

<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
2100.00									<u>SPECIAL</u>	500.00
<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 CHATELS</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			
<b>TOTAL RECOMMENDATION</b>									<b>500.00</b>	



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CASE NO: 1027.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 11, 1948.

IN THE MATTER OF THE CLAIM OF

TOKUE KAMEOKA

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 11, 1948.

IN THE MATTER OF THE CLAIM OF  
TOKUE KAMEOKA

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.



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TOKUE KAMEOKA, the Claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Mr. Kameoka, your claim, as I understand it, was confined to the claim in respect to 1182 West Seventh Avenue, Vancouver, B.C.?

A. Yes.

Q. Is that right? A. Yes.

Q. You are not making any claim for personal chattels at all? A. No.

Q. Here is a document about your real estate other than farm. A. Yes.

Q. Is that your signature?

A. That is right.

Q. The information set out there was supplied by yourself? A. Yes, sir, it was.

Q. And it is correct to the best of your knowledge and belief? A. Yes, sir.

MR. BREWIN: May that be Exhibit No. 1, my lord?

THE COMMISSIONER: Yes.

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

MR. BREWIN: I wonder if my friend has a picture of the building and perhaps we should put that in.

MR. HUNTER: Perhaps you had better identify it first.

MR. BREWIN: Yes.

Q. Is this a picture of the house?

A. Yes; that is it.

Q. That is it? A. Yes.

Q. It is rather obscured by trees? A. Yes.

(PHOTOGRAPH OF CLAIMANT'S HOME, MARKED EXHIBIT NO. 2)



- 1 Q. Mr. Kameoka, when did you first buy this property?
- 2 A. I think in 1932, 1931.
- 3 Q. Somewhere around then? A. Yes.
- 4 Q. And how much did you pay for it at that time?
- 5 A. \$4,200.
- 6 Q. \$4,200? A. Yes.
- 7 Q. Did you make any improvements? A. No.
- 8 Q. You did not? A. No.
- 9 Q. Now, I suppose the building was there before
- 10 you bought it? A. Yes.
- 11 Q. Do I understand rightly that you then lost the
- 12 property on account of non-payment of taxes, or
- 13 something of that sort? A. Yes.
- 14 Q. Is that right? A. Yes.
- 15 Q. And then were you given the right to re-purchase
- 16 it? A. That is right.
- 17 Q. And you were at the time of evacuation re-
- 18 purchasing it? A. Yes.
- 19 Q. How much did you have to pay to buy it back?
- 20 A. \$1,500.
- 21 Q. Something around \$1,500? A. Yes.
- 22 Q. I see on the Custodian's statement in 1944
- 23 apparently there was \$1,185 still owing then?
- 24 A. Yes. I think so, yes.
- 25 Q. \$1,185 was the original amount? A. Yes.
- 26 Q. That was not an open sale to you at \$1,500; that
- 27 was the right you were given, I suppose, to buy
- 28 it back at that amount? A. Yes.
- 29 THE COMMISSIONER: That is to say, that is the amount
- 30 of the arrears of taxes and interest owing by



1 the claimant.

2 Q. Is that correct? A. Yes.

3 Q. What is your answer? A. Yes.

4 MR. BREWIN: Q. I understand, or I see from your

5 form, that you say it was insured with the

6 Wawanesa Mutual Insurance Company for \$3,000?

7 A. Yes.

8 Q. And that policy was deposited with the Custodian?

9 A. Yes, I think so.

10 Q. And that was for the building?

11 A. The building, yes.

12 Q. And then I see you have stated in your form

13 here you believe it was re-sold for a large

14 increase in value. Do you mean re-sold by the

15 purchaser from the Custodian?

16 A. Yes.

17 Q. Do you have any details of that?

18 A. No. I do not know. The man joined the army

19 in Vancouver and the neighbour told me.

20 Q. I see. We can check that for you, then.

21 Did you ever receive any definite offers from

22 anybody to purchase the property?

23 A. Before the evacuation I got about two persons

24 who want to buy that house.

25 Q. Do you know who they were?

26 A. I did not pay any attention because I need the

27 house myself.

28 Q. You needed the house yourself? A. Yes.

29 Q. You did not pay any attention? A. No.

30 Q. Do you know the names of the people? A. No.



1 Q. I see. I see you have claimed altogether  
2 \$4,560. Have you any special reason for putting  
3 in that amount?

4 THE COMMISSIONER: Q. How do you arrive at a value  
5 of \$4,560?

6 A. It was the assessed value.

7 Q. Not according to your statement.

8 MR. BREWIN: Not according to the information.

9 THE COMMISSIONER: Q. The assessed value shown on  
10 your statement is \$2,565.

11 A. The \$2,565 was the assessed value but the  
12 \$4,560 is my own estimate.

13 Q. How do you arrive at the \$4,560?

14 A. According to what I believe is the market price  
15 at the time.

16 THE COMMISSIONER: I guess that is as far as we can  
17 go, Mr. Brewin.

18 MR. BREWIN: Yes.

19 Q. I see it was rented for \$35 a month?

20 A. Yes.

21 Q. Who rented it? A. My wife rented it.

22 Q. After you had left?

23 A. Yes, after I had left.

24 Q. Did you approve of her renting it at \$35? Should  
25 I say you did not disapprove?

26 A. Somebody offered more.

27 Q. You disapproved because somebody offered more?

28 A. Afterwards. I cannot help that because she had  
29 already made the arrangement.

30 Q. I see you put the word "low" on your form.



T. Kameoka  
In-Chief.  
Discussion.

1 THE COMMISSIONER: Hindsight is frequently better  
2 than foresight.

3 MR. BREWIN: Q. Perhaps I should ask you what this  
4 other person offered to rent it?

5 THE COMMISSIONER: That will not help me much. I  
6 have no objection to your doing so, however.

7 MR. BREWIN: I will not press it if it will not  
8 help your lordship.

9 THE COMMISSIONER: No.

10

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

13 I tender the appraisal of J. R. Reid & Co.,  
14 dated February 28, 1944, referring to Catalogue  
15 No. 363, 1182 West Seventh Avenue. He states  
16 as follows:

17 "This property comprises a corner, with  
18 "approximately 100 feet frontage on Seventh  
19 "Avenue by 120 feet in depth to lane, on  
20 "which is erected an eight-room residence  
21 "with siding exterior and shingle roof.

22 "The ground floor of the house has an  
23 "elevation of about 20 feet above the street  
24 "line and there are wooden steps leading to  
25 "the front verandah and entrance hall.

26 "There is a fireplace in the front room  
27 "and the ground floor comprises four rooms  
28 "with front and back stairs to second floor  
29 "which also comprises four rooms and full  
30 "bathroom.





T. Kameoka  
In-Chief  
Discussion.

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"There is a cement floor in the base-  
ment and the present furnace is unfit for  
use.

"Both the exterior and interior are in  
a poor state of repair.

"Valuation \$2,100."

THE COMMISSIONER: That was made in July, 1944?

MR. HUNTER: February 28, 1944, my lord.

THE COMMISSIONER: Thank you.

(APPRAISAL, J.R. REID & COMPANY, FEBRUARY 28,  
1944, MARKED EXHIBIT NO. 3)

MR. HUNTER: It was advertised for sale in Catalogue  
No. 363.

The first tender received from A. M. Cuthbert  
on May 25, 1944, was rejected.

He made another tender of \$2,100 on June 10,  
1944. This was referred to the Advisory  
Committee who approved it on June 14, 1944, and  
it was accepted and sold as of November 9, 1944,  
for \$2,100 to Arthur McIllroy Cuthbert.

As far as I can see it appears to be  
entirely a question of value, my lord.

THE COMMISSIONER: It looks like it.

MR. BREWIN: There is one little detail I forgot to  
ask Mr. Kameoka.

THE COMMISSIONER: Yes?

MR. BREWIN: Q. I understood you put some fruit trees  
on the property?

A. Yes; about 20 fruit trees.

Q. About 20 fruit trees? A. Yes.

Q. All right. A. Mr. Brewin, the house



T. Kameoka  
In-Chief  
Discussion.

1 has ten rooms, not eight rooms.

2 Q. Mr. Reid is mistaken. Perhaps you count some  
3 things as rooms which he does not.

4 There were ten rooms altogether?

5 A. Yes.

6 MR. BREWIN: That is shown, I think, on the form,  
7 that there were ten rooms.

8 THE COMMISSIONER: You will notice he says there are  
9 four rooms on the ground floor, four rooms on  
10 the second floor, with a full bathroom. Pre-  
11 sumably he does not count the bathroom.

12 MR. BREWIN: Yes. That would make nine.

13 THE WITNESS: Six rooms downstairs and four rooms  
14 upstairs.

15 MR. BREWIN: Q. Six rooms downstairs and four rooms  
16 upstairs? A. Yes, sir.

17 THE COMMISSIONER: All right.

18 MR. BREWIN: That is all, thank you.

19 THE COMMISSIONER: Before we leave this claim, I  
20 would like to ask Mr. Kameoka this question:

21 Q. Near what cross street was your house on Seventh  
22 Avenue? What was the nearest corner to you  
23 going downtown from Seventh Avenue?

24 A. Granville Street, my lord.

25 Q. You were one block away from Granville?

26 A. About two blocks away from Granville.

27 Q. Was there not another street intervening between  
28 Granville? Was it Fir? Was it Fir or Cedar?

29 A. It was the name of a tree. I do not know what  
30 it was.



T. Kameoka  
In-Chief  
Discussion.

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Q. It was west of Granville Street or east?

A. West of Granville.

Q. West of Granville? A. Yes.

Q. Nearer the University?

A. Nearer the baseball park.

Q. It was nearer the baseball park? A. Yes.

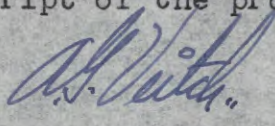
Q. That is east. A. East, yes.

THE COMMISSIONER: All right.

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(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.

Case 1027 JAN 14 1948

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  
*[Signature]*

13802

38

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

- (1) NAME KAMEOKA TOKUE (RCMP) Reg. No. 06973  
(Print) Surname Given Name
- (2) Pre-Evacuation Address 1182 West 7 th Ave. Vancouver, B.C.
- (3) Present Address 113 McCaul St. Toronto, 2-B, Ontario.
- (4) REAL ESTATE
  - (a) Street Address (if any) 1182 West 7 th Ave. Vancouver, B.C.  
City or Municipality, Province
  - (b) Legal description (lot number, block number, section number, etc.)  
Lot. 1&2, Blk. 314, D.L. -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~~ ~~Building~~ - - - - - \$ 1,955.00
    - (ii) ~~Buildings~~ ~~Land~~ - - - - - \$ 2,605.00
    - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ \_\_\_\_\_
    - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 4,560.00
    - (v) Amount at which Custodian sold property and credited your account - - - \$ 2,100.00
    - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2,460.00
- (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 \_\_\_\_\_

Toronto

A.A. Best

(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) - - - - - \$ 2,460.00

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

Toronto, Ont.

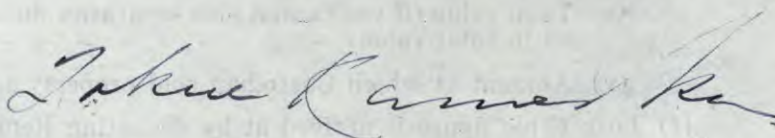
N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA )  
 County of York )  
 TO WIT: )

I, Tokue Kameoka of Toronto of the City in the Province of Ontario

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 12th day of January )  
 A.D. 1947 & 8. )



RA Best 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.

KAMEOKA, TOKUE,  
(Claimant's Name)

REAL ESTATE  
(Other than farm)

06973  
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Residence	10	Frame Building Shingle Roof	Residence	100' x 120	1930(?)	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Working class residential	\$ 4200.00	"	\$4560.00

Comments re upkeep of premises:  
20 fruit trees  
not in very good state of repairs

Comments re Appraiser's report not covered above:

Was sold for taxes in 1943 and repurchased for \$1500.00

Rented for \$35.00 a month. *Low by my wife.*

Ass. 1150 ) improvement  
1415 )

understand insured for \$3000 with Wawanesa Mutual

Believes that resold for a large increase in value.

EXHIBIT No. 1027-1  
DATE 11 May 1948  
FILED BY Za-Brown

*Za-Brown*  
Signature

R.P. 8

KAMEOKA, Tokue  
1182 W. 7th Ave., Vancouver, B. C.  
Evac. File 13802



EXHIBIT No. 1027-2  
DATE 11 May 1948  
FILED BY J. a. Brown

Picture Taken April 29, 1943

R.P.3.

J. R. REID  
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET  
VANCOUVER, CANADA

February 28th, 1944.

#363

1182 W. 7th Avenue.

This property comprises a corner, with approximately 100 ft. frontage on 7th Avenue by 120 ft. in depth to lane, on which is erected an eight room residence with siding exterior and shingle roof.

The ground floor of the house has an elevation of about 20 ft. above the street line and there are wooden steps leading to the front verandah and entrance hall.

There is a fireplace in the front room and the ground floor comprises four rooms with front and back stairs to second floor which also comprises four rooms and full bathroom.

There is a cement floor in the basement and the present furnace is unfit for use.

Both the exterior and interior are in a poor state of repair.

Valuation \$2,100.

EXHIBIT No.

1027-3

DATE

11 May 1948

FILED BY

J. W. G. Hunter