds are available to you in the usual way.

Yours truly,

FHB:MA
an R. G. Security Commission

F. H. Russell,
Administration Department.

698 41
63290/5
6558
3279

698 41
349.8

10072 & 12102

November 17, 1943.

Mr. J. Hayes,
519 Powell Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 203
519 Powell Street
29/12/196

Please be informed that 519 Powell Street has been sold
to Mr. Frederick P. Nye, 503 Powell Street, Vancouver. You may expect to
receive word on behalf of this purchaser as to rentals and other incidents
connected with this property.

Yours truly,

P. H. Russell,
Administration Department.

PH:MA
cc Mr. Frederick P. Nye

12072 & 12102

November 17, 1943.

Messrs. F. C. Gibbons & Company Ltd.,
254 East Hastings Street,
Vancouver, B. C.

Dear Sirs:

Re: Catalogue No. 203
519 Pownall Street
20/12/1943

Sale of property catalogued as No. 203 has been completed by delivery of title to the purchaser, Mr. Frederick P. Hye, 903 Pownall Street. We enclose commission cheque representing 5% of the sale price payable to your order.

We presume you have closed your accounts in this case and that if it has not already been sent, a final report will reach us shortly.

Yours truly,

PHS:MA
Enc.

P. H. Russell,
Administration Department.

10072 & 12102

November 17, 1943.

Mr. Frederick P. Nye,
503 Powell Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 203
519 Powell Street
29/12/196

Title to Lot 29, Block 42, D. L. 196, District of New Westminster, has now been received in your name and is ready for delivery to you.

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

Adjustments as of August 19th as shown by the enclosed sheet have been calculated and a balance of \$16.22 has been brought down in your favour.

Will you please be good enough to call at this office at your convenience and delivery of the title in question with a cheque for the amount mentioned can be arranged at once.

Yours truly,

P. H. Russell,
Administration Department.

PHR:MA
Enc. 2

ADDRESS ALL COMMUNICATIONS TO THE WORKMEN'S COMPENSATION BOARD,
411 DUNSMUIR STREET, VANCOUVER, B. C., AND REFER TO CLAIM OR FIRM NUMBER

E. S. H. WINN, K. C. CHAIRMAN
J. H. PILLSBURY COMMISSIONER
CHRIS. W. PRITCHARD, COMMISSIONER
F. F. ARCHIBALD, SECRETARY



BRITISH COLUMBIA

The Workmen's Compensation Board

VANCOUVER

January 26, 1944.

Custodian, —
Japanese Evacuee Section,
507 Royal Bank Building,
Vancouver, B. C.

EVACUATION SECTION	
Rec'd	JAN 26 1944
File No.	10072
Ans.	✓
Referred	Milson

Dear Sir:-

Re: Juntaro Taniguchi,
519 Powell Street,
Vancouver, B. C.
Firm #01632 - 1

sent to you

We have not heard from you for a considerable period with regard to our claim filed with you on April 30, 1942, in connection with the above named firm. We would appreciate any information you may have to offer.

For your information we would advise that Mr. Taniguchi was a logging operator in the Pitt Lake district.

Yours truly,
THE WORKMEN'S COMPENSATION BOARD

A. H. Blair

AHB:M

Legal department

702 ⁴³

10072

February 14th, 1944

The Supervisor,
B. C. Security Commission,
Slocan, B. C.

Dear Sir:

Re: Juntaro TANIGUCHI
Reg. No. 07187

Would you be kind enough to interview
Juntaro TANIGUCHI in connection with the follow-
ing claims filed against him:

Workmen's Compensation Board	\$527.25
Vancouver General Hospital	234.65
M. Nishiguchi Co. Ltd.	619.03

We have sold the property at 519 Powell
Street registered in the names of Juntaro HASHI-
MOTO and Toki TANIGUCHI. Juntaro HASHIMOTO and
Juntaro TANIGUCHI are one and the same person.

There is a credit in the joint account
from the sale of the property of \$702.48 and we
would like you to have him advise us if the claims
against him are correct.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

ROYAL CANADIAN MOUNTED POLICE

No. 111

EXHIBIT REPORT

HEADQUARTERS File No.

SUB-DIV'N and File No. Vancouver

DIVISION and File No.
(Jap. Reg. 07287)

DETACHMENT and File No. C.I.B.

DATE April 24th, 1944

Re: Junzaro DANNOCHI, 519 Powell St., Vancouver, B.C.
(Name of File)

On March 10th, 1942 P.R. Jefferson, Cst.
(Date) (Member's Name)

Came into possession of the following described goods by

Handed over by owner.

(State Authority from whom seized and place of seizure)

No. OF EXHIBIT	No. OF PACKAGES	CAPACITY OR SIZE	DESCRIPTION OF EXHIBITS
	<u>1</u>		<u>Marconi Radio, Model 37, Serial No. 37-10283.</u>
<i>Recd May 2/44 #10072</i>			

REMARKS: Handed over to the Custodian of Alien Property.

DATE APR 25 1944

(State briefly disposition)

Les Spain For Custodian.
(Signature of Receipt or Witness)

P.R. Jefferson Cst.
Reg. # 10559
(Signature of Member)

copy
10072 & 12102

January 5, 1945

B.C. Security Commission,
Dick Building,
360 Hober Street,
Vancouver, B. C.

Dear Sirs:

Attention Mr. M.L. Brown.

Re: Mrs. Toki TANIGUCHI - #00932

Referring to your letter of January 3rd, Mrs. Toki TANIGUCHI with her adopted son Junaro TANIGUCHI, of HASHIMOTO, owned Lot 29, Block 42, D.L. 196, known as 519 Powell Street. This property was sold on August 19, 1943 for \$1,125.00 cash less commission - \$56.25; less taxes - \$435.85 (Total - \$492.10), leaving net proceeds of \$632.90, of which one-half (\$316.45) is available to Mrs. TANIGUCHI.

In addition to this there is a balance of \$65.58 in the joint account from rentals, of which Mrs. TANIGUCHI is entitled to one-half, viz. \$32.79.

Yours truly,

G. D. Wilson
Administration Department

GD/GR

10072

February 10, 1945

The Workmen's Compensation
Board,
411 Dunsmuir Street,
Vancouver, B. C.

Dear Sirs:

Re: Juntaro TANIGUCHI
Your Firm #1632-1.

In connection with your claim against the above party, we wrote you on June 5th that he admits that he owes part of your claim of \$527.25, but he is unable to determine the exact amount. He also states that he will be unable to pay this debt until after the war.

We have in a joint account with his mother a credit of \$698.48, of which one-half (\$349.24) belongs to J. TANIGUCHI. If you can come to an agreement with TANIGUCHI as to the exact amount owing to you, we could take under advisement the matter of paying you what funds we have to his credit.

For your information, Juntaro TANIGUCHI is now residing in Slocan, B. C.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

Done
X 24-10-45

E. S. H. WINK, K.C., CHAIRMAN
CHRIS W. PITCHARD, COMMISSIONER
G. H. WILLISCROFT, COMMISSIONER
F. P. ARCHIBALD, SECRETARY



The Workmen's Compensation Board
VANCOUVER

October 20, 1945

EVACUATION SECTION	
Rec'd	10-20-1945
File No.	10072
Ans.	
Referred	<i>Musenbury</i>

Custodian,
Japanese Evacuee Section,
507 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Juntaro Taniguchi, Your file #10072
Our firm #1632 - 1

Since the beginning of the year we have had some correspondence with Juntaro Taniguchi and with his agent, A. Namba, with regard to payment of the balance due in connection with the logging operations formerly carried on by Taniguchi, and for which we hold a Judgment.

We understood from Namba that there was a possibility of this account being settled by instalments but nothing so far has been received, and we are therefore calling the matter to your attention in case you may have any assets belonging to Taniguchi to which our account might apply.

We will be pleased to hear from you in due course.

Yours truly,

THE WORKMEN'S COMPENSATION BOARD

A. A. Bain

Legal Department

AHB/P

24-10-45
337.02 held 17th + for radio

D

later

Receiv. prec. rec'd

10072

October 26th, 1945.

Mr. Juntaro TANIGUCHI (HASHIMOTO)
Reg. No. 07187
Slocan, B.C.

Dear Sir:-

Re:- Radio

*Received
R. No. 4/5
to Nov 9/45*

On the 12th of March 1942 you turned over to the R.C.M.P. a radio described as a Marconi Radio, Model 37, Serial No. 37-10283, for which no doubt you received a receipt. Later this radio was delivered to the Custodian and sold on the 2nd May, 1944. Before releasing these funds to current use we shall require that you send the R.C.M.P. radio receipt to this office for our records.

Please forward the receipt at your earliest convenience.

Yours truly,

BRD/DD.

B B.R. Dusenbury,
Administration Department.

No.

F. 112

Royal Canadian Mounted Police

\$ 07187

March 10

1940

Received from

Mr. Juntaro Taniguchi

519 Powell St.

Vancouver B.C.

1-Radio-Marconi-Model 37 Serial

= 37-10283

Dollars,

Signature

M. L. 106

10072/12102

November 3rd, 1945.

Mr. Juntaro TANIGUCHI (HASHIMOTO)
Reg. No. 07287,
Slocan, B.C.

Dear Sir:-

Re:- Claim \$527.25 - Workmen's Compensation Board

We have been endeavouring to arrive at a settlement of the above preferred claim in your behalf by compromise.

As you are aware, there is \$698.48 on the books here to the credit of the joint account of yourself and your Mother, derived from the sale of 519 Powell Street. Of this amount you are entitled to one half or \$349.24. It is suggested that the Board would accept this amount namely \$349.24 in full settlement of their claim and judgment against you of \$527.25.

This seems good business for you and we shall be obliged if you will let us know if you agree with this proposed arrangement.

It is noted that the local Supervisor was kind enough to assist you in answering on a former occasion, and it might be well to discuss this with him if you need any help in replying.

Your early attention is requested.

Yours truly,

BRD/DD.

 B.R. Dusenbury,
Administration Department.

ADDRESS ALL COMMUNICATIONS TO THE WORKMEN'S COMPENSATION BOARD,
41 DUNSMUIR STREET, VANCOUVER, B. C., AND REFER TO CLAIM OR FIRM NUMBER

E. J. H. WINK, C.E., CHAIRMAN
CHRIS W. PRITCHARD, COMMISSIONER
G. H. WILLISCROFT, COMMISSIONER
F. P. ARCHIBALD, SECRETARY

The Workmen's Compensation Board

BRITISH COLUMBIA

EVACUATION SECTION

January 9 1946
Rec'd JAN 9 1946

File No. 10072

Ans.

Referred

Sussexbury
sent to you

Gustodian,
Japanese Evacuee Section,
507 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Juntaro Taniguchi, Your file #10072
Our firm #1632-1

We refer to our letter of November 1st and would be obliged by your letting us know if you have been able to get Taniguchi to agree to the settlement referred to in yours of October 26th, namely that we would accept \$349.24 in full settlement.

Yours truly,

THE WORKMEN'S COMPENSATION BOARD

A. T. Hein

Legal Department

AHB/P

10072

January 10th, 1946.

The Workmen's Compensation Board,
411 Dunsenair Street,
Vancouver, B.C.

Dear Sirs:- Re:- Juntaro TANIGUCHI, Your No. 1632-1

Replying to your letter of the 4th instant relative to the above, we wish to state that we wrote to this Japanese on the 3rd November last on receipt of your letter of the 1st of that month, but did not receive any reply. We wrote to him again on the 5th instant and on hearing from him we shall advise you further.

Yours truly,

BRD/DD.

B.R. Dusenbury,
Administration Department.

10072

January 31st, 1946.

The Department of Labour,
Japanese Division,
360 Homer Street,
Vancouver, B.C.

Dear Sirs:- Re:- Claim \$527.25 -
Workmen's Compensation Board vs.
Juntaro TANIGUCHI (HASHIMOTO)
Reg. No. 07187

We wrote to the above named Japanese on the 3rd of November last in respect to the above claim, indicating that the Board might accept the sum of \$349.24 in full settlement of their claim. In fact we had a letter from the Board stating that they would accept that amount if TANIGUCHI was agreeable. Not having received any reply we wrote to him again on the 5th instant and still have no answer. The Board is inquiring as to what is doing in the matter and we require to be able to answer one way or another. There are other claims against him on file, as per Memo of your Supervisor of May 30th, 1944, but the Board's claim is regarded as a preferred claim.

Your assistance in obtaining the necessary information is requested.

Yours truly,

BRD/DD.
cc. to Mr. TANIGUCHI

B.R. Dusenbury,
Administration Department.



CANADA

DEPARTMENT OF LABOUR

JAPANESE DIVISION

360 Homer Street

VANCOUVER, B.C.

EVACUATION SECTION	
Rec'd	FEB 16 1946
File No.	10077
Ans.	
Referred	<i>Susbury</i>

15th February, 1946.

Attention: Mr. B. R. Dusenbury.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

Dear Sir,

Re: Claim \$527.25 -
Workmen's Compensation Board vs.
Juntaro TANIGUCHI (HASHIMOTO)
Reg. No. 07187; Your File No. 10072

On receipt of your letter of the 31st ultimo we wrote our Slocan Supervisor asking him to interview this man:

"Our Supervisor now writes us that TANIGUCHI states that he will not agree to anything in regard to the claim lodged against him because the "people" he had written to with reference to same will not answer the letters."

Yours truly,

M. L. Brown

M. L. Brown,
Office Manager.

MMS/GM

10072

February 12th, 1946.

The Workmen's Compensation Board,
411 Dunsmuir Street,
Vancouver, B.C.

Dear Sirs:- Re:- Your Claim No. 1632-1 - \$527.25 -
Juntaro TANIGUCHI (HASHIMOTO), Rn. 07187

Referring to your letter of the 4th ultimo and of our reply of the 10th of that month, we wish to advise that we wrote to the Department of Labour, Japanese Division, for their assistance in obtaining a reply from TANIGUCHI. We have just now received a letter from that Department reporting on same as follows:-

"Our Supervisor now writes us that TANIGUCHI states that he will not agree to anything in regard to the claim lodged against him because the "people" he had written to with reference to same will not answer the letters".

We do not know, of course, to whom he refers as the "people".

His present address is Slocan, B.C., in case you should wish to contact him.

Yours truly,

BRD/DD.

B.R. Dusenbury,
Administration Department.

10072

March 12th, 1946.

Mr. Juntaro TANIGUCHI,
Reg. No. 07187,
Popoff,
Slocan, B.C.

Dear Sir:-

We are in receipt of your letter of the 8th instant requesting that we forward to you \$200.00 from your credit balance on our books. In briefly reviewing your file, we find three claims lodged against you as follows:-

1.	Workmen's Compensation Board -	\$527.25
2.	Vancouver General Hospital	234.65
3.	M. NISHIGUCHI CO. LTD.	619.03

According to a report received from you through the Department of Labour, Japanese Division, you admit that No. 2 is correct, and that Nos. 1 & 3 are partly correct, although you did not state the amounts of these claims.

There has been some correspondence in respect to No. 1. The Workmen's Compensation Board account. The Board claims that \$527.25 is the correct amount, and that they hold a Judgment against you. However, as reported to you by this office on the 3rd November last, they were willing to settle their account for \$349.24. This you would not agree to, notwithstanding that the Board is a preferred creditor.

We are placed in the position that we cannot release the funds to your credit here, while there are unpaid claims on the file which you have admitted in whole or in part, and which are in excess of your credit balance on our books. If you will have these creditors write to this office, waiving payment of their accounts, and releasing their claims on your funds, we shall be glad to forward to you the \$200.00 which you are now requesting.

We shall be obliged for your reply in due course.

Yours truly,

BRD/DD.


B.R. Dusenbury,
Administration Department.

Nye Foundry

CASTINGS OF ALL TYPES - IRON - BRASS - ALUMINUM

503 POWELL STREET EAST
VANCOUVER, B. C.

Rec'd	MAR 21 1945
File No.	10 022
Ans.	Hutson
Referred	

out letter

March 20, 1945.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.
Vancouver, B.C.

Dear Sir:

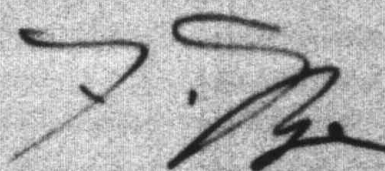
We are in receipt of yours of March 19th.

When we purchased the property we did not think there was any merchandise in the building of any value. The building is now rented to a Mr. Freeman of 625 Main St. who has the key. If you desire to make any further inspections I would suggest you get in touch with Mr. Freeman. Furthermore if there is any property there that should be in the care of the custodian I request you to move it from the premises at once.

Yours truly,

Nye Foundry.

FN/OP



519 Powell St.



BRITISH COLUMBIA

EVACUATION SECTION
MAR 22 1946
File 10072
Airs
Retiree *Dusenbury*

VANCOUVER

March 21, 1946

Dear Sir: Re: Juntaro Taniguchi, 519 Powell Street,
Vancouver, B. C. - Our firm #01632-1

- ✓ Masaru Kono, now in internment camp
- ✓ T. Oikawa, Address unknown
- ✓ H. Kanda, now in Japan

At this late date we cannot of course consent to release Taniguchi from responsibility, but at the same time we have no objections to making an effort to collect from any of the parties named above. If you can give us details regarding their present address, we will take the matter up with them direct or through your office if you consider that advisable.

THE WORKMEN'S COMPENSATION BOARD

Legal Department

AHB/P

Juntaro TANIGUCHI

File No. 10072
Reg. No. 07187

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 May 25	Proceeds Auction Sale	\$	\$ 16.45	
1945 March 12	Proceeds Auction Sale		19.52	
March 23	Proceeds Auction Sale		1.05	
		<u>\$.00</u>	<u>\$ 37.02</u>	

CR \$ 37.02

9220/10072/1640/Int. 820/Int. 1323

March 23rd, 1946.

The Workmen's Compensation Board,
411 Burrard Street,
Vancouver, B.C.

Dear Sir:-

Re:- Junzo TANIGUCHI, 519 Powell St,
Vancouver, B.C. Your file #01632-1

*on file
10072*

We are in receipt of yours of the 21st instant
and contents noted.

We find:-

1. Masara Kono is at Internment Camp #101, Angler, Ontario.
He is referred to as P/W A-82, our file No. Int. 820.
2. T. Oikawa. There are several Oikawa's with the initial "T",
but none of them seems likely to have been associated with
Taniguchi. We find a Masashi Oikawa, Reg. No. 01565 who was
associated in logging with above named Kono, and it may
be that he is the one referred to. His present address is
Kamloops, B.C. He registered with us as a "Contractor". Our
file No. is 1640.
3. H. Kanda; the full name that we have is Hatsuho Kanda, Reg.
No. 01464, formerly of Scott Creek, Pitt Lake, B.C. He
appears to have been deported November 18th, 1941. Our file
is Int. 1323.

It is noted that Nos. 1 & 2 are referred to in a letter of
yours to this office dated February 16th, 1945.

We have no objection to your writing to these parties.

Yours truly,

BRD/DD.

B.R. Dusenbury,
Administration Department.

E. S. H. WINN, K.C., CHAIRMAN
CHRIS W. PRITCHARD, COMMISSIONER
G. M. WILLISCROFT, COMMISSIONER
F. P. ARCHIBALD, SECRETARY



The Workmen's Compensation Board

VANCOUVER

July 29, 1946.

Japanese Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
VANCOUVER, B. C.

EVACUATION SECTION	
Rec'd	JUL 30 1946
File No.	10072
App.	[Signature]
Ref'd	[Signature]

Dear Sir:

Re: Juntaro Taniguchi, 519 Powell St., Vancouver
Firm No. 1632-1

10072-11

In our correspondence with you regarding the above Japanese a couple of years ago, you mentioned that there was certain monies held by the B. C. Security Commission in which he had half interest along with his mother. Please let us know if these funds are still on hand as we have not obtained satisfaction of our account through corresponding with Taniguchi direct and we may find it necessary to take court action in the matter.

Yours very truly,
THE WORKMEN'S COMPENSATION BOARD

A. H. Hain

AHB/Run

Legal Department.

10072/12102-698.48 (8-3-46)

10072-37.66 (8-3-46)

Aug 7/46

*Called Hain and
advised that we
were giving this matter
attention.*

10072, 12102

Aug. 8, 1946

Mr. Juntaro TANIGUCHI, and
Mrs. Toki TANIGUCHI,
Reg. Nos. 07187 and 00939,
Pepoff,
Slocan, B.C.

Dear Sir & Madam:

Re: 519 Powell Street, Vancouver.

In reviewing your files it is noted that our customary general and real property statements have not been forwarded to you. Accordingly we are enclosing a set of statements to each of you with this letter for your information.

You will notice that there is a joint credit of \$698.48. We are now transferring two items contained in the joint account to the personal account of Juntaro Taniguchi as follows:

1942.	December 4.	Remittance	\$6.56
		This amount was received from Juntaro.	
1943	March 22.	Sale of lumber	\$5.00
		This does not refer to realty property	
			<u>\$11.56</u>

This amount deducted from \$698.48 leaves a balance in the joint account of \$686.92. We are now dividing this amount fifty-fifty and crediting

Juntaro Taniguchi	\$343.46
Toki Taniguchi	<u>\$343.46</u>
	\$686.92.

Trusting that this is satisfactory and awaiting your acknowledgment in due course, we remain,

Yours truly,


B. B. Dusenbury,
Administration Department.

BRD:AS
Encl. 4

10072

Aug. 9, 1946

The Workmen's Compensation Board,
411 Dunsmuir Street,
Vancouver, B.C.

Dear Sirs:

Re: Juntaro TANIGUCHI,
519 Powell Street,
First No. 1632-1.
Claim \$527.25

This will acknowledge receipt of your letter of the 29th ultimo and confirm telephone conversation of yesterday with your Mr. Bain that we were reviewing the file of Taniguchi and would be writing to you soon.

It is noted that your letter of the 1st November last states that you would accept \$349.24 in settlement of your account against Taniguchi. This amount was arrived at as per letter of February 10, 1945 to you. However in our recent review of the files and revision of the joint account named, the total has been reduced to \$686.92 and therefore the half interest of Juntaro Taniguchi is reduced to \$343.46.

This amount we are now prepared to forward to you on receipt of your advice that same will be accepted by you in full settlement of your claim and judgment against Juntaro Taniguchi. In your reply please state that your claim of \$527.25 is still unpaid, if correct, and that on receipt of \$343.46 you will release the judgment on the records giving a receipt as in full settlement of the account. Mr. Taniguchi has not so far agreed to the amount claimed.

Awaiting your early advice, we remain,

Yours truly,

B. R. Dusenbury,
Administration Department.

*Aug 10/46
Instructions to
ABW
BRD:AS*

10072.

August 16th, 1946.

Secretary,
Vancouver General Hospital,
10th Avenue and Heather St.,
Vancouver, B. C.

Dear Sirs

Re: Claim - \$234.65 Juntaro TANIGUCHI.
Your reference 6777 28-T.B.

We are now reviewing the file of TANIGUCHI and note that we have had considerable correspondence with him in regard to claims lodged with the Custodian against him. It has been difficult to obtain an answer from this man, and we were successful only when we enlisted the services of the Department of Labour, Japanese Division, at the point of location. They reported that he admitted the claim but that he was unable to make payment.

The file indicates that he owes a considerable amount of money part of which is preferred as in the case of the Workmen's Compensation Board.

We are unable to assist you further and shall leave collection for this account to be arranged between you.

His present address is: Mr. Juntaro TANIGUCHI,
Registration No. 07187,
Popoff,
Slocan, B. C.

in case you may wish to contact him.

Yours truly,

BRD:AS


B. R. Dusenbury,
Administration Department.

10072 & 11519.

August 16th, 1946.

M. Nishigubhi Co. Ltd.,
P. O. Box 1826,
Ashcroft, B. C.

Dear Sirs:

Re: Claim - \$619.03 Juntaro TANIGUCHI.

We are now reviewing the file of TANIGUCHI and note that we have had considerable correspondence with him in regard to the claims lodged with the Custodian against him. It has been difficult to obtain an answer from this man. We have been successful in doing so only when we applied through the Department of Labour, Japanese Division, at the point of location. They reported that he admitted owing you some money but disputed the amount of your claim. He did not admit any particular amount. He stated that he was unable to make any payment.

The file indicates that he owes a considerable sum of money part of which is preferred as in the case of the Workmen's Compensation Board.

We are unable, therefore, to assist you further and shall leave the adjustment and collection of same to be arranged between you.

His present address is: Mr. Juntaro TANIGUCHI,
Registration No. 07187,
Pepeff,
Slocan, B. C.

in case you wish to contact him.

Yours truly,

B. R. Dusenbury,
Administration Department.

BRD:AS

File No. 10072
Reg. No. 07187

ALVARO TANIUCHI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
March 23	Balance as per statement sent		\$ 37.02	
June 20	Proceeds Auction Sale		.21	
June 21	Proceeds Auction Sale		.43	
August 16	Transfer of remittance of Dec. 4/42 from joint a/c Sub of lumber		6.56	
	Interest in funds derived from 519 Powell St.		5.00	
			343.46	
August 21	Workmen's Compensation Board - Full settlement of claims for \$527.25	343.46		
		<u>\$ 343.46</u>	<u>\$ 392.68</u>	

CR \$ 49.22

Accounting Department
June 11th, 1947

12102



CANADA

DEPARTMENT OF LABOUR
JAPANESE DIVISION

Slocan City, B. C.
August 22, 1946.

The Office Of The Custodian
506 Royal Bank Building
Hastings and Granville
Vancouver, B. C.

EVACUATION SECTION
Rec'd AUG 26 1946
File No. 10072
Ans.
Referred

Dear Sir:

Re: 519 Powell Street, Vancouver, B.C.

We received your letter of August 8th, 1946 with the set of general and real property statements attached. We both understand and wish to draw the amounts \$343.46 totalling \$686.92 right away.

We also wish you to send us the amount of cash on hand from the sale of our radio, Marconi, Model 37, Serial No. 37-10283, on March 12, 1942. We wrote once before but did not receive any answer.

Thanking you kindly, we remain,

Yours truly,

J. Taniguchi
Juntaro TANIGUCHI

X.
Toki TANIGUCHI

JT:KH

J. H. WIRN, K.C., CHAIRMAN
CHRIS W. PRITCHARD, COMMISSIONER
G. W. WALLIS-CROFT, COMMISSIONER
P. P. ARCHIBALD, SECRETARY



The Workmen's Compensation Board

VANCOUVER

August 24, 1946

EVACUATION SECTION	
Rec'd	AUG 26 1946
File No.	1007 ✓
Ans.	
Referred	<i>[Signature]</i>

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

Attention: *[Signature]*

Dear Sirs:

Re: Juntaro Taniguchi, 519 Powell St., Van. B. C.
Your file #10072, Our firm #1632-1

We beg to acknowledge receipt of yours of the 20th enclosing cheque for \$343.46, which is accepted by us in full settlement of our claim and Judgment against the above debtor. We thank you for your assistance in getting settlement of this account which is now closed.

In the course of a few days we will send you formal discharge of the Judgment which we filed.

Yours truly,

THE WORKMEN'S COMPENSATION BOARD

[Signature]
Legal Department

AHB/P

File No. 10072

MEMORANDUM

August 26th, 1946

TO: Mr. W. Wills
FROM: Mr. Danahy

Re: Justino TANIGUCHI,
Imm. No. 57257

Re: CHATELAIN

Please make a report as to what Chatelain, if
any, remain in name of the above.

He was formerly at 519 Powell Street and chattels
were removed to 602 E. Garbosa Street, Receipt No. 319 - dated
January 8, 1943.

A

WWS/ED

Chattels Sold - Jan 31/45 Auction # 39

Some chattels belonging to
Y. KAWABATA
File # 10003.

Were mixed with TANIGUCHI'S and sold
under File # 10072.

2 Bels sent to Shetland Aug 2/43

Personal in box. Bels # 8 10003. 2 caskets of
clothes & photos

W. Wills.

Aug 27/46

10072

August 28th, 1946

Mr. Juntaro TANIGUCHI,
Reg. No. 07187,
Popoff,
Slocan, B.C.

Dear Sir:-

We are in receipt of your letter of the 22nd instant signed jointly with Toki TANIGUCHI and note contents.

In regard to the amount of \$343.46 of yours to which you refer, you have already been advised that this amount has been paid to the Workmen's Compensation Board in full settlement of their Claim and Judgment against you for \$527.25. As they were preferred creditors we could not do otherwise.

You ask that we forward the proceeds of the sale of your radio. This we shall be unable to do for the reason given to you in our letter of the 12th March last when you requested that funds be sent to you.

As you are aware the following claims against you are lodged with the Custodian;

1. Vancouver General Hospital - \$234.65
which you have admitted
2. M. Nishiguchi Co. Ltd. 619.03
which you have admitted in part
3. Ken KITAMURA 201.96
which was submitted to you
in our letter of the 20th inst.
but to which we have not as yet
received a reply.

Yours truly,


B.R. Dusenbury,
Administration Department.

BRD/DD.

*Aug 31/46
says "I can't pay"*

10072/10003

August 30th, 1946

Mr. Juntaro TANIGUCHI,
Reg. No. 07187,
Popoff,
Sloann, B.C.

Dear Sir:-

We removed chattels from your premises at 519 Powell Street and when doing so, noted that some of them were marked "Y. KAWABATA". We checked his file and found that he declared that he had left certain chattels of his at this address; the removal therefore would include both of your chattels at this location.

In order that you and KAWABATA may indicate the items that belong to each of you, we are forwarding the Auction sheets covering the effects in question as follows:-

No. 39	—	\$19.52
No. 40	—	1.05
No. 60	—	.21
No. 61	—	.43

and are asking that you mark the items that are yours and those that you regard as KAWABATA's, and return Auction sheets to this office.

We are sending a copy of this letter to him so that we shall have his consent in respect to such chattels on these lists as he considers to be his.

As we wish to make a proper distribution of the funds involved, we shall be obliged for your early reply.

Yours truly,

B.R. Dusenbury,
Administration Department.

BRD/DD.
Encls. 4.

cc. to Mr. KAWABATA.

10072/10003

August 30th, 1946

Mr. Yohei KAWABATA,
Reg. No. 02336,
c/o Maple Leaf Mushroom Farms,
Scarborough Junction, Ont.

Dear Sir:-

We enclose copy of letter to Juntaro TANIGUCHI
formerly of 519 Powell Street in respect to certain chattels
that you stated you left at this address. The letter to
TANIGUCHI explains itself and we shall be obliged if you will
give the matter of reply your early attention, so that the funds
on hand from these sales belonging to you may be made available
for your use.

Yours truly,

BRD/DD.
Enc. 1.



B.R. Dusenbury,
Administration Department.

ADAM BELL, CHAIRMAN
CHRIS W. PRITCHARD, COMMISSIONER
G. M. WILLISCROFT, COMMISSIONER
F. P. ARCHIBALD, SECRETARY



The Workmen's Compensation Board

VANCOUVER October 16th, 1946.

EVACUATION SECTION	
OCT 17 1946	
Rec'd	
File No.	1007 ✓
Ans.	
Referred	Dusenbury

The Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings and Granville,
Vancouver, B.C.

Attention Mr. Dusenbury

Dear Sir:

RE: Juntaro Taniguchi — Firm No. 1632-1
Your File No. 10072

In reply to yours of the 10th inst. we enclose here-
with a copy of a letter which we forwarded to the Registrar
of the County Court, New Westminster, on August 27th last.
The Registrar was not able to locate this judgment at first
but we sent him further details and no doubt the registration
has been cancelled.

We trust you will find the enclosed satisfactory.

Yours truly,

THE WORKMEN'S COMPENSATION BOARD

A handwritten signature in cursive script, appearing to read "J. H. Bain".

Legal Department

AHB/FM
Encl.

COPY

COUNTY COURT REGISTRY

New Westminster, B.C.
October 23rd, 1946.

The Workmen's Compensation Board
Legal Department,
Vancouver, B.C.

Dear Sir:

RE: Juntaro Taniguchi -- Firm No. 1632-1

I beg to acknowledge receipt of your letter dated August 27, 1946, advising that Juntaro Taniguchi has satisfied all money due on a certain Judgment recovered by your Board for the sum of Five Hundred Sixty One Dollars and Sixty One Cents and that such Judgment has not been assigned and is therefore discharged.

Yours faithfully,

"L.A. Menendes"

Registrar

\$
29-10-46
\$

10072/10003

REGISTERED.

May 28th, 1947.

Mr. Juntaro TANIGUCHI,
Reg. No. 07167,
Slocan City, B.C.

Dear Sir:-

On August 30th of last year we wrote to you in respect to chattels from your premises at 519 Powell Street. We enclose copy of this letter, in case you should have mislaid same.

We also enclose copies of the Auction sheets which we sent to you at that time, and we would ask that you comply with our request contained in that letter.

Unless we hear from you in regard to this matter, we will be unable to release to you the funds derived from these sales of chattels.

We understand Mr. KAWABATA's present address is c/o Mr. E.L. Ruddy, Pickering, Ontario, should you wish to contact him direct.

Please give this your immediate attention.

Yours truly,

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

DD.
Encls 5.

10072/100003

May 28th, 1947.

Mr. Yohei KAWABATA,
Reg. No. 02396,
c/o Mr. E.L. Ruddy,
Pickering, Ontario.

Dear Sir:-

On August 30th, 1946 we wrote to you in respect to chattels of yours left at 519 Powell Street, and we now enclose copy of this letter, and copy of the letter we sent to Mr. TANIGUCHI in this regard.

The letter to Mr. TANIGUCHI is self explanatory and we understand his present address is Slocan City, B.C. should you wish to contact him direct.

We are anxious that a proper distribution should be made of the funds derived from the sale of these chattels, and we shall be obliged for an immediate answer from you in regard to your chattels.

Yours truly,

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

DD.
Encs.2.

10072

REGISTERED.

June 11th, 1947

Mr. Juntaro TANIGUCHI,
Reg. No. 07187,
Slocan, B.C.

Dear Sir:-

We have brought forward your file and account for review, in order that we may prepare a brief report of your affairs that have come under our control.

It is noted that your principal asset was a one-half interest in 519 Powell Street known as Lot 29/42/196, Vancouver, B.C., your Mother being the owner of the other half. This property was handled by Gibbons & Co. Ltd., Agents, who collected the rents and forwarded them to this office for credit of the Joint account. As you will recall the premises were in a very bad state of repair and hence the net revenue from same was not large. The property was sold in November 1943 and you and your Mother were so advised in our letter of the 17th of that month. Our further letter of the 8th August last gave you a set of Statements showing details of the Joint account and the letter indicated that \$343.46 was placed to the credit of your account and that of Toki TANIGUCHI.

Other assets from which we have received funds for your credit were certain chattels the proceeds of which have been placed to your personal account on our books. However it is noted that the chattels removed from 519 Powell Street and sold were not all yours, as Y. KAWABATA claimed that some of them belonged to him. We wrote to you about this in our letter of the 30th August last, but do not seem to have received any reply from you nor from KAWABATA, to whom we wrote at the same time. Pending clarification we shall be unable to dispose of these chattel funds.

In regard to the Claims on file against you, nothing much further need be written to you at this time. Our letters of the 20th August and of the 28th August last to you will indicate how they stand, as nothing has been done regarding them through this office since those dates.

We are enclosing to you a statement of your personal account showing a credit balance of \$49.22. As some of the proceeds of the sales of chattels included in this amount may belong to KAWABATA we are unable to make any division until we hear from both of you in respect to ownership of the chattels sold and included in the amount. Let us hear regarding these chattels.

The foregoing together with previous letters, reports and statements would seem to report all your interests that have come under our control. In replying we shall be obliged if you will confirm same for our records.

OVER

10072/10003

June 13th, 1947

Mr. Yohel KAWABATA,
Reg. No. 02396,
c/o Mr. E.L. Ruddy,
Pickering, Ontario.

Dear Sir:-

Re:- Chattels

We wrote to you on the 30th August and 28th
May last in regard to certain chattels that you claimed as
having left at 519 Powell Street. This was property in which
Juntaro TANAGUCHI was interested.

Please refer to the above letters and let us
have a prompt reply otherwise we shall have to consider disbursing
the funds received from the sale of chattels from that address to
TANAGUCHI to close the account.

A prompt reply is required.

Yours truly,

B.R. Dusenbury,
Office of the Custodian.

HRD/DD.

10072

24th November, 1948.

Mr. Juntaro TANIGUCHI,
Regn. No. 07187,
Slocan, B.C.

Dear Sir:

Personal goods now in Custodian storage include a large framed photo and a bundle of photos listed in the name of Juntaro TANIGUCHI.

If these items belong to you and you wish to receive them, please inform the Custodian on or before the 31st day of January, 1949, giving your full name and address for shipment.

Failing to hear from you by the above date, the Custodian will assume that you have no interest in these goods and will dispose of them at his discretion.

In addition to the goods listed as belonging to yourself and others, there are various unidentified shrines, notes, trophies, photographs and papers, which will be abandoned as of no value unless evidence of ownership is submitted to the Custodian on or before the 30th day of June, 1949.

We enclose a stamped, addressed envelope for your reply.

Yours truly,

W.J. Johnston,
Office of the Custodian.

WJJ:HA
Encl.

File No.
10072

MEMORANDUM

December 22, 1948

TO: Accounting Dept.
FROM: Mr. Dusenbury

Juntaro TANIGUCHI,
Reg. No. 07187

<u>Auction Date</u>	<u>Ledger Date</u>	<u>Auction No</u>	<u>Gross Amount</u>	<u>Net Amount</u>
<u>1945</u>	<u>1945</u>			
Jan 31-	Mar. 12	39	30.10	19.52
Feb. 14-	23	40	1.50	1.05
<u>1946</u>	<u>1946</u>			
Apr. 12-	June 20	60	.30	.21
<u>1946</u>				
April 23-	21	61	.60	.43
			<u>\$ 32.50</u>	<u>21.21</u>

Pending clarification of
ownership please transfer
these described amounts
to Chattels Suspense
account.

Location: 519 Powell St. Vancouver, B.C.

Chattels of Y. KAWABATA, Reg. No. 01017 are said to have
been stored at the above address and mixed with those of TANIGUCHI.

END/ED.

December 30, 1948.

To: Accounting Department
From: Miss May

Please credit Chattel Suspense Account and charge account of Juntaro
TANIGUCHI, 007187, File 10072 as follows:

Vancouver 39:	Realized:	\$30.10	Expenses:	\$10.58	Net:	\$19.52
Vancouver 40:	"	1.50	"	.45	"	1.05
Vancouver 60:	"	.30	"	.09	"	.21
Vancouver 61:	"	.60	"	.17	"	.43

Frances May

COPY

10072

December 22, 1948

REGISTERED

Mr. Juntaro TANIGUCHI,
Reg. No. 07187,
Slocan, B.C.

Dear Sir:-

We have to your personal credit on our books the
sum of \$49.22. This is made up of:-

Chattels sales net	-	21.21
which is being transferred to Chattel Suspense account on our books for identification as between you and KAWABATA;		
Radio Sale	net -	16.45
Lumber "	"	5.00
Amount received from you for Realty taxes		6.56
Total	-	\$ 49.22

We are enclosing to you herewith Custodian cheque
for \$28.01 in your favour, the amount being made up of the last
three items and closing your account on our books.

The acceptance of this cheque by you will not in any
way affect the merits of your claim against the Government.

Kindly acknowledge receipt.

Yours truly,

BRD/DD.
Enc. 1.

B.R. Dusenbury,
Office of the Custodian.

10072

April 7th, 1949

Mr. Junaro TANIGUCHI,
Registration No. 07157,
Sloan, B. C.

Dear Sir:

We wrote you on November 24, 1948, regarding a large framed photo and a bundle of photos presently in Custodian storage in Vancouver which appear to belong to you, but to date we have not received a reply to our letter.

The Custodian has extended the date for receiving requests from those who have not written for their goods, and this letter is to advise you that you now have until April 30th next to make known your desire regarding disposition of same.

In the event that you do not wish the articles in our possession shipped to you, it is the intention of the Custodian to dispose of same at his discretion. If you desire to have the goods, however, they will be shipped without cost to you.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJJ/ER

10072

May 18, 1949.

Mr. Juntaro TANIGUCHI,
Registration No. 07157,
Slocan, B. C.

Dear Sir:

We wish to advise that on May 17th, 1949, we shipped to you prepaid, via Canadian Pacific Express, two parcels containing goods which were in our storage.

When said parcels are received by you, please acknowledge receipt of same for our records.

In the event that one or more items of any value do not belong to you, please communicate with this office by mail as the Custodian is closing out his storage warehouse in Vancouver. It may be that you will find some means of identification on examination of the contents and in that case we should be advised in your letter. You might also advise us at the same time whether unidentifiable items are of little or no value and would not justify further shipping charges.

Yours truly,

W. J. Johnston,
Office of the Custodian.

WJS/ja

Name of Claimant **TANIGUCHI, Junaro & Toki**Case **345**

Custodian File

10072 12102

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)		V.L.A. (except Mission Village)		V.L.A. Mission Village		Total Award Price	Total Award 125% of all Sale Prices	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices	Sale Price			
1125.	54.25 12.50				Joint for Real Property only)					68.75
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
139.65	52.50	9.75	23.21%	438.85	101.85				111.60	
(Chatteles to Junaro in full)										
TOTAL RECOMMENDATION									180.35	

10072
12102

March 6th, 1951

Mr. Junzaro TANIGUCHI &
Mrs. Toki TANIGUCHI,
Sleean, B. C.

Dear Sir: & Madam:

Re: Japanese Property Claims Commission

Case No. 365

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

\$ 180.35.

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

\$ 135.26

\$ 45.09

Yours truly,

F.G. Shears
Director

FCS:EK
Encl.

Form C
Form I

DEFENCE BRIEF

Juntaro TANIGUCHI

File No. 10072

Case No. 365

Nelson, B.C.
Mar. 9, 1948.

REAL PROPERTY CLAIM

(All claims shown are Gross)

1. Real Property Claim

\$5,000.00

Appraised at

- (1) \$1000.00 (April 22/43)
(2) \$2050.00 (April 6/43)

Sold for

\$1125.00

Witnesses: 1. D. H. Reeve of Johnson, Reeve & Watson, Appraiser, April 22/43. Exhibit No. 3, 'all buildings in a very bad state of repair', etc.

2. A. R. MacKenzie - Appraiser, April 6/43, Exhibit No. 3. 'Valuation of land in respect of Commercial frontage based on assumption of normal pedestrian and business activity as prevailed prior to evacuation of Japanese.'

3. F. G. Shears - to prove advertisement for sale and three (3) tenders received.
High \$1125.00
Low \$ 800.00.

Ref. 1. To be filed - Letter dated Jan. 30, 1943, from the Vancouver Health Department, stating - 'water service and some toilets out of order; Agent - Gibbens advised of this by tenants; insufficient lighting in all rooms, some rooms without lighting entirely, extensive and expensive improvements required if premises are to be operated as a lodging house, ground floor unfit for human habitation, recommends partial demolition of buildings'.

2. Brief of Notes in Defence. p.2.

PERSONAL PROPERTY CLAIMS

(All claims shown are Gross)

2. Chattel Claim

\$578.50

(a) Goods valued by claimant at \$139.65

(Auction)

Sale Price

\$32.50

Witness: 1. F. G. Shears - to prove sale by auction.

- (b) Goods valued by claimant
at \$417.85 left under the
Custody, control or management
of someone other than the Custodian,
appointed by the owner of the property.

Witness: 1. G. Swain of P. C. Gibbens
& Co.Ltd. - Agent.
Letter dated Aug. 19, 1943,
admitting agency - to be
filed.

2. L. R. Maddaford of P. C.
Gibbens & Co.Ltd - Agent.
Trans P.4, line 5.

- (c) Goods valued by claimant
at \$21.00.

Recorded but now missing.

Ref. Trans. P. 7 - Admission.

Ref. Brief of Notes in Defence, p.1.

<u>Summary of Defence Witnesses</u>	<u>Where Required</u>	<u>Summary of Documents to be filed</u>	<u>Witness Proving Same</u>
D. W. Reeve	1		
A. R. MacKenzie	1	Letter dated Jan.30,1943 from the Vancouver Health Department.	F. G. Shears
F. G. Shears	1, 2 (a)		
G. Swain and L. R. Maddaford	2 (b)	Letter dated Aug. 19, 1943, admitting agency.	G. Swain.

HAC/mw

Form G.
Form E.

BRIEF

Notes in Defence

NELSON
Mar. 9, 1948.

Juntaro TANIGUCHI

File No. 10072

Case No. 365

Claims:

1. Personal Property - Household Chattels.
2. Urban Property - Land and Buildings - 519 Powell St., Van., B.C.

Claim 1:-

Personal Property - Household Chattels.

Amended Amount of Claim	\$578.50	
Custodian's Sale Price (Auction)	32.50	for Chattels
valued by the claimant at	139.65	
Left with Agent - P.C.Gibbens & Co.Ltd.	417.85	
Recorded but now missing	21.00	

Defences:

1. Personal Property sold by the Custodian was sold for its fair market value, at public auction.
2. Agency - The claimant, when he was evacuated, left his house with his chattels therein, in the care and custody of his agent, P.C.Gibbens & Co.Ltd., handing the key over to them. (Trans. P.4)
3. Prices claimed for chattels not sold are exorbitant.

Defence Points:

N.B. Transcript P.7 - It is admitted that the following chattels were lost while in the Custodian's care.

1 kitchen table valued by the claimant at	\$3.00
12 plates " " " " "	18.00
Recorded but now missing	Total \$21.00

1. Chattels sold by the Custodian were sold at public auction.
2. P.C.Gibbens & Co.Ltd., the claimant's agent, rented the claimant's house containing the chattels, which it may be assumed were used by the tenants.
3. Subsequently, the Custodian removed some of the claimant's chattels to a warehouse. The Custodian's records (Warehouse Receipt #319) shows that \$139.65 worth of the claimant's chattels, using his valuation, were received.

N.B. The \$32.50 received by the Custodian, is being held pending clarification of ownership.

See File No.10003. Y. Kawabata. Since there does not appear to be a claim in by Kawabata, this amount will be credited to the account of the claimant here, J. Taniguchi.

Claim 2:-

Urban Property - Land and Buildings - 519 Powell St., Van., B.C.

Amended Amount of Claim \$5000.00
Custodian's Sale Price \$1125.00 (Aug. 19, 1943) approved by
the Advisory Committee.

Defence:

1. Real Property was sold for its fair market value.
2. " " was left in the care and custody of
P.C. Gibbens & Co. Ltd., Agent.

Defence Points:

1. Valuations by two Real Estate Companies.
(1) Johnston, Reeve & Watson - April 22, 1943 - \$1000.00.
(2) A.R. MacKenzie - April 6, 1943 - \$2050.00
2. 1942 Assessment: Land 800.00
Buildings 1800.00
Total \$2600.00
3. Property was advertised for sale by tender and three (3)
tenders were received.
High \$1125.00 Low \$800.00
4. Property allegedly was purchased by the claimant in 1913
for \$8500.00.
5. Letter in Claim File dated 19 Aug. 1943 from P.C. Gibbens and
Co. Ltd., admitting Agency.
6. Letter dated Jan. 30, 1943, from the Vancouver Health Depart-
ment, stating - 'water service and some toilets out of order;
Agent- Gibbens advised of this by tenants; insufficient
lighting in all rooms, some rooms without lighting entirely,
extensive and expensive improvements required if premises
are to be operated as a lodging house, ground floors unfit for
human habitation, recommends partial demolition of building.
7. This is a poor residential area, the Nye Foundry being next
door.
8. It is a poor business area, unless occupied by Japanese.

Witnesses:

1. D.W. Reeve of Johnson, Reeve & Watson - R.P.
2. A.R. MacKenzie - R.P.
3. P.C. Gibbens & Co. Ltd. - G. Swain - Agency
L.R. Maddaford "

HAC/mw

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
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Nelson, B. C.,
March 9th, 1948.

IN THE MATTER OF THE CLAIM OF
JUSTARO TANIGUCHI.

PROCEEDINGS AT HEARING.

20

APPEARANCES:

J.W.G. HENDER, Esq.,

appearing for the
Dominion Government.

A.W. FINNER, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

G.H.B. HUTTON, Esq.,

Official Interpreter.

G. HANBLETON, Esq.,

Official Reporter.

30

J. Taniguchi,
Witness.

MR. FISHER: May I proceed, my lord, with No. 16,
Juntaro Taniguchi. He is claiming also on behalf
of his mother, Toki Taniguchi. She is unable to
be here. This will be claim No. 363.

JUNTARO TANIGUCHI, the claimant herein,
being first duly sworn, testified
through the Interpreter as follows:

MR. FISHER: There are certain amendments to the claim
form, my lord. The land and buildings total will
be \$5000.00 less Custodian credit of \$1125.00 which
leaves a total claim of \$3875.00. As I commented
at the outset, the claim is for both himself and
his mother. The furniture claim on the back will
be amended to \$578.50.

THE COMMISSIONER: \$578.50.

MR. FISHER: That is correct, my lord. No credit is
given to the Custodian as no money have been held
for this man, or, rather, paid to this man, some
\$32.50 being held for settlement between this man
and a Y. Kawabata. The total net claim will be
\$4,453.50.

DIRECT EXAMINATION BY MR. FISHER:

Q You have had an opportunity today to go over this
claim form with regard to your real estate and
with regard to your personal chattels. Are they
now true and correct? A: Yes,
that is correct.

MR. FISHER: The real estate form is Exhibit 1, my
lord, and the personal chattels is Exhibit 2, there

3
J. Taniguchi,
In Chief.

being attached to it a detailed list which totals the amount of the claim \$578.50.

(STATEMENT MARKED EXHIBIT NO. 1).

(STATEMENT MARKED EXHIBIT NO. 2).

MR. FISHER: I ask to file on behalf of my learned friend the real estate valuations in this matter. They are by Johnson & Reeve and by Mr. A.R. MacKensie. Exhibit 3, my lord.

(VALUATIONS MARKED EXHIBIT NO. 3).

10 MR. FISHER: With regard to the real estate, with regard to the block situate at 519 Powell Street, which appears to contain two separate buildings, one at the front, and one at the back, both two storey affairs, I particularly ask your Lordship to note the City assessment given by Mr. MacKensie for 1943, totalled \$2600.00, the sale valuation is \$2,050.00, and there might be this comment which should possibly be brought in: "The valuation of the land in respect of this commercial frontage has been based on the assumption of normal pedestrian and business activity as prevailed prior to the evacuation of the Japanese". That was the basis of his valuation. The Johnson & Reeve valuation was \$1000.00.

20 THE COMMISSIONER: \$1000.00.

MR. FISHER: \$1000.00. They were made pretty much at the same date, April, 1943.

Q What condition were your buildings in when you left?
A: Very good.

30 Q Were you occupying both buildings or was one rented?

J. Taniguchi,
In Chief.

A He rented the front house and lived in the back.

Q How much a month did he get for the front one?

A \$20.00 a month.

Q Did you receive any letters from the Custodian with regard to the condition of the house?

A No.

Q Had the Custodian your address?

A Yes, he knew my address.

10 Q Turning to the chattels, my lord, I would ask to file the analysis of personal property claim, Exhibit No. 4.

(ANALYSIS MARKED EXHIBIT NO. 4).

THE COMMISSIONER: Did you file the assessment as an exhibit?

MR. FISHER: Well, my lord, it was set out in the letter on the valuation.

THE COMMISSIONER: I see. What is Exhibit 3 then?

MR. FISHER: Exhibit 3 is the valuation letters, the two letters.

20 THE COMMISSIONER: I see.

MR. FISHER: And on Mr. MacKennie's letter the assessed values are set out.

30 With regard to the personal property chattel form which your Lordship now has, Exhibit 4 in this matter, there are one or two comments. No. 10 in column 2 is an article found in the inventory but not on the J.P. form and likewise the last article, some dishes. The left column list, the A.P. form articles. There are quite a number of them that do not appear to have realized any money

J. Taniguchi,
In Chief.

to speak of. A total of \$32.50 is shown.

Q In whose care did you leave your personal chattels when you left? A: I left

them in the house and gave the key to the agent of the house.

Q Who was that? A: P.O. Gibson.

Q He was a real estate agent on Hastings Street? A Hastings Street.

10 Q And what instructions did you give Mr. Gibson as to looking after it or turning it over?

A At the time I left, the place was rented and I told Gibson to collect the rent.

Q What about the articles you are claiming? Were they in the property or otherwise?

A In the upstairs of the front house.

Q They were stored --

THE COMMISSIONER: That is all the chattels were left in the upstairs of the front house, is that correct?

20 MR. FISHER: That is correct, my lord.

THE COMMISSIONER: Now will you please clarify that?

Was the front house rented with the chattels in it?

MR. FISHER: Q: Was the front house rented at that time?

A No, it wasn't, no. The Japanese had been evacuated and there wasn't anybody.

Q Do you know -- I suppose this is more on his knowledge, my lord -- whether it was rented by Mr. Gibson prior to the goods being taken out?

THE INTERPRETER: What goods are you referring to?

30 MR. FISHER: These chattels, the things he had in the

front room upstairs.

A: No.

MR. FISHER: I am afraid I cannot put that together.

THE COMMISSIONER: What does "no" mean?

MR. FISHER: What does he mean by that?

THE INTERPRETER: You asked a question just now, whether
Gibson --

MR. FISHER: --removed those articles before renting
the front house. That is the effect of that. What
does he say to that?

10 THE INTERPRETER: Oh, that is the question.

(QUESTION INTERPRETED).

A No, he did not remove them prior to renting the
house.

MR. FISHER: They were apparently in there, my lord,
when the tenant went in.

THE COMMISSIONER: Well now, Mr. Interpreter, just to
make sure that I have this man's statement accurately,
I take it that he authorized Gibson to rent the
house and Gibson did so, leaving the chattels in
20 the house after he had rented it.

A That is correct.

THE COMMISSIONER: Have you any further questions you
wish to ask, Mr. Fisher?

MR. FISHER: I don't think so, my lord.

THE COMMISSIONER: Mr. Hunter?

MR. HUNTER: It is submitted, my lord, that the real
property was sold for its fair market value. It
is submitted that the personal property which was
sold was sold for its fair market value. It is
30 submitted that the prices claimed for those

J. Taniguchi,
Discussion.

articles which were not sold are surbitant.

It is admitted that this property was left under the custody, control or management of someone other than the Custodian appointed by the owner and that, accordingly, the Custodian is only responsible for those articles which she inventoried and took to storage.

May I refer your Lordship to Exhibit 2 and the schedule thereto, the inventory?

10 THE COMMISSIONER: Yes.

MR. HUNTER: Only certain items there, my Lord, were sold. The bed and springs were sold for \$4.50. One of the gas ranges — that is, one of the beds and springs was sold for \$4.50, my Lord; there were eight claimed. One of the two gas stoves was sold for \$5.00. One of the four dressers claimed was sold for \$2.00. Four of the five chairs claimed were sold for \$1.50.

THE COMMISSIONER: That is for the four.

20 MR. HUNTER: Four of them, yes, my Lord. I don't think they were Chippendale, my Lord. A chest of drawers was sold for \$1.00. That is the fourth from the bottom.

THE COMMISSIONER: Yes.

MR. HUNTER: The radio — I haven't the gross sale price for — the net price was \$16.45, my Lord.

It is submitted that of the balance only those which were taken by the Custodian to storage are goods for which the claimant is entitled to compensation, my Lord.

THE COMMISSIONER: Can you tell me which those were?

MR. HUNTER: I can give it very briefly, I think, my lord. The sofa does not appear to have been taken to storage. The kitchen stove — there was a gas range taken to storage but whether that is the kitchen stove, I don't know. It wouldn't be, because the kitchen stove was one of the small stoves so the kitchen stove was not taken to storage. The heater does not appear to have been taken to storage. The kitchen table, large, it is difficult to say, but there is a table listed there so I think we should give the claimant the benefit of the doubt.

THE COMMISSIONER: What happened to it? Was it abandoned or sold?

MR. HUNTER: I think it was probably lost, my lord.

MR. FISHER: My lord, I have noted on the claim at the far right of the analysis that there were certain unsold items that they haven't a record of.

MR. HUNTER: Well if my friend wishes to submit that they are unsold, I will be quite agreeable to accepting that explanation, my lord.

The kitchen cabinet does not appear on that. They wouldn't confuse that with an idol cabinet, would they?

MR. FISHER: I don't know.

MR. HUNTER: The linoleum, I presume, was left there, my lord. I doubt whether it would be taken away because linoleum, generally speaking, is difficult to remove once it has been used without cracking it.

J. Taniguchi,
Witness.

10 The carpets, apparently, were not removed. The plates -- you can't check that because there were some dishes removed. I suppose the claimant is entitled to any doubt there, to the benefit of any doubt. I don't see any desk there. Framed portraits I cannot see there. The chest of drawers we have covered. The radio we have covered. The clocks, if I remember rightly, were not found, three clocks, my lord, not found. They were not removed to storage, my lord.

I would refer your Lordship also to the valuation of A.R. MacKenzie, filed as part of Exhibit J.

THE COMMISSIONER: Yes.

MR. HENNER: While my learned friend read you one paragraph at the head of it, there is a further paragraph which I think is worthy of attention. He says, "Expression of appraisal of 1945 land values, or that for whatever period the present stagnation in this business area may continue, would, in equity, be subject to appropriate reduction from 1942 value in the judgment of the Advisory Committee, for the significance of what may appear to be 'sacrifice' sales made in the vicinity recently by the City of Vancouver, and others, and the extraordinary peculiarity of the existing situation."

What I think he is trying to say, with a great deal of verbiage, is that the market was down.

THE COMMISSIONER: It sounds like it.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Taniguchi, how did you happen to retain this man Gibson or the company, P. G. Gibson & Company? How did you come to retain him?

A I employed him purely for the purpose of collecting the rents.

Q And when did you retain him?

A I first employed him in September.

Q And did you find the tenants or did he?

10 A He wasn't there at the time; he doesn't know.

Q You mean the tenants were put in after you left, I presume?

A: I was

away and he consulted with my mother and did that.

Q So he really did act for you in a greater capacity than as collection agent, didn't he?

A He said I couldn't say.

MR. HUNTER: I see. That is all.

THE COMMISSIONER: Any re-examination, Mr. Fisher?

MR. FISHER: No, my lord, I have no further questions.

20 THE COMMISSIONER: All right, thank you, Taniguchi; that is all.

(Witness aside)

(PROCEEDINGS ADJOURNED SINCE DEE)

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

Edson Sambleton
"G. HAMILTON"
Official Reporter.