

Name of Claimant

NIKAIDO, Yoshi

Case

1033

Custodian File

1728

<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
4020.00										713.50	

<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										713.50
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CASE NO: 1033

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
May 12, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHI NIKAIDO

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 12, 1948.

IN THE MATTER OF THE CLAIM OF

YOSHI NIKAIDO

PROCEEDINGS AT HEARING

APPEARANCES:

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

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

\_\_\_\_\_ Secretary.

D.J. HANDFORD, Esq., Official Interpreter.

A.G. VEITCH, Esq., C.S.R., Official Reporter.



Y. Nikaido  
In-Chief.

1 MR. BREWIN: In this case, my lord, Mr. Nikaido has  
2 instructed me to withdraw the personal property  
3 claim, an item of \$133, and it would appear  
4 that there were some articles left in the attic  
5 which were not disclosed to the Custodian and  
6 which may have been taken but it is very doubt-  
7 ful whether it is a proper claim and Mr. Nikaido  
8 wishes to have it withdrawn.

9 THE COMMISSIONER: Very well.

10

11 YOSHI NIKAIDO, the Claimant herein, being  
12 first duly sworn, testified through  
the Interpreter as follows:

13

DIRECT EXAMINATION BY MR. BREWIN:

14

Q. I am showing you a form under the heading of  
15 Real estate other than farm. Is that your  
16 signature on the document? A. Yes.

17

Q. And you supplied the information which is on  
18 here to your solicitors? A. Yes.

19

Q. And is the information there correct to your  
20 knowledge? A. Yes.

21

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

23

THE COMMISSIONER: Very well.

24

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

25

MR. BREWIN: Q. I think most of the information is  
26 on here but you have not the actual date you  
27 purchased the farm. Do you not know that?

28

A. No. 1931. I do not know exactly.

29

Q. And you have not the documents of title?

30

A. No.



1 Q. Perhaps we do not need to put that in.

2 My friend is not disputing the title, I  
3 take it?

4 MR. HUNTER: No.

5 MR. BREWIN: The witness has the certificate of title.

6 Q. Mr. Nikaido, according to this form you carried  
7 on a store on the premises for a dry cleaning  
8 business and had your residence above the store.  
9 Is that correct? A. Yes.

10 Q. And where was the property?

11 A. I think it is Homer, and Robson Street.

12 Q. 402 Robson Street; what corner is that?

13 A. The corner of Robson and Homer.

14 THE COMMISSIONER: Yes. I know it. It is about  
15 three blocks east of Granville.

16 MR. BREWIN: Mr. Hunter has produced from the files  
17 of the Custodian a picture of it.

18 Q. Is that a picture of your property? A. Yes.

19 MR. BREWIN: That is right. That will be marked as  
20 Exhibit No. 2, with the permission of the  
21 Commissioner.

22 (PHOTOGRAPH OF PREMISES OF CLAIMANT, MARKED  
23 EXHIBIT NO. 2)

24 Q. Now, I think you wrote to McCarthy & O'Shea  
25 Realty and got some details of the assessments  
26 in various years.

27 My lord, they vary a little bit from year  
28 to year and I will put the figures on the record.

29 THE COMMISSIONER: When was this property sold, Mr.  
30 Hunter?

MR. HUNTER: Sold as of December 10, 1943, my lord.



1 MR. BREWIN: The 1940 assessment shows a value of  
2 \$3,450 for the land and \$1,600 for improvements,  
3 making a total of \$5,050.

4 The 1942 assessment varies a little bit.  
5 It shows \$3,250 for the land and \$1,550 for  
6 improvements, which I think is a total of \$4,800.

7 The 1947 assessment shows \$3,500 for the  
8 land and \$1,500 for improvements, and then in a  
9 letter from McCarthy & O'Shea Realty they say  
10 that the 1943 assessment was \$1,500 for the  
11 buildings and \$3,250 for the land, a total of  
12 \$4,750.

13 This information, my lord, I can only put  
14 in for the purpose of being verified later but  
15 it explains the claim made by the claimant.

16 Q. Did you write to McCarthy & O'Shea Realty and  
17 ask them to make a valuation of your property  
18 for you? A. Yes.

19 Q. And I am showing you a letter signed by Mr.  
20 McCarthy, dated May 3, 1948. Is that the letter  
21 you received in reply? A. Yes.

22 MR. BREWIN: It is a letter re 402 Robson Street,  
23 which reads:

24 "In reply to your request for a valuation  
25 "on the above property as of December, 1943,  
26 "I would place the sale value as follows -  
27 "the land, \$3,500, and the buildings \$3,000.

28 "This property is strategically located  
29 "on the corner of Homer and Robson Streets,  
30 "being on an east-west artery and the



Y. Nikaido  
In-Chief.

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"approach of Cambie Street bridge.

"The lot is 30 feet frontage and a  
"depth of 50 feet. Building approximately  
"30 feet by 40 feet - two stores, on the  
"main floor occupied as one store but is  
"arranged as two stores with plate glass  
"windows, also a five-roomed self-contained  
"suite above. Frame construction, stucco  
"and siding exterior and Patent roof.

"Trusting you will find this appraisal  
"to your satisfaction, I remain, Yours  
"truly."

THE COMMISSIONER: He does not say anything about  
what he considers the market value to have been  
in December, 1943?

MR. BREWIN: Yes. He says as of December, 1943;  
that is the first sentence.

THE COMMISSIONER: Yes.

MR. BREWIN: And apparently another letter also  
dated May 3, 1948, also signed by Mr. McCarthy,  
apparently, in which he says:

"I did considerable checking on your pro-  
"perty and similar property in the same  
"area. Two of the properties, Lots C and D  
"adjoining yours on the west side, are for  
"sale to-day for \$7,500 each. I realize  
"they are not as good as yours and not as  
"well located, however, to-day's prices  
"are considerably higher than as of  
"December, 1943, and I cannot justify a



Y. Nikaido  
In-Chief.

1 "higher appraisal as of that time as I  
2 "may be called upon to do so by the Govern-  
3 "ment to substantiate the figures submitted."

4 THE COMMISSIONER: What is his valuation as of 1943?

5 MR. BREWIN: \$6,500, my lord; \$3,000 for the building  
6 and \$3,500 for the land.

7 I suppose we had better file these letters.

8 THE COMMISSIONER: I think you had better file them,  
9 on the same footing as other similar documents  
10 have been received, as information ---

11 MR. BREWIN: Yes, my lord.

12 THE COMMISSIONER: --- to be confirmed later.

13 (TWO LETTERS, McCARTHY & O'SHEA REALTY TO  
14 CLAIMANT, MAY 3, 1948, MARKED EXHIBIT NO. 3)

15 MR. BREWIN: Q. When you bought the property as I  
16 see for \$4,200 the building was there at that  
17 time? A. Yes.

18 Q. But you converted it into a store? A. Yes.

19 Q. And according to the information given to you  
20 that cost you \$1,800?

21 A. Yes. That is correct.

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

23 MR. HUNTER: It is submitted, my lord, that this  
24 property was sold for its fair market value.

25 I would come to the appraisal of Loewen &  
26 Harvie, Limited, dated November 28, 1944, in  
27 which they say:

28 "The above lot was on the southwest corner  
29 "of Robson and Homer Streets. It is 50  
30 "feet on Homer Street and 30 feet on





Y. Nikaido  
In-Chief.

1 "Robson Street.

2 "An old dwelling occupying the pro-  
3 "perty has been added to - a hollow tile  
4 "and stucco store front having been built  
5 "to both street frontages and a depth of  
6 "43 feet on Homer Street. The store is 21  
7 "by 33 feet and behind this is a living-  
8 "room and kitchen with 'V' joint walls -  
9 "and an old sink. The toilet is on the  
10 "back porch.

11 "The upper floor contains five small  
12 "rooms with entrances from Homer Street.  
13 "The bathroom contains full standard  
14 "plumbing.

15 "There is a small furnace room  
16 "excavated under the back portion of the  
17 "building. The headroom is poor, the  
18 "floor is damp and the hot air furnace does  
19 "not appear to be in good condition. The  
20 "foundations of the old house are wood  
21 "posts on stones and some of the posts are  
22 "rotting at the base.

23 "In my opinion a fair valuation as at  
24 "date of inspection, 22nd November, 1943,  
25 "is \$3,500."

26 As I say, that is dated November 28, 1944. I  
27 would tender that appraisal as Exhibit No. 4,  
28 my lord.

29 THE COMMISSIONER: Very well.

30 (APPRAISAL, LOEWEN & HARVIE, NOVEMBER 28, 1944,  
MARKED EXHIBIT NO. 4)



1 MR. HUNTER: The Pemberton Realty Corporation Limited  
2 were appointed to make an inspection and report  
3 on this property. In a report dated April 17,  
4 1942, they state as follows:

5 "This is a former two-storeyed house that  
6 "has had a store front built into it with  
7 "brick. The store portion is approximately  
8 "20 feet by 30 feet, with a two room suite  
9 "in the rear, with toilet.

10 "There is a basement of a kind, but  
11 "it is unuseable as water comes in and  
12 "while the present occupant has been using  
13 "the furnace, it is not the intention that  
14 "it be used in the future.

15 "There is an outside entrance to an  
16 "upstairs five room suite with bath and  
17 "toilet. There are two chimneys and the  
18 "owner is going to try and get them put  
19 "into useable repair before the premises  
20 "are vacated by him. He is also figuring  
21 "on putting a cover over some wood storage  
22 "at the top of the stairs. He is  
23 "negotiating a deal at the present time  
24 "with a man to buy the business and rent  
25 "the store and the two rooms on the ground  
26 "floor at \$45 per month. The upstairs  
27 "suite will probably bring \$20 per month  
28 "though we will ask \$25 and try to get it.

29 "We have asked the owner to put in  
30 "separate meters for the light and gas,



1 "before he leaves, and also see that the  
2 "broken plate glass in the store is  
3 "repaired."

4 THE COMMISSIONER: Pemberton did not express any view  
5 as to value?

6 MR. HUNTER: No. They are merely agents to look  
7 after the property.

8 I really gave that to give some kind of  
9 picture of the situation at that kind, which  
10 was the early spring of 1942.

11 THE COMMISSIONER: Yes.

12 MR. HUNTER: I tender that as Exhibit No. 5.

13 (PEMBERTON REALTY CORPORATION LIMITED,  
14 REPORT ON INSPECTION, APRIL 17, 1942,  
15 MARKED EXHIBIT NO. 5)

16 MR. HUNTER: This property was advertised for sale  
17 in Catalogue No. 235.

18 One tender was received on October 2, 1943,  
19 for \$4,020 by Rose Ngan, I presume of Indian  
20 extraction.

21 This offer, which was the only offer, as  
22 I have mentioned, was approved by the Advisory  
23 Committee on November 24, 1943, and the property  
24 was sold, as I mentioned earlier, as of  
25 December 10, 1943, to Mrs. Chal Quan Day, wife  
26 of Ngan Leong Perk.

27 The sale price, as mentioned, was \$4,020.  
28 The assessed value your lordship already has.

29 I do not think there is anything further,  
30 my lord; it appears to be entirely a question  
of value.



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THE COMMISSIONER: Yes. That is all, thank you,  
Mr. Nikaido.

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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.

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Case 1033

NOV 26 1947

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

1728  
Toronto

[Signature]

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

(1) NAME NIKAIDO Yoshi (RCMP) Reg. No. 12848  
(Print) Surname Given Name

(2) Pre-Evacuation Address 402 Robson Street, Vancouver, B.C.

(3) Present Address 62 Hastings Ave., Toronto, Ontario.

(4) REAL ESTATE

(a) Street Address (if any) 402 Robson Street, Vancouver, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Subdivision "A" Lots 37 and 38, Block 65 D.L. 541 Vancouver  
Certificate #89872K

(c) Type of Real Property (cross out words which do not apply):  
(i) ~~Farm~~  
(ii) Residence Type of business Dry Cleaning store and dwelling above  
(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 - - - - - \$ 5000.00  
(ii) Buildings - - - - - \$ 3000.00  
(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) - - - - - \$ 4020.00  
(v) Amount at which Custodian sold property and credited your account - - \$ 3980.00  
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ \_\_\_\_\_

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation  
At home at 402 Robson Street Vancouver  
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
house  
(c) How stored or packed at time of evacuation Left in attic

(over)

(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")

In no one's care

- (e) Itemized description of personal property which is the subject of the claim:
- |  |                    |       |
|--|--------------------|-------|
| 1. One violin and case                       | Estimated Value \$ | 35.00 |
| 2. Approx. 50 phonograph records             | Estimated Value \$ | 10.00 |
| 3. One Aluminum Kettle                       | Estimated Value \$ | 3.00  |
| 4. Books of piano music and sheet music      | Estimated Value \$ | 30.00 |
| 5. One large steam iron and connection pipes | Estimated Value \$ | 40.00 |
| 6. One iron vase large Japanese design       | Estimated Value \$ | 5.00  |
| 7. One pair venetian blinds                  | Estimated Value \$ | 10.00 |
| 8. _____                                     | Estimated Value \$ | _____ |
| 9. _____                                     | Estimated Value \$ | _____ |
| 10. _____                                    | Estimated Value \$ | _____ |

*withdrew*

TOTAL CLAIM FOR PROPERTY LOSS \$ 133.00

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) - - - - - \$ 4113.00

- (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 Yes

Toronto

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, Yoshi Nikaido of the City of Toronto 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 20th day of November )  
A.D. 1947. *RA Best* )

*Yoshi Nikaido*

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.

NIKAIDO, Y.  
(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

12848  
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
Store with home above	Store-3 rooms House-5 rooms	Store-hollow tile & stucco House-frame	Business Residence	30x50	1931	--

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Business	\$4200.	(1) Store building-converting it into a store(tile & stucco finish, plate glass etc. <i>\$1800.00</i> ) (2) Hot air furnace \$250.00 (3) Side Walk 50.00 (4) New floor in upstairs \$85.00 (5) Bathtub toiler & tank \$65.00 (6) New water pipe 50.00 (7) Roof 75.00	<del>\$1800.00</del> Land \$5000.00 Building \$3000.00

Comments re upkeep of premises:

House and store in good condition

Comments re Appraiser's report not covered above:

The claimant used the store for a dry cleaning business  
Claimant rents store premises for \$40.00 per month (no lease) at time of evacuation.  
" " home " " \$25.00

Valuation by McCarthy & O'Shea Realty dated May 3, 1948 show that adjoining property to the claimant are for sale for \$7500.00 each. The appraiser points out that the properties for sale at \$7500.00 each are not as good and as well located as the claimant's.

McCarthy and O'Shea state that an appraisal of the property of the claimant as of December, 1943 would be  
Land - \$3500.00  
Building 3000.00  
Total \$6500.00

EXHIBIT NO. 1033-1  
DATE 12 May 1948  
FILED BY J. A. Brennan

*J. N. Kaido*  
Signature

NIKAIDO, Yoshi  
402 Robson St., Vancouver, B.C.  
Evac. File 1728



EXHIBIT No. 1033-2  
DATE 12 May 1948  
FILED BY J. a. Brown

Picture Taken May 3, 1943



# McCarthy & O'Shea Realty

1490 WEST BROADWAY  
VANCOUVER, CANADA

Telephone  
BAyview 3930

May 3rd. 1948.

MORTGAGES  
and  
LOANS

FIRE  
INSURANCE

PERSONAL  
PROPERTY  
FLOATERS

AUTOMOBILE  
ACCIDENT

PLATE  
GLASS

Mr. Yoshi Nikaido  
62 Hastings Avenue  
Toronto, Ontario.

Dear sir:

Re: 402 Robson Street, Vancouver, B.C.  
(Lot "A" of Lots 37 & 38 Blk. 65 D.L. 541).

In reply to your request for a valuation on the above property as of December, 1943, I would place the sale value as follows - the Land \$3500.00 and the Building \$3,000.00.

This property is strategically located on the corner of Homer and Robson streets, being on an East -West artery and the approach of Cambie Street Bridge.

The Lot is 30' frontage and a depth of 50'. Building approximately 30' X 40' - 2 stores, on the main floor occupied as one store but is arranged as two stores with Plate Glass Windows also a 5 room self-contained suite above. Frame construction, stucco and siding exterior and Patent Roof.

Trusting you will find this appraisal to your satisfaction, I remain

Yours truly,

*Joe J. McCarthy*  
McCarthy & O'Shea Realty.

McC:mc

EXHIBIT No. 1033-3  
DATE 12 May 1948  
FILED BY J. a. B. Newin

# McCarthy & O'Shea Realty

1490 WEST BROADWAY  
VANCOUVER, CANADA

Telephone  
BAyview 3930

May 3rd. 1948.

MORTGAGES  
and  
LOANS

Mr. Yoshi Nikaido  
62 Hastings Avenue  
Toronto, Ontario.

Dear Sir:

Re: 402 Robson Street, Vancouver, B.C.

I did considerable checking on your property and similar property in the same area. Two of the properties, Lots "C" and "D" adjoining yours on the west side, are for sale to-day for \$7500.00 each. I realize they are not as good as yours and not as well located, however, to-day's prices are considerably higher than as of December 1943 and I cannot justify a higher appraisal as of that time as I may be called upon to do so by the Government, to substantiate the figures submitted.

I trust you will find this satisfactory and if we can be of further assistance we are at your service.

Yours truly,

*Joe J. McCarthy*  
McCarthy & O'Shea Realty.

McC:mc

FIRE  
INSURANCE

PERSONAL  
PROPERTY  
FLOATERS

AUTOMOBILE  
ACCIDENT

PLATE  
GLASS

# LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY  
AUTOMOBILE, PLATE GLASS  
INSURANCE  
AGENTS FOR  
EAGLE, STAR AND BRITISH  
DOMINIONS INSURANCE  
COMPANY LIMITED  
OF LONDON, ENG.

ESTATE AGENTS INSURANCE  
MORTGAGES REAL ESTATE

TELEPHONE  
MARINE 4341  
CODES  
A. B. C. 5TH EDITION  
WESTERN UNION  
CABLE ADDRESS  
"LOWHAR"

751 DUNSMUIR STREET  
VANCOUVER, B.C.

November 28th, 1944.

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

Rec'd	_____
File No.	1728
Ans.	_____
Referred	<input checked="" type="checkbox"/>

Dear Sir:

Re: Catalogue No. 235, 402 Robson Street,  
Lot "A" of Lots 37 & 38, Block 65,  
District Lot 541.

The above lot is on the South West corner of Robson and  
Homer Streets. It is 50 feet on Homer Street and 30 feet on Robson  
Street.

An old dwelling occupying the property has been added to -  
a hollowtile and stucco store front having been built to both street  
frontages and a depth of 43 feet on Homer Street. The store is 21 x  
33 feet and behind this is a living-room and kitchen with "V" joint  
walls - and an old sink. The toilet is on the back porch.

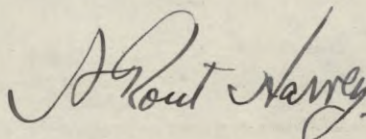
The upper floor contains five (5) small rooms with entrances  
from Homer Street. The bathroom contains full standard plumbing.

There is a small furnace room excavated under the back portion  
of the building. Headroom is poor - the floor is damp and the hot air  
furnace does not appear in good condition. The foundations of the  
old house are wood posts on stones and some of the posts are rotting at the  
base.

In my opinion a fair valuation as at date of inspection, 22nd  
November 1943, is Thirty-five hundred (\$3,500.00) Dollars.

Yours faithfully,

Loewen and Harvey, Limited.



Director.

EXHIBIT No. 1033-4  
DATE 12 May 1948  
FILED BY J. W. G. Hunter

ARH/F.  
encl. 1.

# Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET  
VANCOUVER, CANADA

April 17, 1942.

REPORT:

Department of the Secretary of State,  
Office of the Custodian,  
Japanese Evacuation Section, Attention Mr. C. L. Drewry  
506 Royal Bank Building,  
Vancouver, B. C.

Re: Registration #12848 - NIKAIDO, Yoshi

1627 West 2nd Avenue:

There are two buildings on this property, one at the front and one at the rear, with a woodshed in between the two, divided into respective portions for the front and rear tenants. The front portion is occupied by a Hindu widow, apparently on relief, paying a rent of \$8.00 per month. The house contains 4 small rooms on the lower floor; there is a toilet, no bath, and 2 rooms upstairs. This place is very much run-down and settled with dry-rot.

The rear section is in much better repair than the front portion and contains 2 rooms on the lower floor and one on the upper floor. There is a toilet with no bath; the rent is \$6.00 per month. The lock and linoleum belong to a tenant who is leaving. There is a new tenant taking possession, with whom we have not yet been in contact - another Japanese - paying a rent of \$6.00 per month.

402 Robson Street:

This is a former 2-storeyed house that has had a store front built into it with brick. The store portion is approximately 20'x30', with a 2-room suite in the rear, with toilet.

There is a basement of a kind, but it is unusable as water comes in and while the present occupant has been using the furnace, it is not the intention that it be used in the future.

EXHIBIT No. 1033 - 5DATE 12 May 1948

FILED BY

J. W. G. Hunter

April 17, 1942.

Registration #12848 - Nikaido, Yoshi

402 Robson Street (continued) -

There is an outside entrance to an upstairs 5-room suite with bath and toilet. There are two chimneys and the owner is going to try and get them put into usable repair before the premises are vacated by him. He is also figuring on putting a cover over some wood storage at the top of the stairs.

He is negotiating a deal at the present time with a man to buy the business and rent the store and the two rooms on the ground floor at \$45.00 per month. The upstairs suite will probably bring \$20.00 per month though we will ask \$25.00 and try to get it.

We have asked the owner to put in separate meters for the light and gas, before he leaves, and also see that the broken plate glass in the store is repaired.

PEMBERTON REALTY CORPORATION LIMITED,

*J. G. Walker*

Rental Department, Manager.

JGW:BC