

<u>REAL PROPERTY</u>										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
900.00	45.00 12.50									57.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION									57.50	



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CASE NO: 1014.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
May 6, 1948.

IN THE MATTER OF THE CLAIM OF
NENOSHUKE OMOTO

PROCEEDINGS AT HEARING.

Original.



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IN THE MATTER OF THE "INQUIRIES ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

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

Toronto, Ontario,

May 6, 1948.

IN THE MATTER OF THE CLAIM OF

NENOSHUKE OMOTO

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

F.A. BREWIN, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary,
D.J. HANDFORD, Esq., Official Interpreter.
A.G. VEITCH, Esq., C.S.R., Official Reporter.



N. Omoto
In-Chief.

1 NENOSHUKE OMOTO, the Claimant herein, being
2 first duly sworn, testified through
3 the Interpreter as follows:

4 DIRECT EXAMINATION BY MR. BREWIN:

5 Q. Mr. Omoto, your claim is a real property
6 claim in regard to a house property known as
7 1622 West Second Avenue, in Vancouver, British
8 Columbia? A. Yes.

9 Q. Is this your signature on this document?

10 A. Yes.

11 Q. And you gave instructions, I think to Mr. Best,
12 to fill in this form for you?

13 A. Yes.

14 Q. And are the facts in here correct? A. Yes.

15 MR. BREWIN: That will be Exhibit 1, with your
16 permission, my lord.

17 (PARTICULARS OF REAL ESTATE OTHER THAN FARM,
18 MARKED EXHIBIT NO. 1)

19 Q. I see you say here you paid \$1,500 for the
20 property and I have in my possession here an
21 agreement for sale between the Bishop of New
22 Westminster and yourself, dated June 11, 1927,
23 and agreeing to purchase the property for
24 \$1,500. Is that correct, Mr. Omoto?

25 THE COMMISSIONER: Is there any question of title?

26 MR. HUNTER: No, my lord. I imagine it is price in
27 which Mr. Brewin is interested, my lord.

28 THE COMMISSIONER: I see.

29 THE WITNESS: Yes; that is correct.

30 MR. BREWIN: Thank you. Now, have you or your son
 prepared a detailed statement of the money
 which you spent on the house after you purchased



N. Omoto
In-Chief.

- 1 it? A. Yes.
- 2 Q. And is this the statement? A. Yes.
- 3 Q. Is what is in there correct? A. Yes.
- 4 MR. BREWIN: May that then be filed as Exhibit No. 2,
5 my lord?
- 6 THE COMMISSIONER: Yes.
- 7 (PROPERTY VALUES IN FIXTURES, MARKED
8 EXHIBIT NO. 2)
- 9 MR. BREWIN: Q. Mr. Omoto, there is some information
10 which is not on your form, I believe, in regard
11 to the rental of the property. Did you ever
12 have the property rented?
- 13 A. The property originally belonged to the church
14 and when I bought it there were three families
15 living in it.
- 16 Q. Yes? A. It would amount to the
17 same thing that I was renting it to them for
18 two or three years after I bought it because
19 they were already in there and I did not put
20 them out.
- 21 Q. After you bought it your previous tenants were
22 in possession for two or three years. That is
23 what you are saying? A. Yes.
- 24 Q. For how much was it being rented at that time?
- 25 A. \$15, \$11 and \$7.
- 26 Q. Some rooms \$15, one \$11 and one \$7. Is that
27 right? A. Yes.
- 28 THE COMMISSIONER: \$33.
- 29 MR. BREWIN: Yes.
- 30 Q. Is that correct? A. Yes.
- MR. BREWIN: That is all, thank you.
-



N. Omoto
In-Chief.

1 MR. HUNTER: It is submitted that this property was
2 sold for its fair market value.

3 I produce the appraisal of F. A. Caleand,
4 dated October 1st, 1943. He says:

5 "This property is located on the south
6 "side of Second Avenue West, two blocks
7 "west of Granville Street, in an industrial
8 "area where most of the buildings are very
9 "old and in a dilapidated condition.

10 "This particular dwelling is very old
11 "and consists of eight rooms, not plastered,
12 "no basement, no furnace, toilet only. The
13 "interior is in a very bad state of repair
14 "and really should be condemned.

15 "Present valuation \$700."

16 There is a further letter from him correcting
17 his description of the land. In his original
18 appraisal he described it as Lot 14. The
19 correcting letter points out it should have
20 been Lot 16. The correcting letter is dated
21 April 2, 1948.

22 (APPRAISAL AND LETTER, F.A. CALEAND TO THE
23 OFFICE OF THE CUSTODIAN, DATED OCTOBER 1,
1943, MARKED EXHIBIT NO. 3)

24 This property was assessed \$600 for the improve-
25 ments, \$450 for the land for the years 1943 and
26 1944, making a total of \$1,050.

27 It was advertised for sale in catalogue 303.
28 One tender was received for \$900 and was
29 accepted, approved by the Advisory Committee
30 and accepted, and it was sold to Hardit Singh for



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\$900 as of November, 1943. The actual closing date was November 8. It appears to be entirely a question of value, my lord. There are no questions.

THE COMMISSIONER: That is all, thank you, Mr. Omoto.

THE WITNESS: Thank you.

(PROCEEDINGS ADJOURNED SINE DIE)

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

"A. G. VEITCH"
Official Reporter.

base 1014

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

4249
Toronto

22

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

(1) NAME OMOTO NEOSUKE (RCMP) Reg. No. 05780
(Print) Surname Given Name

(2) Pre-Evacuation Address 1622 W 2nd Ave Vancouver BC

(3) Present Address 316 College St Toronto

(4) REAL ESTATE

(a) Street Address (if any) 1622 W. 2nd Ave Vancouver BC
City or Municipality, Province

Brenni

(b) Legal description (lot number, block number, section number, etc.)
Lot 16 Blk 229 DL 526

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

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

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

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

- (i) Land - - - - - \$ _____
- (ii) Buildings - - - - - \$ _____
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2000
- (v) Amount at which Custodian sold property and credited your account - - - \$ 900
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1100

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation _____

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

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 1100.

- (6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) Toronto
- (b) Do you require the services of an interpreter at the hearing? Yes or no. no

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

DOMINION OF CANADA }
of)
TO WIT: }

I, N. Amato of the City
of Toronto in the County of York

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City)
of Toronto)
in the County of York)
this 28th day of November)
A.D. 1947.)

N. Amato

A Commissioner &c.

N.B.— THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

OMOTO NENOSUKE

(Claimant's Name)

REAL ESTATE
(Other than farm)

05780

Reg. No.

<u>Type of Premises</u> (e.g. House, Store, etc.)	<u>No. of Rooms</u>	<u>Type of Finish</u>	<u>Use of Premises</u>	<u>Size of Lot</u>	<u>When Purchased</u>	<u>Date of Purchase</u>
House	10	Frame Siding	Dwelling House	25' x 125'	1927	June 11/27

<u>Type of Locality</u>	<u>Cost Price</u>	<u>Improvements made by Claimant</u>	<u>Estimated Value</u>	<u>Date of Sale</u>
Residential @ Commercial Not industrial	\$1,500.00	Enlarged one room, extended another room for bathroom purposes. New roof and eaves-trough. Built garage 54' x 24" Built stairway		

Comments re upkeep of premises:

House was formerly used as church school before it was purchased. Had to be renovated after it was bought. Has been kept in good repair ever since. Painted and decorated.

Comments re Appraiser's report not covered above: Assessment total \$1,050.00 - One front room parlour is plastered. There are 2 toilets, one upstairs and onw downstairs. Foundation is concrete.

Handwritten notes: 11.7, 15, 831

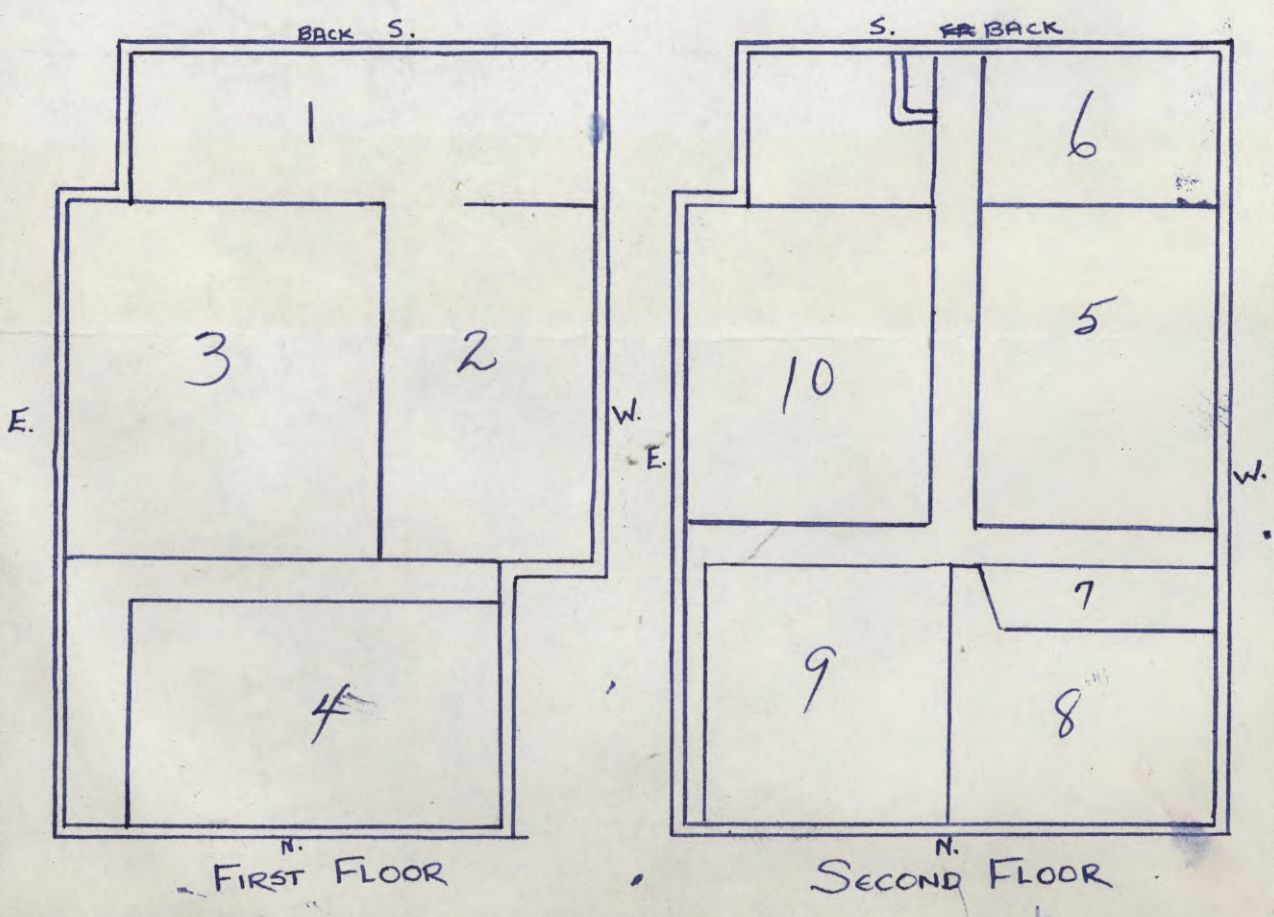
EXHIBIT NO. 1014-1
DATE 6 May 1948
FILED BY J. a. Brewin

N. Omoto

Signature

PROPERTY VALUES IN FIXTURES

1	NEW STAIRWAY (plus door) extendign from second floor at rear of the house-----	15 00
2	EXTENTION (bathroom) i-- Materials for 5'x7' room \$80.00 ii-- Brick chimney 8' tall 8.00 iii-- Plumbing and Sewerage 20.00-----	53 00
3	ROOFING (oiled) i- Materials for roofing \$80.00 A-- GUTTER i- by wood 3 sides 15.00 ii- by tin 1 side 5.00-----	100 00
4	INTERIOR DECORATING (see diagram below for location) Room No. Papering: 1 8'x16' \$3.00 2 11'x14' 3.00 3 11'x16' 5.00 4 14'x18 $\frac{1}{2}$ ' 25.00 (painted ceiling) 5 11'x14' 10.00 6 6'x8' 5.00 7 6'x11' 5.00 8 11'x12' 10.00 9 11'x11' 10.00 10 7'x 12' 5.00 \$81.00-----	81 00
	Plus: a-- Fireplace and Tiles in room 4 -- \$25.00 b-- Extra door from room 8 to 7 ----- 2.00 \$27.00-----	27 00
	HOUSE PAINTING 1-- Double coat of paint-----	70 00



PROPERTY VALUES IN FIXTURES cont'd

8	MADE ROOM LARGER (room 3)		
	i- Materials and carpentering -- -----	\$40.00	
	ii- 2 French window doors between rooms 3 and 2-	15.00	
	iii- One Door-----	3.50	
	iiii- one Window-----	4.00	62 50
6	BUILT GARAGE		
	i- Materials -----	\$73.00	
	ii- Doors-----	13.00	
	iii- Windows-----	4.00	90 00
7	PARTITIONED OFF $\frac{3}{4}$ OF FIRST FLOOR INTO 3 ROOMS		
	i- Labour plus necessary materials -- -----		25 00
8	GARDENS (raised land)		
	shrubs		
	bulbs		
	fruit tree		
	rockery		
	hedges -----		50 00
		TOTAL _____	523 573 50

1- Foundation of house is made completely with concrete and stones.

2- No. 4 room is plastered throughout.



F. A. CLELAND
A JUSTICE OF THE PEACE
FINANCIAL & INSURANCE BROKER

REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO.
RENTAL AGENT
MONEY TO LOAN

ROOM 33
539 PENDER STREET, W.

VANCOUVER, B.C. October 1st. 1943.

Rec'd	OCT 2 1943
File No.
Ans.
Referred	Stanop

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

Dear Sirs:-

see letter from F.A. Cleland Apr 2/48 (back)

Re Catalogue # 303

Lot 14, Block 229, Dist. Lot 526, known as 1622 W.2nd Ave.

This property is located on the South side of Second Avenue West, two blocks West of Granville Street, in an industrial area where most of the buildings are very old and in a delapidated condition.

This particular dwelling is very old and consists of 8 rooms, not plastered, no basement, no furnace, Toilet only. The interior is in a very bad state of repair and really should be condemned.

Present valuation \$700.00.

Yours very truly,

F. A. Cleland

FAC/C.

EXHIBIT No. 1014-3
DATE 6 May 1948
FILED BY J. W. G. Hunter

TELEPHONES
PACIFIC 1161-1162



F. A. CLELAND
A JUSTICE OF THE PEACE
REALTOR & INSURANCE BROKER

REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO.
RENTAL AGENT
MONEY TO LOAN

ROOM 33
539 PENDER STREET, W.
VANCOUVER, B.C. Apr. 2nd. 1948.

EVACUATION SECTION	
APR 3 1948	
Rec'd	_____
File No.	_____
Ans.	_____
Referred	_____

Custodian of Japanese Property,
506 Royal Bank Bldg.
CITY

Attention of Mrs. E. Robertson

Dear Sirs:-

Re: 1622 W. 2nd. Ave. Vancouver, B.C.

As requested by you I have made a further check of the above described property and find this is the fifth lot West of Fir Street on the South side of 2nd. Avenue West, and the legal description is Lot 16, Blk.229 D.L.526 and not Lot 14, as described in my letter of Oct.1st. '43.

Trusting this correction will be satisfactory,

I remain,

Yours very truly,

F. A. Cleland

FAC/C.