Name of Claimant MINAMIMAYE, Yoichi Case 117

Custodian File " Taru
681 & 15053

REAL PROPERTY

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: % of Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
3230	161.50 12.50										174.00

PERSONAL PROPERTY

Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	
40.00	10.00	3500.		997.50				1007.50

NETS

Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS

Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
364.00	246.00	73.80	67.58	60.00	40.55	475.00	57.00	171.35

TOTAL RECOMMENDATION	1352.85

CASE NO. 117

H JAPANESE PROPERTY CLAIMS COMMISSION

Vancouver, B.C.,

June 16th, 1949.

IN THE MATTER OF THE CLAIM OF

(MRS) TARU MINAMIMAYE

PROCEEDINGS AT HEARING

Original.

CASE NO: 117

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)

Vancouver, B. C.,

June 16, 1949.

IN THE MATTER OF THE CLAIM OF

(MRS) TAJU MINAMIMAYE

CONTINUATION OF PROCEEDINGS AT HEARING

APPEARANCES:

D. T. BRAIDWOOD, Esq., appearing for the Dominion Government.

R. J. McMASTER, Esq., appearing for the Claimant.

D. F. SAUNDERS, Esq., Official Reporter.

MR. BRAIDWOOD: I have asked Mr. Rennie to come.

THE COMMISSIONER: What is the case?

MR. BRAIDWOOD: No. 117; that is the "Kinji III" which Mr. Gould had appraised and re-appraised.

THE COMMISSIONER: What is the name of the claimant?

MR. BRAIDWOOD: Minamimaye.

ROBERT RENNIE, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BRAIDWOOD:

Q Mr. Rennie, what is your occupation?

A I am a surveyor to Lloyd's Register of Shipping.

Q What is your background in marine surveying? What is your experience?

A I have been a surveyor to Lloyd's Register for 23 years, and have been senior surveyor in British Columbia for ten years.

Q Where did you receive your training in this field?

A In the ship building yards in Britain as a marine engineer, and in a number of other positions before being appointed a survery or to Lloyd's.

THE COMMISSIONER: There is no question about Mr. Rennie's qualifications, is there, Mr. McMaster, so we can let that go.

MR. BRAIDWOOD: Q: You are here under subpoena today, is that right?

A Yes.

Q Mr. Rennie, you had occasion in 1942 to examine the boat called the "Kinji III", did you not?

A I did.

Q Did you make a report of that boat?

A I made a report.

Q Why did you make the examination of this boat?

A I was requested to examine her by the Director of Marine Services, Ottawa.

Q What were your instructions?

A My instructions were to make an appraisal of the vessel.

Q Were your instructions any fuller than that?

A Simply a telegram received from the Director of Marine Services regarding this and a number of other small vessels.

Q As a result of this telegram, did you make an investigation?

A I did.

Q Where did you make the investigation?

A I examined the boat at New Westminster.

Q Will you tell his lordship what the extent of your examination was, please?

A The extent of my examination, your lordship, was a general examination of the boat afloat, without opening out any parts of the machinery or without seeing the bottom of the boat, to which reference was made in my report.

Q How much time did you spend on your examination; have you any idea?

A I have no recollection of the survey at all, but I imagine it would take me an hour and a half or two hours at the most.

Q Do you have any notes you made at the time?

A Yes, I made a few notes.

Q So if my learned friend wants to cross-examine you on that, you have the notes here for examination?

A Yes, sir.

Q As a result of your examination, Mr. Rennie, did you give this certificate?

A Yes, this is my report.

Q That is a copy of your report?

A Yes.

Q What does that value the boat at?

A Tht values the boat at $3,600.00.

MR. BRAIDWOOD: Perhaps we had better have that marked as an exhibit.

THE COMMISSIONER: Yes. Do you want to put in the original, or will the copy suffice?

MR. BRAIDWOOD: Q: The copy is signed?

A It is a signed copy.

MR. BRAIDWOOD: My learned friend will probably admit the copy.

MR. McMASTER: Yes.

THE COMMISSIONER: What is the next number, Mr. Watson? I have the file here. In any case, that will be the next exhibit number, whatever it is.

(DOCUMENT MARKED EXHIBIT NO. 117-14)

MR. BRAIDWOOD: Q: Mr. Rennie, this last document that has been provided is a summary of your findings as to the boat "Kinji III", is that correct?

A The report, yes, sir.

Q The sum of $3,600.00 is what you believed the boat to be worth at that time?

A Yes, with the reservation I made, without depreciation due to war emergency.

CROSS-EXAMINATION BY MR. McMASTER:

Q Mr. Rennie, you received instructions from time to time from the Director of Marine Services to appraise boats?

A Yes, sir.

Q Do you know for what purpose?

A The great majority-- these boats were being requisitioned for one of the fighting services.

Q What were you instructed to appraise?

A The boat and its machinery and its normal equipment as a boat.

Q For insurance purposes?

A No, merely as an opinion to be used for the imformation of the Advisory Board on requisitioning.

Q And what did that value represent, the $3600.00 that you placed on this boat?

A It recommends my opinion of the value of the hull and the machinery and such equipment as it had.

Q That would be its replacement value?

A No, sir.

Q What value, then, would -- how would you describe the value established?

A My general procedure was to form an opinion of the cost of the boat when new and to depreciate it for its age, and correct it for any other factors such as unduly bad condition or very good condition, to arrive at a figure like that.

Q So that your value represented the cost less depreciation?

A Yes.

Q Where did you get your information as to the age of the engine in this boat?

A From the Registry, the certificate of registry on the boat.

Q And you did not open up the engine at all to see what condition it was in?

A No, sir.

Q You noted that there was some rot in the planking at the ends in the way of the stem and the stern?

A Yes

Q What was the extent of that?

A I am afraid I cannot picture it now, but I called it some rot. I don't think I considered it a very serious rot, but it existed.

Q You did not remove any of the planking to observe it?

A No, sir.

Q If you did not open up the engine and did not open up the planking, why would it take you an hour and a half to examine it?

A Your general looking around of the boat and comparing it with one or two others in the vicinity, and asking questions from people who were there.

Q And you were appraising the boat "where is, as is"?

A Yes.

Q Were you instructed not to take into consideration any increased value which might have resulted from the war situation?

A I am afraid I have no written instructions to that effect. I have looked for it but I have not got it.

Q Was that the understanding?

A The understanding was, and that was the question I was always required to reply to at the meetings of the Advisory Board.

Q Can you give his lordship any opinion as to what the difference in value would have been if you had taken that factor into account?

A It might have made a difference, your lordship, ofperhaps $1,000.00 more or less, but at that time the market for fishing boats was a somewhat precarious one.

Q Were you selling fishing boats at the time, Mr. Rennie?

A No, sir.

Q If a boat is damaged, how long does it take for dry rot to set in?

A Oh, dry rot is a condition which might be set up whether a ship is damaged or not. It is due to a variety of causes, but it can arrive very quickly or take a long time to come.

Q If this ship was in a damaged condition, is it likely to add to or increase the amount of dry rot?

A Yes, over a long period, although for a certain period-- what would bring it about is lack of attention and paint and lack of care.

Q And can it arise very quickly?

A That is sort of hypothetical -- it takes quite a long time, really.

Q And I take it from your report that other than the signs of rot which you said were not a great deal, in the stem and stern -- otherwise the boat appeared to be in generally good condition?

A Yes, she was satisfactory, I would say that, to me. My impression is that she was a boat which was simply efficient for the purpose, no frills and nothing very elaborate.

Q But at that time she appeared to be in--

A In sufficiently good --

Q Sufficiently good for the purpose for which it was built?

A Yes.

THE COMMISSIONER: Thank you, Mr. Rennie. I am obliged to you for coming.

(Witness aside).

JOHN GOULD, being first duly sworn, testified as follows:

THE COURT: There is no question of Mr. Gould's qualifications.

MR. McMASTER: He has given evidence on that before.

THE COMMISSONER: You do not need to deal with that.

MR. BRAIDWOOD: My lord, I was thinking of approaching the matter from this point of view. I produced Mr. Gould at your lordship's suggestion, in order that Mr. Gould might be helpful to your lordship in coming to some decision in this matter. Mr. Gould has already given evidence, as your lordship will recall, in the general evidence, and my

learned friend also cross-examined him at that time. Mr. Gould also made the appraisals on this boat, and I think my learned friend is prepared to admit those appraisals without giving any formal proof. Is that right?

THE COMMISSIONER: The appraisal is in as Exhibit 9.

MR. BRAIDWOOD: On behalf of the Crown, my lord, I do not know what I can lead from Mr. Gould, that your lordship will require information on. I think Mr. Gould has covered the matter as far as the Crown is concerned.

THE COMMISSONER: You might deal with the factor that Mr. Gould, in his appraisal, Exhibit 9, has placed a value of $4,000.00 on the vessel as at December 7, 1942, and an estimated market value of $4500.00, whereas on the 9th January, which is a little more than a month afterwards, Mr. Gould recommends a sale at $3500.00 cash as is.

MR. BRAIDWOOD: Very well, my lord.

THE COMMISSIONER: That valuation is expressed in his letter, which is filed as Exhibit 11. Ascertain from the witness what explanation he has for the difference in the period of a month.

MR. BRAIDWOOD: Very good, my lord.

DIRECT EXAMINATION BY MR. BRAIDWOOD:

Q Mr. Gould, you recall that on your original examination of the "Kinji III" you made an appraisal of $4,000.00 valuation, with an estimated market value of $4500.00.

A That was the end of '42.

Q I suggest it was December 7th, 1942.

A I think I examined the boat in November. On my notes it is November 4th.

Q Then, Mr. Gould, that report being filed on December 7th, based upon your appraisal of November 4th, from your notes, was followed by a letter from yourself on January 9th or approximtely one month later than the date of the appraisal, recommending a sale for $3500.0 cash as it. Have you any explanation to offer to his lordship as to your change of view in this matter?

A Yes, when I examined the boat first I found dry rot, and apparently it was not very severe then. Then I got-- I did not get a letter; I think I got a telephone call from the Custodian's office telling me they had an offer for the boat and they would like me to go and examine it again. I did. I went down in January and made a fresh examination, and I found a great deal more dry rot then, which I probably had overlooked on the first examination, because once you find dry rot in a boat you look to see if it is spreading, and at that time I didn't think it was spreading. I thought it was just a matter of taking a plank or a couple of planks out, which would cost about $20.00 or $30.00, but at my second examination I found the dry rot was a great deal worse than I thought it was, so I advised them -- I wrote a letter advising them to sell the boat as is without opening her up to find the dry rot, because if you do, you don't

know where you are going to finish in looking for dry rot, "If you can get $3500.00 for the boat, take it."

Q Do I infer that from your second examination that the $3500.00 was a fair offer that the Custodian should accept?

A As a fair offer. Personally, I would not have bought the boat in any circumstances.

Q Is this matter of dry rot a very predictable trouble on a boat? Can you foresee what will happen once it starts?

A It spreads.

Q Does the rot spread uniformly in boats, or vary?

A No, it is peculiar. Sometimes it will spread all along a plank; you find it, and other times it will spread up or down on the plank. It depends a great deal upon the nature of the wood when the boat was built. If it has been built of green wood and dry rot starts anywhere, it spreads very rapidly. If the boat has been seasoned and she is not properly ventilated and there is no circulation of air between the ceiling and the shell of the boat, that will cause dry rot very quickly.

Q Is there any way in which a surveyor can foresee what dry rot will take place in a given boat?

A No, you can't, not that I know of.

Q You told us in your examination in November you took a certain view of the dry rot, and by January 9th your view had changed.

A Yes, my views had changed because I remembered that

I had mentioned dry rot in the first examination, so I made a more careful examination in January and found more dry rot.

Q You indicated that you advised the Custodian that there would not be much point in taking up planking and examining the boat; that is, on your second proposal. Is that correct?

A Oh yes, that is correct, because my experience has always been if you find dry rot-- as a matter of fact, as surveyors, if we find dry rot, my survey is finished then, because if you say that "dry rot is here; we will take this plank out," you take it out and then find dry rot in some of the frames, and you remove those and you go along -- you don't know where you are going to finish. You see dry rot is her and you say, "It will cost twenty or thirty dollars to fix it up." By the time you open it up and you get all the dry rot out, it costs you hundred dollars or a couple of hundred dollars, so we are always very, very suspicious about dry rot.

Q You did not recommend the custodian to have the boat opened up?

A No.

Q For the reasons you have just given us?

A For the reason I did not know how much it would cost if we did open it up.

Q Mr. Gould, you notice there is a considerable difference in your valuation over that period of approximately two months.

A Yes, there is a difference of about a thousand dollars.

Q And in your opinion, is that difference warranted by what you observed on the two occasions?

A Yes, I consider it is. I think they were well paid when they got $3500.00 for that boat.

MR. BRAIDWOOD: My lord, is there any further matter?

THE COURT: No. There is one question I would like to put to the witness: Mr. Gould, the purchaser of the boat has stated that in January, 1943, he had a figure of $700.00 from -- it is a quotation made presumably by some ship repair concern, to eliminate the dry rot condition. Assuming that price of $700.00 was a fair price, to what extent would that indicate to you the amount of the dry rot? Do I make myself clear? Here is a quotation of $700.00.

A To eliminate all the dry rot.

Q To remove the dry rot and restore the hull to good condition. Would that indicate a very extensive dry rot or a very limited one?

A Extensive, because when I looked at the boat first I thought it would take just about 20 or 30 dollars to take out the dry rot. When I looked the second time I thought, I did not know where the dry rot is going to stop.

Q That answers my question. The fact that a figure of $700.00 was given for repairs would indicate very extensive dry rot.

A Extensive dry rot in the boat.

THE COMMISSIONER: Yes, Mr. McMaster.

MR.

CROSS-EXAMINATION BY MR. McMASTER:

Q Mr. Gould, on those appraisals you did for the Custodian, speaking generally, did you not make a thorough examination?

A I beg pardon?

Q On those examinations, did you not make a thorough examination of the boat?

A Did I make a thorough examination of the boat? Yes.

Q When you made your appraisal?

A Yes, but I did not open anything up.

Q When you made your appraisal in December or November of 1942, did you not make a thorough examination of the boat?

A I made an examination of it and found dry rot, and when I find dry rot, as a rule we don't go any further. We say this boat has dry rot in here, and I take the appraisal then on the value of the engine and the value of the boat from her age, and I said, "This boat is worth $4,000.00 and it has a saleable value of about $4500.00."

Q When you said that, you were aware of the fact there was dry rot?

A That there was a small amount, as I thought, of dry rot.

Q But you had no idea how far the dry rot might have spread?

THE COMMISSIONER: He has said that.

THE WITNESS: No, not at that time.

MR. McMASTER: Q: But despite that condition in the boat, you still considered it was worth $4,000 or $4500.00?

A Yes, I thought the dry rot was not extensive at that time.

Q Now, when you foun dry rot on that occasion, why did younot make a thorough inspection as you did on the second occasionx?

THE COMMISSIONER: The fact remains he did not do it, Mr. McMaster,

MR. McMASTER: He now says, my lord.

Q Do you have any notes of the second inspection that you made?

A Yes, I have.

Q Do you have those with you?

A I did not bring them with me.

Q Have you looked them over in the last few days?

A Yes, I read them over yesterday.

Q What did they say with regard to the extent of the dry rot?

A I found the dry rot had gone a great deal further than when I first examined it. You see, in the first place you examine by soundings. You can tell when you come to the soft wood. Then you take your feeler and see how far you can stick that in. Well, I found dry rot. When I found it the first time -- where I had found it before and found it solid, and I went along again more carefully and I found there was more dry rot with a patch here of good wood, as it were. You get a

soft sound here and a hard sound here, but you go along and you get a soft sound again, (illustrating.) I found there was a whole lot of dry rot all along underneath the covering board on the starboard side-- on the starboard side of the boat.

Then I went on to the port side and justm under the step of the forward deck, where you step down to go into the engine room, I found some more soft places there and I said, "I don't know how far this dry rot is," which I put that in my report, and then when they were offered $3500.00, I said, "Take it; sell it for $3500.00."

Q You received your instructions --

A Anybody who will give that amount of money for it, they could have her, as far as I was concerned.

Q When you received your written instructions, they were not written instructions?

A I beg pardon?

Q The second instructions you received were not written instructions. It was a telephone conversation, isthat correct, on the second occasion?

A As far as I can remember, yes.

Q Yes, I think, as a matter of fact, your record refers to that.

A I got two letters from the Custodian.

Q I show you your letter of January 9th. You say, "In answer to your telephone call in regard to the sale of the above Japanese fish boat for $3500.00 cash as is --" It was obviously a telephone call. Do you recall whether in that telephone call

reference was made to the letter which had been received from the prospective purchasers of the boat.

A No, I don't think I can.

Q You had been obviously advised what price he was going to pay. Is that correct?

THE COMMISSONER: Is that not obvious from the letter.

MR. McMASTER: Yes.

Q Were you not also advised, Mr. Gould, as to what allegations the prospective purchaser made as to the condition of the boat?

A No. Immediately I got the telephone call and made my second examination --

Q Were you not told in that telephone call that the purchaser of the boat alleged there was $700.00 worth of dry rot in it?

A Oh no, I don't remember that at all. I was never told how much dry rot there was in the boat. I didn't know, as a matter of fact, that there had been a contract made to remove the dry rot.

Q Did your notes of the second inspection indicate that you had made an inspection of the engine at all on the second occasion?

A The engine?

Q Yes. A: No.

Q You just limited yourself to dry rot?

A I examined the engine to see that it was complete, but I did not run the engine to see that it was in order, good running order.

Q The only way in which you could have ascertained the extent of the dry rot in that boat would have

been to remove some of the planking?

A Would have been to open it up.

Q And you gave evidence before that to open it up would have cost 15 or 20 dollars?

A Yes, that is in my first survey report. On my first report I thought it would cost about that, because I thought it was only a very small amount.

Q I don't think you mentioned that in the report, but in giving the general evidence. You recall giving evidence before and we discussed the matter of this boat?

THE COMMISSIONER: If he did so on a previous occasion, why not refer him to the evidence that he gave?

MR.McMASTER: Yes, at page 460 of the transcript of the General Evidence. The question was: "How extensive l . . (reading). Now, that question and answer is correct, is it not?

A Yes.

Q The cost of removing the plank to determine the dry rot?

A That was after my first examination of the boat, I think.

THE COMMISSIONER: That is correct.

MR.McMASTER: Yes.

THE WITNESS: Yes, but on the second examination of the boat I did not mention any figure it would take. I simply said, "There is dry rot in the boat,but if you can get $3500.00 for her, take it."

MR.McMASTER: Q: These questions were put to you after you had made both proposals. They were put to

you last fall when you gave evidence before Mr. Justice Bird, and at that time, I take it from the answer to the question, that to determine the amount of dry rot on the boat on the second occasion you would have had to remove some of the planking to determine the amount of it, andthat would have cost 15 or 20 dollars.

A I did not mean to give that impression. That was the impressionI had after my first examination of the boat.

Q What would it have cost to remove the planking to ascertain the extent of the dry rot in this boat?

A In the first place, I would have removed one plank and if the dry rot, as I thought at that time, was there, it would have taken about 15 or 20 dollars. but after my second examination of the boat, I would not say what it would cost.

Q It would amount to 15 or 20 dollars to repair it or remove it, to see the extent?

A Oh, to repair it. To take the plank out would cost around 5 or 10 dollars, and then to put the new plank back again.

Q But leaving aside the question of whether you were going to repair it or not, if you want to find out the extent of the dry rot you would have to remove some of the planking to do it?

A You would have to.

Q What would it cost to do? You could decide afterwards if you would repair it or not. What would

it cost to do that? You can decide afterwards if you would repair it or not. What would it cost to remove enough of the planking to determine the extent of the dry rot in the boat?

A It depends on the extent of the dry rot; in the first place, I didn't think very much, but in the second place I thought there was a lot of dry rot.

Q Would it have been possible to ascertain?

A It was impossible to ascertain how much dry rot until you took some of the planks out.

Q What would ithave cost to take some of the planks out to ascertain it?

THE COMMISSIONER: Where are we getting to with all this?

MR. McMASTER: I want to ascertain the reason why some effort was not made to ascertain the extent of the dry rot in the boat.

THE COMMISSIONER: The witness has told you he considered there was very little dry rot andfor that reason he did not think it worthwhile spending 15 or 20 dollars.

MR. McMASTER: And on the second occasion he states there was still dry rot.

THE COMMISSIONER: Is not this cross-examination resulting in argument rather than effective cross-examination?

MR. McMASTER: Well,I didn't think so, my lord.

Q How fast would dry rot spread in this boat?

A It would depends, as I have said before, upon the

nature of the work. Sometimes it spreads very rapidly. You get a new boat and you will find a boat a year old and she will have dry rot, and you will examine that boat for her renewal of insurance two years afterwards, and you will find the dry rot has extended considerably.

Q Now would it have been possible for the dry rot in this boat to have spread as much as you were of the opinion it had?

A8 No, not in two months.

MR. McMASTER: That is all my lord.

THE COMMISSIONER: Thank you Mr. Gould. You do not want Mr. Gould further.

MR. BRAIDWOOD: No.

THE COMMISSIONER: That is all we require of you, thanks.

(WITNESS ASIDE)

THECOMMISSIONER: That is everything in this connection is it?

MR. BRAIDWOOD: That is all, my lord, that the Crown has to offer and as your lordship knows this is one of the settlement cases.

THE COMMISSIONER: I can deal with this. In view of the evidence of these two witnesses I am not disposed to make any special recommendation in relation to this vessel. The net result of the overall recommendation will be to recommend a payment of nearly a thousand dollars over and above the purchase price. In my judgment that is fully adequate to compensate the claimant. I would not make any further recommendation.

I hereby certify the foregoing be a true and accurate report of the said proceedings.

Deputy Official Stenographer

CASE NO: 117

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 13, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) TARU MINAMIMAYE

PROCEEDINGS AT HEARING

Original

CASE NO: 117

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

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

Kamloops, B.C.

May 13, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) TAJU MINAMIMAYE

PROCEEDINGS AT HEARING

APPEARANCES:

R.W. KENNEDY, Esq.,	appearing for the Dominion Government.
A.E. COBUS, Esq.,	appearing for the Claimant.
J.R. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter.

MR. COBUS: The claim of Taru Minamimaye, which is case No. 96 on the list. I would call Ryuichi Minamimaye.

RYUICHI MINAMIMAYE, a witness called on behalf of the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: Your honour, this claim had been submitted by Mrs. Taru Minamimaye, the widow of Yoyeichi Minamimaye who died im 1945 leaving a will which was probated by the court on the petition of a Mr. Young who is now the Administrator of the estate of Yoyeichi Minamimaye.

The claimant in this instance is the life tenant of the estate according to the will and we will undertake, before settlement of the claim, to have Mr. Young either authorize this claim or hand over the administration of the estate to the present claimant.

The witness I have called is the son of the claimant, who is an old lady and wouldn't do, probably, as a witness. I would ask leave to proceed with the claim on that basis.

THE COMMISSIONER: Very well.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, what is Mrs. Taru Minamimaye to you, that is, how is she related to you? A: She is my mother.

Q: I produce to you a document. Is that the signa-

ture of your mother? A: Yes.

MR. COBUS: I would ask to file the document as the first exhibit. It is a document dated the 13th of May, 1948, and reads: "This is to authorize my son, R. Minamimaye, to represent me in my claim for property losses made before the Commission investigating the claims of Japanese for property losses. T. Minamimaye."

(LETTER MARKED EXHIBIT NO. 1)

MR. COBUS: Perhaps at this point I would ask my learned friend to produce a certified copy of the Letters of Administration with the will annexed.

(Handed to Mr. Cobus)

I file the Letters of Administration on behalf of my learned friend.

(LETTERS OF ADMINISTRATION MARKED EXHIBITNO. 2)

MR. COBUS: I would ask leave to amend the claim by changing the value of the realty to $4500.00. The $500.00 item under (e)(iii) is being abandoned. The credit to the Custodian, $3,230.00, leaving a net realty claim of $1270.00.

MR. KENNEDY: A credit to the Custodian of how much?

MR. COBUS: $3230.00.

MR. KENNEDY: Thank you.

MR. COBUS: As to the claim for personalty: a total chattels claim of $1294.00, and a claim for a vessel "Kinji III" of $4500.00, making a total personalty claim of $5,794. The claim for the seiner vessel is being withdrawn subject to the possibility of the Terms of Reference being

broadened so as to include such a claim.

Q: Witness, I produce to you a statement concerning the real estate for which claim is being made. Did you instruct Mr. McMaster to prepare this statement for you and is that your signature?

A: Yes.

MR. COBUS: I would ask to file that as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: I would ask my learned friend to produce the Farm Appraisal Report -- I am sorry, your honour, it is not a Farm Appraisal Report I want, it is an appraisal on the dwelling house and land which is the subject matter of the claim.

(Handed to Mr. Cobus)

I have what purports to be an appraisal on the property at 7225 Blenheim Street, dated 19th July, 1943, made by Johnson Reeve and Watson, Vancouver, B.C., which I file on behalf of my learned friend.

(APPRAISAL MARKED EXHIBIT NO. 4)

Q: Witness, I produce to you a snapshot of a building. Will you identify the snapshot?

A: Yes. This is my mother's house.

Q: The house located at what address?

A: Blenheim Street.

Q: What number? A: 7225 Blenheim Street.

Q: In what year was this photograph taken?

A: 1936 it was taken.

MR. COBUS: I ask to file the snapshot as the next

exhibit.

(PHOTOGRAPH MARKED EXHIBIT NO. 5)

MR. COBUS: Referring to the statement filed with respect to the real estate, the subject matter of the claim is a three acre plot of land which was purchased in 1930 at a cost of $900.00. At that time it was cleared but covered with couch grass and some stumps. There were no buildings on the property at the time. The claimant estimates the value of the land and improvements at $4500.00. He lists certain improvements in the way of clearing, cultivation, planting of crops, fencing, the building of a bridge, drains, all of which he approximates at a cost of $600.00. Under "buildings" he lists a house, a one and a half storey building 20 feet by 28 with a concrete foundation and a concrete basement containing six rooms. It was partly shingled on the outside, the remainder of the outside being siding. It was built in 1932. He values it at $2,000.00. A garage, a root house, a stable, a boiler house, and a double greenhouse were built on the land between the years 1931 and 1936. These latter buildings he estimates to be worth $1,220.00. He says that the land had been properly cultivated when they were evacuated. The fruit trees were in good condition when they left. He points out that the appraisor states that the house was in good condition. He points out that he can see no justification for the appraisor depreciating the green-

house and the newer outbuildings fifty percent. Those were in excellent condition and were excellently located for a fisherman. He considers that a fair market value would have been at least $4500.00.

Q: I produce to you the form containing a statement concerning the personal chattels for which the claim is being made, as well as two lists of chattels. Did you instruct Mr. McMaster to prepare the statement and the lists for you and is that your signature? A: Yes.

Q: And the statements contained therein are true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement and two pages containing lists of chattels claimed.

(STATEMENT AND LISTS MARKED EXHIBIT NO. 6)

MR. COBUS: Referring to the statement of personal chattels, the items have been divided into three groups. Group one contains the chattels originally claimed and sold, group two being chattels originally claimed and shown on the tenant's inventory but not sold, and group three, chattels now claimed by amendment and sold. The total value estimated on the three groups is $1294.00.

The chattels for which the claim is being made were left on the premises and, except as to item No. 2 -- or, rather, group No. 2, were all sold by the Custodian. The car was delivered to the R.C.M.P. The witness comments that he has

tried to give a fair estimate of value, having regard to the condition of the goods claimed for.

Q: Witness, you are able to give, of your own knowledge, this information concerning the entire claim which is being made at this time, are you?

A: Yes.

Q: You worked with your father, I take it?

A: Yes.

MR. COBUS: I would ask my learned friend to produce the R.C.M.P. receipt for the car being claimed for.

MR. KENNEDY: It doesn't seem to be in this file. There is nothing here but the statement. Was there supposed to be an R.C.M.P. receipt?

MR. COBUS: Yes. There should be one on the file.

Q: Witness, I produce to you a receipt form headed, "Royal Canadian Mounted Police," concerning a Pontiac 1929 automobile. The signature of the owner appears as "R. Minamimaye." Is that your signature? A: Yes, my signature.

Q: Did you turn this car over to the R.C.M.P. for your father? A: Yes.

MR. KENNEDY: I don't believe I have that.

MR. COBUS: Would my friend admit that the car was a Pontiac, 1929 model?

MR. KENNEDY: 1929 Pontiac coach.

THE INTERPRETER: The sign across there was not his. It was the mounted police who crossed that and told him to sign it. He said it wasn't his fa-

ther's signature, but his own.

MR. COBUS: That is fine, thank you.

I would ask my learned friend to produce the appraisal on the automobile.

MR. KENNEDY: There again, I'm afraid I haven't got that.

MR. COBUS: Would my learned friend, then, undertake to produce the appraisal, if such is available, before the hearings in Vancouver.

MR. KENNEDY: Whatever is available I will undertake to produce.

MR. COBUS: Would my learned friend produce any appraisal which he has on the Gardner Marine Engine for which a claim is being made? Would my friend, likewise, undertake to produce such an appraisal if it becomes available?

MR. KENNEDY: I think this is the Gardner engine you refer to -- 24 H.P., 2 cycle Gardner engine.

(Handed to Mr. Cobus)

MR. COBUS: I have what purports to be a surveyor's report made by John Gould, Marine Surveyor and Appraisor, Vancouver, dated March 17, 1943, covering a Gardner marine engine, which I file on behalf of my learned friend.

(SURVEY REPORT MARKED EXHIBIT NO. 7)

Q: Now, witness, I produce to you a statement concerning a fishing vessel for which a claim is being made. Did you instruct Mr. McMaster to prepare that statement for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 8)

MR. COBUS: Referring to the last exhibit, your honour, the subject matter of the claim is a packer type vessel known as the "Kinji III", a registered vessel. It was built in 1930 at a cost of $2200.00 for the hull only. The witness says that the boat was kept properly scraped and painted and in good repair. It was turned over to the Navy. He estimates the value to be $4500.00. In 1938 he installed a 50 H.P. Vivian Diesel engine at a cost of $3200.00. The cost of installation he approximates at $525.00 and approximates the value of the normal equipment at $200.00. In 1940 $350.00 was spent on repairs. He says: "There was no sign of dry rot in the bulwarks when I handed it to the Navy. It would depend on the use of the vessel whether dry rot would set in. I do not know what the Navy or the Custodian did with my boat."

He goes on to say that he is advised that Mr. Gould estimated the market value at $4500.00 in December, 1942. At that time he noted certain dry rot but stated that to be the value. "Had the Custodian not sold the boat 'as is and where is' he should have obtained this price. The boat

could easily have been opened up to ascertain the amount of dry rot. If the engine needed an overhaul, it must have been abused after our evacuation as the engine had been overhauled by Vivian in 1941."

I would ask my learned friend to produce the Survey Report on this vessel. At the same time, perhaps my friend would produce the offer of, I believe, a Mr. Williams for this vessel as well as a letter of Mr. Gould's concerning the offer.

MR. KENNEDY: Would that be the letter dated January 9, 1943? Is that the letter you refer to?

MR. COBUS: Yes.

(Handed to Mr. Cobus)

MR. COBUS: I would ask to file on behalf of my learned friend the survey report on the "Kinji III" made by John Gould, marine surveyor, on December 7, 1942. I point out that the estimated market value is said to be $4500.00. I file that on behalf of my learned friend.

(SURVEY REPORT MARKED EXHIBIT NO. 9)

MR. COBUS: I have a letter dated January 7, 1943 signed by a Charles Williams which appears to be an offer for the vessel, which I file on behalf of my learned friend.

(LETTER MARKED EXHIBIT NO. 10)

MR. COBUS: Then I have a letter from John Gould dated January 9, 1943 re "Kinji III" in which he suggests that the offer of $3500.00 be accepted on an

"as is" basis. I file that on behalf of my learned friend.

(LETTER MARKED EXHIBIT NO. 11)

MR. COBUS: Did my learned friend admit that the boat sold for $3500.00?

MR. KENNEDY: Yes, $3500.00.

MR. COBUS: Yes. Would my learned friend also admit that the claimant actually netted something slightly over $3,000.00; in other words, that the costs of administration on this sale amounted to something like $400.00?

MR. KENNEDY: We admit the supervision costs to be $475.30.

MR. COBUS: Would my learned friend supply any details of those selling expenses?

MR. KENNEDY: I have none available at the moment.

MR. COBUS: Perhaps my learned friend would undertake to provide such details before the hearings in Vancouver.

Your witness.

MR. KENNEDY: The submission of the Custodian in this case, your honour, will be (a) as regards the real estate that it was sold at a fair value based on independent appraisal; (b) as regards the chattels, that chattels actually taken over by the Custodian belonging to this claimant were disposed of, in part, at a fair market value, and the balance have either been returned to the claimant or held on his behalf; (c) as regards the boat, "Kinji III", that it was sold at a

fair market value based on independent appraisal and the price as to its seaworthiness and general condition.

CROSS EXAMINATION BY MR. KENNEDY:

Q: Witness, could you tell me as to whether or not your father had leased the Blenheim Street house to a Mrs. Gillespie prior to his evacuation?

A: Yes.

Q: All of the household contents were then located and remaining in the house? A: Yes.

Q: Do you know whether or not Mrs. Gillespie sublet the premises to a Mrs. Smith?

A: I didn't hear directly about Mrs. Gillespie, but the next door neighbour, a lady, wrote me a letter informing me about it.

MR. KENNEDY: I would ask leave, your honour, to file an analysis of personal property claim with regard to this case.

(ANALYSIS MARKED EXHIBIT NO. 12)

Q: Witness, have you had any experience in making real estate appraisals? A: I had a little experience?

A: Have you ever been employed in the business of making real estate appraisals?

A: No, I was never employed.

MR. KENNEDY: That is all.

MR. COBUS: Perhaps that last answer has something to be added to it. The witness said: "I have never been employed." I think you meant --

THE INTERPRETER: Never been employed in the real estate business.

MR. COBUS: Q: Witness, according to the arrangement entered into with Mrs. Gillespie, was there any undertaking on the part of Mrs. Gillespie that she would be entirely responsible for any chattels left on the premises?

A: She didn't make a promise of a responsibility of taking care of this man's property.

MR. COBUS: That is all, your honour.

THE COMMISSIONER: That is all, witness.

(Witness aside)

MR. KENNEDY: Your honour, before we conclude this case, I have found the Royal Canadian Mounted Police receipt which my learned friend asked for. I would ask leave to put it in now.

(RCMP RECEIPT MARKED EXHIBIT NO. 13)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

J.R. Archibald

J.R. Archibald
Sub-Commissioner

CASE No. 117 MAY 13 1948 Kamloops

DEC - 2 1947

96

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

NOTIFIED APR 15 1948

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

ACKNOWLEDGED

15053

Kamloops

13

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

(1) NAME MINAMIMAYE TARU MRS. (RCMP) Reg. No. 02358
(Print) Surname Given Name

(2) Pre-Evacuation Address 7225 BLEMHEIM ST. VANCOUVER. B.C.

(3) Present Address TAPPEN, B. C.

(4) REAL ESTATE

(a) Street Address (if any) 7225 BLEMHEIM ST. VANCOUVER. B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT #3 BLOCK #13

(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 - - - - - - - - - - - - - - - - - - $ 1500.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 3275.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ 500.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 5225.00
(v) Amount at which Custodian sold property and credited your account - - $ 3011.50
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2213.50

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation 7225 BLEMHEIM ST. VANCOUVER B. C.

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

(c) How stored or packed at time of evacuation kitchen utensils was packed in boxes & stored in the attic but the household goods usuable for rental had been left intact.

(over)

13 GH

(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") Had reported to the Custodian before evacuation.

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

1.	Kitchen stove complete (new sawdust burner, hot water tank)	Estimated Value $	75.00
2.	2 Table	Estimated Value $	20.00
3.	carpets	Estimated Value $	80.00
4.	3 rugs	Estimated Value $	20.00
5.	2 dozen	Estimated Value $	30.00
6.	1 binoculars	Estimated Value $	15.00
7.	Clothe closet or wardrobe	Estimated Value $	15.00
8.	fire-extinguisher	Estimated Value $	37.00
9.	Kitchey utensils (pots, pans, glassware etc.)	Estimated Value $	50.00
10.	29 Pontiac coach car	Estimated Value $	150.00
		TOTAL CLAIM FOR PROPERTY LOSS $	618.00

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) - $ 5306.80 ✓

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) KAMLOOPS.

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

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.

P 2213.50
L 3093.30
5306.80 ?

DOMINION OF CANADA)
Province of B.C.)
TO WIT:)

I, TARU MINAMIMAYE of the
of Tappen in the Province of British Columbia

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 Salmon Arm)
in the Province of British Columbia)
this 18 day of November)
A.D. 1947.)

T. Minamimaye

H. W. Scales
A Commissioner &c.

A NOTARY PUBLIC IN AND FOR THE PROVINCE OF BRITISH COLUMBIA

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.

(5) PERSONAL PROPERTY.

(a) 11 FARM IMPLEMENTS:

PLOW	$ 5.00
DISC	$ 40.00
CULTIVATOR	$ 10.00
2 SCALES	$ 30.00
WHEELBARROW	$ 3.00
FARM & GARDEN TOOLS	$ 20.00
5 GAL. TIN	$ 1.00
2 GAS PUMP	$ 4.00
PUMP JACK	$ 10.00
HARNESS	$ 3.00
TOTAL LOSS	$ 618.00

FISHING VESSELS

SEINE TYPE BOAT		$ 3500.00
PACKER TYPE BOAT		$ 4500.00
ESTIMATED VALUES		$ 8000.00
SEINE TYPE BOAT	SOLD BY CUSTODIAN	$ 2850.00
PACKER TYPE BOAT	SOLD BY CUSTODIAN	$ 3024.70
VALUES		$ 5874.70
LOSS		$ 2125.30
1 GARDNER DIESEL ENGINE 24 H.P. (COMPLETE)		$ 700.00
SOLD BY CUSTODIAN		$ 450.00
LOSS		$ 250.00
2 SEARCHLIGHTS		$ 50.00
1½ H.P. STATIONERY ENGINE		$ 25.00
ROWBOAT (5.00) & ROPES		$ 25.00
TOTAL LOSS		$ 2475.30

EXHIBIT No. 117-1
DATE MAY 13 1948
FILED BY Mc Colum

13 May 1948
Kamloops, B.C.

This is to authorize my son, K. Minamaya to represent me in my claim for property losses made before the Commissioner investigating claims of Japanese for property losses.

J. Minamimaya

EXHIBIT No. 117-2
DATE MAY 13 1948
FILED BY

P-10807

FORM B.

In the Supreme Court of British Columbia.

IN PROBATE.

NEW WESTMINSTER JAN 25 1946 REGISTRY

New Westminster Registry.

Be it known that Yoyoichi Minamimaye

late of Tappen, British Columbia

deceased, who died on the 6th day of June, 1945

at Salmon Arm, British Columbia

made and duly executed his last Will and Testament

and did therein name

Montreal Trust Company Executor

who have renounced their right to Probate

thereof

And be it further known that on the eighteenth

day of January, 1946, Letters of Administration with the said

Will annexed of all the estate which by law devolves to

and vests in the personal representative of the deceased were granted by the

Supreme Court of British Columbia to

Claude Ronald Johnston Young

Estate sworn under $ 859.23

Probate Duty $

Succession Duty $

CERTIFIED A TRUE COPY

District Registrar

NEW WESTMINSTER 1946 REGISTRY

BRITISH COLUMBIA LAW STAMP $1 DOLLAR $1

GIVEN under the Seal of the said Court, this 25th

day of January, A.D. 1946

R.G. Kell

Deputy *District Registrar.*

Extracted by C.R.J. Young, Esq.

Solicitor

This Grant is made upon the condition that no portion of the assets shall be distributed or paid during the War to any beneficiary or creditor who is a National of the German Reich or Italy wherever resident, or to any one on his behalf, or to or on behalf of any person resident in the German Reich or Italy of whatever nationality, or to or on behalf of any subject or citizen of any country at war with His Majesty, without the express sanction of the Crown acting through the Minister of Finance; and if any distribution or payment is made contrary to this condition the grant of probate or letters of administration will be forthwith revoked.

THIS IS THE LAST WILL AND TESTAMENT of Yoyeichi Minamimaye, of 7225 Blenheim Street, in the City of Vancouver, in the Province of British Columbia, fishing boat operator.

I revoke all former Wills.

I nominate, constitute and appoint the Montreal Trust Company to be the Executor and Trustee of this my will.

I direct all my just debts, funeral and testamentary expenses to be paid and satisfied by my Executor as soon as may be after my death.

I give, devise and bequeath all my estate, both real and personal and wheresoever situate, unto my Trustee, hereinbefore named, upon trust as follows:

(a) To pay or apply the income thereof to or for my wife, Taru Minamimaye, during her life; and,

(b) After her death as to the whole of the capital and income then remaining in trust for my son Reoeichi Minamimaye absolutely, the share of my said son to be absolutely vested in him on my death, and paid or transferred to him in specie so far as may be done having regard to the other provisions of this my Will.

In the event of the income of my estate being insufficient in the opinion of my Trustee for the support of my wife, I empower my Trustee to encroach on the capital of my estate, from time to time, for the purpose of providing my wife with sufficient money for her proper support during her life, as my Trustee may in its discretion determine.

NEW WESTMINSTER JAN 25 1946 REGISTRY

I direct that my Trustee shall allow my wife the use and enjoyment during her life of my household furniture, furnishings, and effects and any realty owned by me at the time of my death.

I empower my Trustee to sell and convert into money all or any part of my estate not consisting of money, and I declare

that my Trustee shall have a discretionary power to postpone for such period as to my Trustee shall seem expedient the sale, calling in, or conversion of any of my estate.

I empower my Trustee to permit any of my estate, either real or personal, to continue in the same form as at my death and unconverted into cash.

IN WITNESS WHEREOF I have set my hand this 13th day of March, 1942.

SIGNED, published and declared by the above-maned Yoyeichi Minamimaye, testator, as and for his last Will and Testament, in the presence of us both present at the same time, who, at his request and in his presence have hereunto subscribed or names as witnesses

Y. Minamimaye

C. R. J. Young

M. C. McConkey

CERTIFIED A TRUE COPY
District Registrar
NEW WESTMINSTER
JAN 25 1946
REGISTRY

REAL ESTATE
(Farm Land)

EXHIBIT No. 117-3
DATE MAY 13 1948
FILED BY Wm. Coleman

TARU MINAMIMAYE
(Claimant's Name)
& RYUICHI MINAMIMAYE

02358
Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared							
Cultivated not planted	1						
Cultivated and not in crop							
List Crops	2	1930		$900.00			
7225 Blenheim St Vancouver B.C. 3/4 ac currents 1/2 ac asparagus 3/4 ac rhubarb.					cleared but covered with couch grass & some stumps	no buildings	Land & Improvements $4500.00
Total	3 ac						

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation plants, trees or special equipment)

Description	When Made	Cost
cleared off stumps and cultivated - planted crops as above Fence posts & barbed wire, building bridge, employing tractor and lumber for drains and hired Labour all cost about $600.00		

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
House	1½ storey 20'x28'	concrete foundation & concrete basement 6 rooms shingles & siding outside	1932	material & (1175.00)	Paid labour ($1225.00)	Cost	2400.00	2000.00
						"	45.00	25.00
Garage	12'x20'	frame	1932	"	"	"	150.00	50.00
Barn	18'x22'	"	1931	"	"	"	120.00	60.00
Root House	18'x20'		1933	"	"	"	80.00	40.00
Stable	18'x18'		1933	"	"	"	80.00	50.00
Boiler House	16'x20'		1936	"	"	"	1120.00	1000.00
Double Greenhouses	42'x60'		1936					

Comments re Appraiser's report not covered by above information: The land had been properly cultivated when we were evacuated. The fruit trees were in good condition when we left. As the appraiser states the house was in good condition. I can see no justification for his ~~appraising~~ depreciating the greenhouses and the newer outbuildings 50%. These are excellent premises for a fisherman. I consider that a fair market value would have been at least $4500.00

R. Minamimaye
SIGNATURE

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER
GEORGE A. WATSON

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

EXHIBIT No. 117-4
DATE MAY 13 1948
FILED BY

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

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 681

Dear Sir:

Catalogue No. 24
Lot 3 Block 13 D.L. 194
7225 Blenheim Street

We have inspected this property and beg to report as follows:-

Location On the low lying land near the Fraser River.

Land The property comprises 3 acres of land suitable for cultivation but requiring treatment with lime and fertilizer having been rather neglected. There are 18 small fruit trees rather sickly looking. The land is enclosed with post and wire fences. The tenant is in the riding horse business and apparently does not pay much attention to this land.

Buildings. (1) 1½ storey frame house on concrete foundation 20' x 28' with some small 1 storey projections. basement concrete floor. no furnace. 1st floor. 4 rooms and nook 2nd floor 2 rooms. Rooms lined with shiplap papered. 1 sink 1 w.c. no bathroom. Exterior shingle and siding walls. shingle roof.

(2) 2 greenhouses each 20' x 60' with hot water heating plant (Boiler dismantled) in concrete pit 12' x 20'.

(3) Stable 16' x 20' Feed sheds 16' x 16' and 16' x 18' Garage 11' x 16'.

Condition House in good condition. Greenhouses and outbuildings depreciated 50 per cent.

Rent $12. per month. only sufficient to pay taxes and insurance.

City Assessment $3,300. (Land $1,350 Buildings $1,950)

Taxes $121.09

Appraisal Under wartime regulations a tenant is entitled to 12 months' notice and a buyer waiting for possession would lose the 1944 crop. We are of the opinion that the market value of this property is $2,750.

Yours faithfully,
JOHNSON, REEVE & WATSON
per D.W. Reeve

DWR

117-5

1 Photo attached



GREAT WEST BOND
MADE IN CANADA

Minaminoyl Chattel Claims Inventory 02358

Chattels originally claimed & sold

Desc	Date Purchase		Cost	Condition	Estimated Value
Kitchen Stove	1935	used	60.00	good	$60.00
Sawdust burner	1942	new	46.00		
Hot water Tank	1942	used	20.00	good	15.00
Kitchen Table	1939	new	12.00	"	10.00
Carpet 10' x 16' x 3# yds @ $1.50	1941	new	$25		
Carpet 10' x 12' x 13 yds @ $1.25	1941	new	16.90		
Carpet 30" x 10' x 3 yds @ $1.60	1941	new	5.50		
			47.90		40.00
Carpet 10' x 12' x 13 yds @ $1.50	1938	new	19.50		
Carpet 6 yds @ $1.25	1938	new	7.50		
			27.00		15.00
2 bed rugs 27" x 47"	1938	new	10.00		5.00
dresser	1935	used	15.00	Fair	5.00
29 Pontiac car	1933	used	550.00	Fair	150.00
Platform scale	1934	new	40.00	Good	20.00
(complete) 24 H.P. Gardner Diesel Engine & attachments	1926		2600.00	Good working order	700.00
Wagon jack (or pump jack)	1938	used	25.00	Fair	10.00
12 volt Marine Searchlight	1940	new	55.00	good	40.00
1½ H.P. Gas Engine	1935	new	65.00	"	25.00
45 fa 1¼" manilla rope, 30 fa 1" " "	1940	new	86.00	good	20.00
Chattels originally claimed & shown on tenants Inventory but not sold					1115.00
Canning machine	1936	new	26.00	good	15.00
100' water-hose	1938	new	7.50	"	5.00
					20.00

Minamimaye Inventory Reg 0x358

-2-

Chattels sold by custodian - claim amended

Article	Date pch'd	Cost	Condition	Est. Value	Sold
Marine compass	1938 (new)	35.00	G.	20.00	13.00
Drop leaf table	1939 (")	15.00	V.G.	7.00	1.50
Rug 6 3/4' x 9'	1936 (")	35.00	G.	20.00	14.00
Walnut dresser	1941 (")	28.50	V.G.	25.00	22.50
Sprayer	1938 (")	5.00	G.	3.00	1.50
Wardrobe	1940 (")	25.00	G.	20.00	12.50
3 Hoes & Shovel	1938 (")	5.00	G.	2.50	1.50
Box heater	1937 (")	16.00	G.	5.00	.17
Boat nails 2 1/2" (25#)	1941 (")	5.00	New	5.00	1.85
Drill press	1930 (")	20.00	G.	7.00	3.50
Anvil	1930 (")	24.00	G.	20.00	16.00
Rowboat (clinker-built)	1937 (")	45.00	V.G.	25.00	16.00
				159.00	104.02

Cr. Custodian 104.02

Claim 54.98

TARU MINAMIMAYE
(Claimant's Name)
& RYUICHI MINAMIMAYE

PERSONAL CHATTELS

(02358)
Reg. No.

EXHIBIT No. 117-6
DATE MAY 13 1948
FILED BY Mrs. Cohen

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
~~1.~~ See Inventories filed herewith					
1. chattels originally claimed & sold					$1115.00
2. chattels " " & shown on tenant's inventory but not sold					20.00
3. chattels now claimed (by amendment) & sold					159.00
					$1,294.00

Description of Storage of Goods:

Left on premises and except as to item # 2 above all sold by the Custodian (Car delivered to R.C.M.P.)

General Statement as to Chattels not Described above:

None other than shown on lists filed herewith referred to above.

Additional Comments, if any:

I have tried to give a fair estimate of value having regard to the condition of the goods claimed for.

R Minamimaye

SIGNATURE

EXHIBIT No. 117-7
DATE MAY 13 1948
FILED BY Mr. Cobbs

JOHN GOULD
Marine Surveyor and Appraiser
VANCOUVER, B. C.

CABLES:
"GOULD" VANCOUVER, B. C.
TELEPHONE:
PACIFIC 9046

No.6.

Machinery.

Warehouse. Steveston.

Survey Report

To whom it may concern:

Owner.	Y. Minamaye
Engine.	Semi-Diesel. 2 Cylinders.
Make.	Gardner. England.
H.P.	24. 2 cycle.
Auxilary.	P & P Gas engine & compressor pump.
Remarks.	No Air tank. This engine is dismantled, apparently all the parts are stored in boxes by the engine with flywheel & pan. There are 3 propellers & 1 anchor by the engine. 1 of the propellers belongs to the engine.
Value.	Four Hundred fifty($450.00)dollars As is.
Inspection.	Mr Robinson. Custodian Agent. Steveston. B. C.

John Gould.
Marine Surveyor.

March 17th,1943.
Vancouver. B. C.

TARU MINAMIMAYE
(Claimant's Name)

PERSONAL PROPERTY
(Fishing vessels; gear and equipment)

0235 8
Reg. No.

RYUICHI MINAMIMAYE

NETS:

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimateded value at Evacuation

EXHIBIT No. 117-8
DATE MAY 13 1948
FILED BY M. Cohen
C

VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom left	Estimated Value
"Kinji III"	15-6590	Parker	Built 1930	New	2200.00 only	Hull Kept properly Scraped + painted + in good repair	Good	Navy	#4500.00

Improvements to Vessel since date of purchase:

Type	Date	Cost
Put in a 50 H.P. Vivian Diesel Engine in 1938 - Installation with incidental equipment		Cost #3200.00 approx
Other normal equipment cash. - approx		300.00

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation
In 1940 spent 350.00 on repairs.					

There was no sign of dry rot in the Bulwarks when I handed it to the Navy. It would depend on the use of the Vessel whether Dry rot would set in. I do not know what the Navy or the Custodian did with my boat.

Arrangements made for storage when evacuated:

I am advised that her Board estimated the market value at #4500.00 in Dec 1942. At that time he noted certain dryrot but stated that to be the value. Had the Custodian sold the boat as is + where is" he should have obtained this price. The boat should surely have been opened up to ascertain the amount of dryrot. If the engine needed an overhaul it must have been abused after our evacuation, as the engine had been overhauled by Vivian in 1941.

Additional Comments, if any:

R. Minamimaye
SIGNATURE

EXHIBIT No. 112-9
DATE MAY 13 1948
FILED BY Mr Collins

JOHN GOULD
Marine Surveyor and Appraiser
Vancouver, B.C.

CABLES:
"GOULD," VANCOUVER, B.C.
TELEPHONE:
SEYMOUR 2871

No.84.

M.V."Kinji.lll."

Survey Report

To whom it may concern:

Official No. 156590.	Type. Packer.
Owner.	Yoichi Minamimaye. Eburne. B.C.
Built by.	Japanese at Steveston. B.C.
Age.	1930.
Dimensions.	L.37.4 B.10.7 ft. D.4.6 ft.
Tonnage.	Gross 14 Tons. Reg 10 Tons.
Material.	Wood.
Masts.	None.
Superstructure.	Pilothouse & Galley.
Engines.	Diesel. Auxiliary. Easthope 4 H.P. gas engine belt drive to Air Compressor.
Name and H.P.	Vivian. 50.H.P.
Built & Installed.	1936.
Fuel. No.of Tanks.	Diesel Oil. Two.
Location.	Aft.
Material & Capacity.	Welded Steel. Total 150 Gals.
Filled & Vented.	From After Deck.
Tailshaft.	1½"dia. Steel in tube.Bronze propeller shaft.
Propeller.	3 bladed Bronze. Protected by Skeg
Pumps.	1 Hand pump on Deck & 1 in Engineroom.
Fuel line to engine.	Galv Iron and Brass.
Shutoff Valves.	On both tanks.
Lighting.	Electric. Generator run off Main Engine Generator not on board.
Batteries.	Type Coyle V.32 A.120 Cells 6.
Wiring.	Common. Condition Poor.

Anchors.	None.
Chain.	None.
Compass.	None.
Boats.	None.
Tow Winch. Bitts.	2 Wood Bitts Aft.
Exhaust Location.	Up through Pilothouse.
Clear of W'work.	Yes asbestos lined.
Stoves.Heaters.	1 Cook stove disconnected in engineroom.
E.R.Ventilation.	Side Ports & Companionway.
Fire Extinguishers.	None.
Fire Hose.	None.
Sea Connections.	Two flexible brass.
Valuation.	Four Thousand($4000.00)dollars.
Estimated Market Value.	Four Thousand five hundred($4500.00)dollars
Remarks.	Dryrot in Bulwarks.

John Gould.
Marine Surveyor.

Vancouver. B.C.
December 7th,1942.

Dated December 8th, 1942.

M.V."Kinji.111."

Survey Report

No. 84.

Custodian of Japanese
Fishing Vessels.
Vancouver. B. C.

JOHN GOULD
MARINE AND CARGO SURVEYOR
VANCOUVER, B. C.

(10)

TELEPHONES
MARINE 2435-36-37

G. ANDERSON AND A. HARRISON
PROPRIETORS

EXHIBIT No. 117-10
DATE MAY 13 1948
FILED BY Mr Colwell



ANGELUS HOTEL

COR DUNSMUIR & HOWE STS.
VANCOUVER, B.C.

January 7/43

Miss J Carroll
912 Royal Bank Bldg.
City.

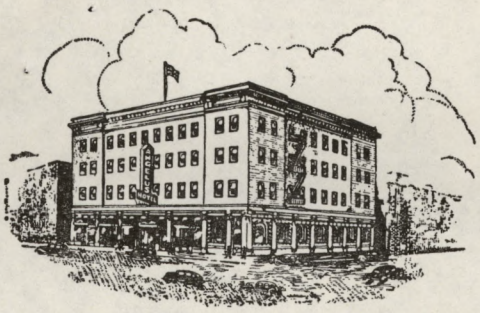
Dear Madam.

In reference to Diesel Boat "Kirgi III" 50 H.P. Vivian Engine. on which you have a price of $4000: After examining this boat think it would be suitable for my requirements but find that the bulwarks are badly dry rotted for which I have had a quotation of 700.00 for repairs to same, also the engine needs a complete overall for which I have had a price of 800.00 submitted to me by the makers of same.

Taking these facts into consideration I would like to make you an offer of $3500 Cash as is and where is. As I am only in Vancouver until Saturday noon, I would appreciate very much

TELEPHONES
MARINE 2435-36-37

G. ANDERSON AND A. HARRISON
PROPRIETORS



ANGELUS HOTEL

COR DUNSMUIR & HOWE STS.
VANCOUVER, B.C.

If you could consider this offer at once and as it is impossible for me to be in the Hotel tomorrow for any length of time I will call at your office at 11.30 AM tomorrow (Friday)

Thanking You

Yours Truly.

Charles Wilbraus.

Lasqueti Island.

(11)

EXHIBIT No. 117-11
DATE MAY 13 1948
FILED BY Mr Collins

COLUMBIA RIVER AND COOS BAY
H. C. NEILSON
MARINE SURVEYOR
TELEPHONE ATWATER 8201
BOARD OF TRADE BUILDING
PORTLAND, OREGON

PUGET SOUND AND GRAYS HARBOR
ALEXANDER GOW, INC.
MARINE SURVEYORS
CONSULTING ENGINEERS
TELEPHONE MAIN 0520
CENTRAL BUILDING
SEATTLE

JOHN GOULD

Marine Surveyor and Appraiser,
Ship Broker

423 HAMILTON STREET
VANCOUVER, B.C.

TELEPHONE SEYMOUR 2871
RESIDENCE PHONE ELLIOTT 1271-L
CABLE ADDRESS: "GOULD" VANCOUVER, B.C.

SAN FRANCISCO
PILLSBURY AND CURTIS
MARINE SURVEYORS
CONSULTING ENGINEERS
TELEPHONE KEARNEY 3302
351 CALIFORNIA STREET

PORT OF LOS ANGELES
PILLSBURY & CURTIS
FIRST NATIONAL BANK BLDG.
TELEPHONE WILMINGTON 409
WILMINGTON

Jan 9th,1943.

Miss Sullivan;
912 Royal Bank Bldg.
Vancouver. B.C.

Dear Madam;

re M.V. "Kinji.111"

In answer to your telephone call regarding the sale of the above Japanese fishing boat for $3500.00 cash "As is".

This offer I suggest should be taken as the boat shows considerable dryrot & when opened up may show more, unseen dryrot is very hard to estimate therefore I consider the above offer a good one.

Faithfully yours,
John Gould.
Marine Surveyor.

JG/M.

MR. HUNTER

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 681 EXHIBIT No.

NAME MINAMIMAYE, Mrs. Taru (#02358) Beneficiary, Claiming for the Estate of Yoichi MINAMIMAYE

REG. No. 02354

DATE
DECLARATION Apr. 3/42
EVACUATION May 5, 1942

INVENTORY
SIGNED
TAKEN BY M.L. SMITH (TENANT)
DATE Nov. 20, 1942

DETAILS OF CLAIM			SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
Sewing Machine	Stored at 7225 Blenheim St.	Kitchen Stove (Sawdust Burner and Hot Water Tank etc.		25.00		
Kitchen Utensils	Main Floor		11 00			
Furniture	Kitchen	2 Tables 20.00	F			
Household Effects	1 Stove - sawdust funnel	Carpet 80.00	F			
1 Motor Boat "Kinzi"	hot water tank	3 Rugs 20.00	F			
1 Motor Boat "Atalasko"	spare (new)	2 Dressers 30.00	F			
1 Pontiac Motor Car (1928)	1 Folding Couch	Binoculars 15.00				
Letter Feb.18/44	1 Dining Table & 6 chairs	Wardrobe 15.00	F			
Chesterfield Suite		Fire Extinguisher 37.00				37
4" Galv. Nails	1 Tall Cupboard containing:	Kitchen Utensils 50.00				
Canning Machine		1929 Pontiac Coach Car 150.00		40 00		
Vanity	1 Bread box	Plough 5.00				
Dining Room Rug	1 butter dish	Disc 40.00				
2 Small Rugs	Roasting pan	1 Cultivator 10.00				
1 Fire Extinguisher	Salt & pepper shakers	2 Scales 30.00	(1) 11 50			
1 Pump Jack	1 Barometer	WheelBarrow 3.00				
1½ HP Pump Power Stationery Engine	1 Wall Clock	5 Gal. Tin 1.00	Misc.			
Belt for Kinzi #3	1 Linoleum	Farm & Garden Tools 20.00	T			
Letter Jan. 9/45	1 Pan (Yellow)	2 Gas pumps 4.00	T			
Kitchen Stove	1 Egg Beater	Pump Jack 10.00	T			
1 Bureau	Front Room	Harness 3.00				
	1 Rug	Sane Type Boat 3500.00		3000.00		
	1 Chesterfield Suite (rose)	Packer Type Boat 4500.00		3500.00		
Letter Max Ladner (Solicitor for Widow)	1 Gramaphone	Gardner Diesel Engine 24 HP Complete 700.00		450.00		
Sept. 6/47	Back Hall	2 Searchlights 50.00	(1) 24 00			
	1 Dusting Mop	1½ HP Stationery Engine 25.00	16 00			
Stove Hot water Tank	Upstairs:	Rowboat & Ropes 25.00		16 00 (skiff)		
Sawdust Funnel	1 Office Desk			3 50 (rope)		
Coal Stove	1 Trunk					
8 Chairs	1 Search Light (for Boat Kinji #3)					
1 New Dresser	1 Wrench Pipe (14" 36")					
1 Clothes Closet	1 Box of tools					
2 Small Single Beds	1 Lot Nails, Galv.4" 50 lb.					
Rugs, 1 Living Room, 2 Small Bedside rugs	1 lot Boat Nails 2½" in box 25 Lb.					
Linoleum - Kitchen and 2 bedrooms	2 Boxes dishes					
Bread Tins	1 Desk Table					
Roasting Pan	1 Pr. Antlers					
Butter Dish	1 Canning Machine					
Salt & Pepper Shakers	1 Bottle Capper					
1 Mop	2 6-gal. crocks					
Search Light	1 High tension Magnet					
50 Lb. 4" Galv. Nails	2 Single Beds (old).					
25 Lb. 2½" Boat Nails						
Desk	Greenhouse:					
Bottle Capper	1 Sawdust burner					
High tension Magnet	6 hens, 1 dog and 1 cat.					
2 Storage Batteries						
Compressed Air Sprayer (Barrel type sprayer)	Basement					
2 Boxes containing:	1 Coal Stove					
Galv. Tees, Unions, Nipples, Elbows, bushings	2 Storage Batteries for Kingji #3					
Wash Tub & Wash Board	1 Belt for Kinji #3					
Screen Door	200' Hose ½"					
Hatchet	3 Rubber Boots					
Scales	1 10 lb. Hammer					
5 Hoes.	1 Black Pot					
4 Spades - shovel	2 Wedges					
2 Rakes	1 Aluminum Pots (various sizes)					
5 Blocks	Compressed Air Sprayer (barrel type sprayer)					
5 Gal. Tin	2 boxes containing: Gal. tees, elbows, unions, nipples bushings etc.					
2 Gas Pumps						
1½"Anchor Rope						
1" Anchor Rope						
1 Row Boat						

KITCHENWARE	— —	2 75
FURNITURE	165 00	78 80
TOOLS	34 00	31 75
MISC.	1 00	4 20
SPECIFIED ITEMS	9218 00	7097 00
CLAIMED	9428 00	7214 50

MR. HUNTER

LE No 681 EXHIBIT No. CASE No.

EG. No. 02354 VENUE KAMLOOPS.

EXHIBIT No. 117-12
REMARKS MAY 13 1948
DATE
FILED BY Mr Kennedy

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	
AUCTION	TENDER &c							
	25.00							Stove sold to tenant MAY 12, 1944
11 00								Hot water tank sold at Auction, VAN. #21, MAY 31/44
				15 00				Not declared - no knowledge of existence
			37 00					Not declared - not found when Custodian took Custody of chattels from Minamimaye's tenant.
	40 00							
						5 00		These items not declared nor mentioned
						40 00		until letter from May Ladner, Solicitor,
						10 00		Sept. 6/47 & not found when Custodian
(1) 11 50								took over from Minamimay as tenant.
				3 00				Not found when Minamimaye's tenant vacated
						3 00		Not declared - first mentioned in letter, Ladner Sept 6/47
	3000.00							Sold by Minamimaye through J. F. V. DC. April 42
	3500.00							Full of dry rot - see Survey, J. Gould on file.
	450.00							Survey John Gould on claim file.
(2) 24 00								
16 00								
	16 00 (skiff)							
	3 50 (rope)							
2 75								
78 80								
31 75								
4 20								
7097 00								
7214.50								

MR. HUNTER: Possible Agency

Yoichi Minamimaye left his property at 7225 Blenheim Street, Vancouver, in care of his tenant, Mrs. Alice Gillespie, together with his furniture and personal property.

Mrs. Gillespie proved a very unsatisfactory tenant as she sub-let the premises and question arose as to whether the chattels constituted part of the rental arrangement. Minamimaye was made aware of the difficulties and in the letter dated October 30, 1942, on Claim File, he states he is sure we will find many items missing from his house as Mrs. Gillespie has shipped him a great deal of his goods but mostly articles of no value.

NOTE: The inventory taken Nov. 20/42 is signed by Mrs. M. L. Smith. She is the second tenant who sub-let from Mrs. Gillespie, (the tenant put in by Minamimaye

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No._____ EXHIBIT No._____

NAME MINAMIMAYE, Mrs. Taru #02358 Claiming for Yoichi Minamimaye #02354 - Deceased

REG. No._____

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION_____ EVACUATION_____	TAKEN BY_____ DATE November 20/1942		AUCTION	TENDER &c		

Letter Max Ladner (solicitor for widow - Sept. 6/47 - Continued)

In Basement cont'd.

1 Coal Shovel
Mattock
2 Spading Forks
1 Pump Jack
Horse Harness -Collar
Cultivator
Plough
Disc
Drag Saw
Fire Extinguisher
1½ HP Pump & Power
Stationery Engine.

1 Black Box containing:
Carpenters tools
2 Wash tubs and washing boards
1 Screen Door
1 Hatchet

Back Bedroom

Linoleum
Dresser
Sewing Machine
Bedside Rug

FILE No._____ EXHIBIT No._____ CASE No._____

REG. No._____ VENUE_____

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO. RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								

Form 246

ROYAL CANADIAN MOUNTED POLICE
EXHIBIT REPORT

Detachment
Seizure No. 38
FOR USE WHEN APPLICABLE

EXHIBIT No. 117-13
DATE MAY 13 1948
FILED BY Mr Kennedy

Detachment File No.
Sub-Division File No.
Division File No.
Headquarters File No.

Detachment
Sub-Division
Division
Date 19

RE:- Youichi MINAMIMYE 7225 Blenheim St Point Grey Vancouver B C
NAME OF FILE

On Mar 9 19 42 , I Goodfellow K.E.
MEMBER'S NAME

Came into possession of the following goods by:-

STATE BRIEFLY AUTHORITY, ETC., WHETHER BY SEARCH WARRANT, ETC.

NO. OF PKGS.	CAPACITY OR SIZE	DESCRIPTION OF CONTENTS DETAILS TO BE GIVEN IN FULL
		LICENSE NO. (41) 81083 MAKE & MODEL Pontiac (29) SERIAL NO. 131876 ENGINE NO. 584439 SPEEDOMETER READING 58939 CONDITION Fair TIRE NUMBERS 4 EXTRA EQUIPMENT Nil DESCRIPTION & CONDITION VERIFIED Appearance Fair

X [signature]
Signature of Owner
Japanese Registration No. 02149

Handed over to representative of Custodian whose signature in receipt thereof appears hereunder

[signature]

DATE: Mar9/42

[signature]
SIGNATURE OF MEMBER SUBMITTING REPORT

C O P Y .

LLOYD'S REGISTER OF SHIPPING

(CREST)
(LLOYD'S REGISTER)
(OF SHIPPING)

PORT Vancouver B.C.
July 24th, 1942.

EXHIBIT No. 117 - 14
DATE 16 June 1949.
FILED BY

No.C-1114

THIS IS TO CERTIFY that Lt. Braidwood.

ROBERT RENNIE the undersigned Surveyor to this Society did at the request of The Director of Marine Services, Ottawa, examine the Single Screw Wood Fish Packer "KINJI III", Official Number 156590; 14.36 tons gross of New Westminster, B.C., owned by Yoichi Minamimaye of Eburne, B.C., with a view to ascertaining her present value.

This fish boat was built at Steveston, B.C., in 1930; registered dimensions, length 37'.4, breadth 10'.7, depth 5'.6 and is propelled by a Vivian four cylinder heavy oil engine 5-1/2" bore x 8" stroke rated at 50 B.H.P.,installed new in 1936.

The undersigned examined the vessel afloat at New Westminster, B.C., on the 22nd July, 1942. The machinery was not opened out for inspection.

There are signs of rot in the planking at ends in way of Stem and Stern post, otherwise the general condition of the hull, machinery and equipment is efficient and the arrangements and accommodation suitable for this class of vessel.

After making due allowance for age and condition, I have fixed the value of the "KINJI III", at the present time at THREE THOUSAND SIX HUNDRED DOLLARS ($3,600.00).

No appreciation due to the emergency of war is included in this valuation, which is subject to modification should a further examination be made of the vessel on dry dock and machinery be opened out for survey.

ROBERT RENNIE
SURVEYOR TO LLOYD'S REGISTER.

This Certificate is issued upon the terms of the Rules and Regulations of the Society, which provide that:
"While the Committees of the Society use their best endeavours to ensure that the functions of the Society are properly executed, it is to be understood that neither the Society nor any Member of any of its Committees is under any circumstances whatever to be held responsible for any inaccuracy in any report or certificate issued by the Society or its Surveyors, or in any entry in the Register Book or other publication of the Society, or for any error of judgment, default or negligence of any of its Committees or any Member thereof, or the Surveyors, or other Officers or Agents of the Society."

(This is a true copy of the original filed)

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 15053

JAPANESE EVACUATION SECTION

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

November 29, 1949

Miss White,
Secretary,
Japanese Property Claims Commission,
Court House,
Vancouver, B. C.

Dear Madam:

Re: Case No. 117 - MINAMIMAYE, Mrs. Taru

This is to acknowledge receipt of the Certificate of Lloyd's Register of Shipping and copy of the Certificate.

Thank you.

Yours truly,

F Matheson

F. Matheson,
Office of the Custodian

/FM

Attention of Miss F.Matheson November 28th 1949.

The Custodian,
Department of Secretary of State,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir,

Re Case No.117 - MINAMIMAYE Mrs.Taru

Referring to your letter of the 23rd inst., regarding the Certificate of Lloyd's Register of Shipping,- We have made a copy of this Certificate for our file, as Exhibit 14, and return the original to you herewith.

An extra copy of the document is enclosed if you require the same.

Yours truly,

F. Jane Wilkinson

Secretary.

Encs.

VW.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 681

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

November 23, 1949.

Mr. A. Watson,
Secretary,
Japanese Property Claims Commission,
Court House,
Vancouver, B. C.

Dear Sir:

Re: Case No. 117

Exhibit No.117-14 is a carbon copy of the report made to the Director of Marine Services, Ottawa, by Lloyd's Register of Shipping in connection with the M. V. "Kinji III".

This document was obtained by this office from Lloyd's Register of Shipping on the understanding that it would be returned when the Commission was finished with it.

Would you, therefore, please note that Exhibit No. 117-14 is the property of Lloyd's Register of Shipping, and arrange to have the document returned to Lloyd's Register of Shipping when it is no longer required by the Commission?

Yours truly,

F. Matheson,
Office of the Custodian.

/FM

CC: Lloyd's Register of Shipping,
1519 Marine Building,
Vancouver, B. C.