

Name of Claimant YAGI, Kunimatsu

Case.....1203.....

Custodian File 11661

<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
3500.00	175.00 12.50							SPECIAL		1400 ⁰⁰ 14.00.00 187.50
<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									1587.50	



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

CASE NO: 1203

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 2, 1948.

IN THE MATTER OF THE CLAIM OF
KUNIMATSU YAGI

PROCEEDINGS AT HEARING

Original.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

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.A. McGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

November 2, 1948.

IN THE MATTER OF THE CLAIM OF

KUNIMATSU YAGI

PROCEEDINGS AT HEARING

APPEARANCES:

K.A. CHRISTIE, ESQ., K.C., appearing for the
Dominion Government,

R.A. BEST, ESQ., appearing for the
Claimant.

A. SMITH, ESQ., Secretary,
D. J. HANDFORD, ESQ., Official Interpreter,
J. B. MCGREGOR, ESQ., Official Reporter.



K. Yagi,
In chf.

1

2

KUNIMATSU YAGI, the claimant herein, being first
duly sworn, testified through
the interpreter as follows:

3

4

DIRECT EXAMINATION BY MR. BEST:

5

Q. Is that your signature? A. Yes.

6

Q. Was that form prepared upon your instructions?

7

A. Yes.

8

Q. And do you swear the contents of it are

9

true? A. Yes.

10

(REAL ESTATE OTHER THAN FARMLAND CLAIM FORM,
MARKED EXHIBIT No. 1)

11

12

Q. I understand that you owned a store and
apartment building at 1618 West 2nd Avenue, in
Vancouver, prior to evacuation? A. Yes.

13

14

15

16

17

Q. And this was a fairly large building with
a store downstairs and some 14 suites of apartments
throughout the three storeys that you rented out?

17

18

A. Yes.

18

19

20

Q. And according to your claim form this
rental income of \$80. would be what you got from
the premises, would it, prior to evacuation?

20

21

A. Yes.

21

22

23

Q. Now you paid \$6500. for this place in 1927?

22

23

A. Yes.

23

24

Q. From whom did you buy it?

24

25

A. A doctor connected with the Police

25

26

Department -- Banff or some such name.

26

27

28

THE SUB-COMMISSIONER: Doesn't he know who he
bought it from?

27

28

29

A. The man's name as near as he can approximate

28

29

30

30



K. Yagi,
In chf.

1 it, is Mr. Banff. I have some papers with his name
2 on it but they are at home.

3 MR. BEST: You lived right in this property
4 in one of the suites on the ground floor, did you?

5 A. Yes.

6 Q. And looked after the place yourself and
7 collected all the rents yourself, did you?

8 A. Yes.

9 Q. Now this building has a brick front, hasn't
10 it? A. Yes.

11 Q. And therefore this painting the outside
12 of the building that you say you paid \$150. for
13 would consist of painting just the two sides and the
14 back of the building I take it?

15 A. Yes.

16 Q. Now, you have lumped together three
17 specific repair jobs which apparently were done in
18 1939, renailling boards all over house and other
19 repairs, repairs to windows, replastering of rooms
20 and pouring cement into foundations. Can you break
21 that down for us? How much did you pay for these
22 boards that were renailed on the outside of the house?
23 Tell him if he doesn't know to say so, and if his
24 wife knows more about it than he does we can call her.

25 A. We got a permit from the City Hall to do
26 the whole thing for about \$475. worth of work, but
27 actually it turned out to be a cost of about \$600.
28 altogether.

29 Q. Was this money paid to carpenters and con-
30



K. Yagi,
In chf.

tractors; for instance this pouring of cement?

A. Yes, that was paid to contractors and carpenters.

Q. Now, what was done with the foundation -- was there a regular cement cellar in this building?

A. The cement was in the front where the building had sunk a little, that was raised and new cement foundations were put right along the front and the rest of the foundations were on heavy posts. The other foundations were big posts 2 feet square.

MR. CHRISTIE: I tender as Exhibit 2 the assessment for the year 1943; showing the total assessment to be \$5250.

(NOTICE OF ASSESSMENT MARKED EXHIBIT 2)

MR. BEST: He says in 1942 the assessment was \$5450.

THE SUB-COMMISSIONER: Does he know what the assessment was in 1942? A. I think it was \$5250.

MR. CHRISTIE: I tender as Exhibit 3 appraisal of the Pemberton Realty Corporation, dated November 15th, 1943, and the appraised value is \$3500.

(APPRAISAL ABOVE REFERRED TO MARKED EXHIBIT 3)

MR. BEST: There is just one sentence I would like to read from this appraisal:

"The building is in fairly good condition and no heavy expenditures will be necessary."

Now, Mr. Yagi, did you have anything personally to do with renting your building before you left? A. Yes, before I was evacuated.



K. Yagi,
In chf.

1

Q. Did he do it or did his wife do it?

2

A. I did it myself before I was evacuated.

3

4

Q. Perhaps I should explain to your honour at this time that there was a personal property claim which the claimant has now abandoned since there is some doubt whether it comes within the strict terms of reference.

5

6

7

8

9

CROSS-EXAMINATION BY MR. CHRISTIE:

10

Q. I am showing you a J.P. Form dated the 28th of July, 1944, is that your signature?

11

12

A. Yes.

13

(EXHIBIT 4, J.P. FORM)

14

15

Q. I am showing you a photograph; what is that a picture of? A. That is my house.

16

17

Q. I will file this photograph of the property as Exhibit 5.

18

(PHOTOGRAPH OF PROPERTY MARKED EXHIBIT NO. 5)

19

20

Q. Now, I understand the front of this house is brick veneer; is that correct -- it is not brick,

21

22

but brick veneer? A. The bricks were about a foot thick in front.

23

24

Q. How many apartments were there in this building? A. There were 36 rooms.

25

26

Q. And how many apartment suites were there?

26

A. I believe there were 14.

27

28

Q. And what rent did he get for these apartments? A. Some I understand were \$5. and

29

30

some \$4. a month. That is according to when the tenants moved in.



K. Yagi,
In chf.

1
2 Q. I think that is all, your honour. It is
3 a matter of valuation.

4 (MRS) TOSHI YAGI, wife of the
5 claimant herein, being first duly sworn, testified
6 through the interpreter as follows:

7 DIRECT EXAMINATION BY MR. BEST:

8 Q. There is just one question; I understand
9 the rents of these apartments were dependent on the
10 floor on which they were; is that correct?

11 A. Yes, the ground floor was \$6.50 and the
12 second floor was \$6.00 and the third floor was
13 \$5.50.

14 Q. There was a differential of 50 cents per
15 floor, is that it? A. That is correct.

16 Q. These rents were the rents you got just
17 before the evacuation? A. Yes.

18 Q. That is all, thank you.

19 MR. CHRISTIE: No questions.

20
21
22 MR. CHRISTIE: I file as Exhibit 6 various
23 offers. The first one is dated November 20th, 1944,
24 made by Arthur Pinchbeck and the amount is \$2775.
25 The second is Tara Singh and Lakha Singh and is in
26 the amount of \$2650. The date of that is November
27 21st, 1944. Then there is a revised offer made
28 by the same parties Tara Singh and Lakha Singh,
29 dated November 27th, 1944. The revised offer is
30 \$3300. Then there is an offer by W. Taranoff and



(Discussion)

1 Pearl Taranoff dated December 19th, 1944, and the
2 offer is \$3500. This was the offer that was
3 accepted.

4 There is just one thing in connection with
5 those offers I would like to read -- it is a letter
6 dated December 15th, 1944, from Macaulay, Nicolls,
7 Maitland & Co. Ltd., and is addressed to the office of
8 the Custodian. It says:

9 "We are requested by Tara Singh to withdraw
10 his offer of \$3300. on the above property and
11 would therefore request that you return us his
12 deposits of \$55. and \$275.

13 We have tried unsuccessfully to get him to
14 increase his offer to \$3500. After looking the
15 property over again he says there are too many
16 items of expenditure on the building coming
17 up and he therefore would not consider paying
18 any more than his present offer of \$3300."

19 (OFFERS TO PURCHASE MARKED EXHIBIT NO. 6)

20 (CERTIFICATE OF ENCUMBRANCE MARKED EXHIBIT 7)

21 (REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 8)

22 MR. BEST: I am going to ask my friend if he
23 would file a letter of Macaulay, Nicolls, Maitland
24 & Company Limited to the Custodian, dated June 26th,
25 1942. It is only relevant in that I believe one of
26 the reasons for the low valuations was the fact that
27 the claimant had unfortunately made this arrangement
28 to rent for \$25. a month, and they applied to the Wartime
29 Prices & Trade Board to increase that rent. I am not
30 sure there is anything in the file which reveals that
the rent was increased, but this indicates there was



(Discussion)

1 an application made.

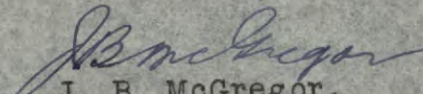
2 MR. CHRISTIE: I file this letter dated June
3 26th, 1942, from Macaulay, Nicolls, Maitland & Co.
4 Limited to the office of the Custodian, at the request
5 of counsel for the claimant.

6 (LETTER ABOVE NOTED MARKED EXHIBIT NO. 9)

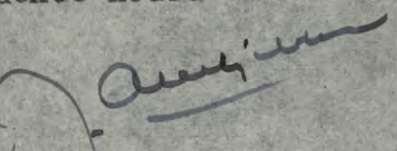
7 MR. CHRISTIE: It is submitted, your honour,
8 the real property was sold at its fair market value.

9 (PROCEEDINGS ADJOURNED SINE DIE)

10
11 I hereby certify the foregoing to be a true
12 and accurate transcript of the proceedings
13 herein.

14 
15 J. B. McGregor,
16 Official Reporter.

17 I, J. A. McGibbon, Deputy Commissioner,
18 appointed to hear a Commission to investigate
19 claims of Japanese Canadians for property
20 loss, do certify the foregoing is a true
21 copy of the evidence heard on the within
22 claim.

23 
24 J. A. McGibbon,
25 Deputy Commissioner.
26
27
28
29
30

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

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

ACKNOWLEDGED

[Signature]

11661
Toronto

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

(1) NAME YAGI KUNI-MATSU (RCMP) Reg. No. 07239
(Print) Surname Given Name

(2) Pre-Evacuation Address 1618 - W 2nd Ave Vancouver BC

(3) Present Address c/o Mr Dunwoody Oakville Ont

(4) REAL ESTATE
(a) Street Address (if any) 1615 - W. 2nd Ave Vancouver BC
City or Municipality, Province

[Signature]

(b) Legal description (lot number, block number, section number, etc.)
Lot 17 Blk 229 DL 526

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence Type of business _____
(iii) ~~Business~~
(iv) Any other type of property (describe) _____

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ _____
(ii) Buildings - - - - - \$ _____
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 6500
(v) Amount at which Custodian sold property and credited your account - - - \$ 3500
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3000

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation _____
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
at above residence

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

(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")

c/o Custodian

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

- | | | | |
|-----|--|--------------------|--------------|
| 1. | <i>lost - filed with custodian Nov 13. '42</i> | Estimated Value \$ | <i>75.00</i> |
| 2. | <i>Sold by Custodian</i> | Estimated Value \$ | <i>26.00</i> |
| 3. | | Estimated Value \$ | |
| 4. | | Estimated Value \$ | |
| 5. | | Estimated Value \$ | |
| 6. | | Estimated Value \$ | |
| 7. | | Estimated Value \$ | |
| 8. | | Estimated Value \$ | |
| 9. | | Estimated Value \$ | |
| 10. | | Estimated Value \$ | |

TOTAL CLAIM FOR PROPERTY LOSS \$ *49.00*

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) - - - - - \$ *3049.00*

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

DOMINION OF CANADA)
of)
TO WIT:)

I, *K. Yogi* of the *Town*
of *Yakville* in the *County of Halton*

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 *24th* day of *November*)
A.D. 1947. *F.A. Brewin*) 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.

YAGI, Kunimatsu

(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT NO. 1208-1
DATE NOV 2 - 1948
FILLED BY R. A. Best

07239

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
Apartment building	36	brick front	- lived in one suite - on bottom floor - & rented rest.	25 x 120	1927	July 23
3 storey	14 suites					

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Residential	\$ 6500.00	1935 - painted outside of building \$ 150.00	
		1939 - re-nailing boards all over house & other repairs 600.00	\$ 6500.00
		1939 - repairs to windows replastering of rooms	
		- pouring of cement into foundation	
		1935 - repaired back stairs leading up to 3rd floor 75.00	

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

1942 assessment tax statement

improvements	land
5000	450

Rental Income \$80 per month

Summary

Estimated value	\$ 6500.00
Sale Price	3500.00
Claim amount	\$ 3000.00

K. Yagi

Signature

EXHIBIT No. 1203-2

DATE NOV 2 - 1948

FILLED BY J A Blair

CITY OF VANCOUVER

^{#11661} ASSESSMENT ROLL, 1943

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
G6605	LOT. 17 BLK. 229 D.L. 526	4800 450 \$ 2 500	450

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1943, under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 19th, 1943**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 4th, 1943**.

CHESTER GREEN
Assessment Commissioner.

EXHIBIT No. 1203 - 3
DATE Nov. 2 - 1948
FILED BY K.A. Christie

Established 1887

PEMBERTON REALTY CORPORATION LIMITED

Telephone Pacific 8241

418 Howe Street
VANCOUVER, CANADA

November 15, 1943.

Catalogue #302.

1618 West 2nd Avenue, 17/229/526.

Lot 25x120

This is a 3-storey frame apartment building, 25x120, with brick front, containing 14 two and three room suites. Has one bath and three toilets on each floor. Also 3 community sinks on each floor. Hot water heater supplies water for bath only. The building is in fairly good condition and no heavy expenditures will be necessary. We understand there is a lease to Dec. 1, 1944 @ \$25.00 per month with certain repairs to be paid by the Lessee. If the rent was fixed at \$75.00 per month the sale value would be \$3500.

PEMBERTON REALTY CORPORATION LIMITED.

"W.G. Moore"

W. G. Moore.

WGM-JM

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 7, 1949.

J. Spratt.

REAL ESTATE

OFFICE OF THE CUSTODIAN

1203 - 4

EXHIBIT No. STATE WHEREABOUTS OF TITLE DOCUMENTS: Nov. 2/1948

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

K.A. Christie

PERSONAL INFORMATION

NAME: Yagi, Kunimatsu

HOME ADDRESS: 1618 W. 2nd Ave., Vancouver.

REGISTRATION NUMBER 07239 SEX: M AGE: 57

OCCUPATION: Gardener.

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

EMPLOYER: casual

MARRIED? yes

NAME OF WIFE OR HUSBAND: Toshi Yagi

ADDRESS OF WIFE OR HUSBAND: 1618 W. 2nd Ave. Vancouver.

NAMES OF ANY LIVING CHILDREN: Hachiro (M) Shuji (M)

ADDRESS OF CHILDREN: 1618 W. 2nd Ave. Vancouver.

AGE OF CHILDREN: 17. 14

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

1. LOCATION AND DESCRIPTION: 1618 W. 2nd Ave. Vancouver.

"Lot 17 Block 229 D.L. 526"

2. BUILDINGS AND OTHER IMPROVEMENTS: 3 floors. Wooden House

3. INSURANCE (Give particulars; state where policies are) \$1000 - name unknown

in possession of wife

4. TAXES (Amount and where payable) \$149.50 year paid to June

"\$149.94 1942 taxes paid July 6, 1942"

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: "Said to be kept in Safety Deposit Box Imperial Bank Fairview Branch by Mr. Yagi (Agent's Report)" "P.D."

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: _____

9. IF FARM LAND STATE CROPS SOWN: _____

4. INSURANCE CA
 5. MORTGAGES,
 OTHERS:

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 1618 W. 2nd Ave. Vancouver

2. LANDLORD'S NAME AND ADDRESS: self

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

4. STATE WHEREABOUTS OF LEASE: _____

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

6. MONEYS OWIN
 7. BONDS, DEBE
 8. BANK ACCOU
 9. LIFE INSURA
 10. INTEREST IN
 11. SAFETY DEP

STATEMENT OF PERSONAL PROPERTY OWNED:

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

See wife - possibly sold.

LIABILITIES:
 1. PERSONAL D
 2. TRADE DEBT

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

I, the undersi
 tected area as set
 tures, bonds or oth
 I certify that
 every description
 and indirect.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: _____

Dated this...
 "Geo.
 FOR DEPARTM

in
Box
h by
t)"

FORM "JP"

FILE No.....

- 4. INSURANCE CARRIED ON ABOVE PROPERTY:
- 5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS:
- 6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom).....
- 7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts).....
- 8. BANK ACCOUNTS:
- 9. LIFE INSURANCE:
- 10. INTEREST IN ANY ESTATES OR TRUSTS.....
- 11. SAFETY DEPOSIT BOX:.....

LIABILITIES:

- 1. PERSONAL DEBTS:
- 2. TRADE DEBTS:

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 28th day of July 1942.

"Geo. B. Spain"

Witness

(Signature) "K. Yagi"

FOR DEPARTMENTAL USE

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 7, 1949.

J. Sprad

RE, FIXTURES,
AL EFFECTS:.....

INTEREST IN, OR

EXHIBIT No. 1203-5

DATE NOV 2 - 1948

FILLED BY K A Christie

YAGI, Kunimatsu
1616-18 W. 2nd Ave., Vancouver, B. C.
Evac. File 11661



Picture Taken April 29, 1943

1203 - 6

EXHIBIT No. _____

DATE Nov. 2 - 1948

FILED BY K. A. Christie

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Insurance, Financial and Estate Agents

In replying to this letter
please refer to
W. V. Belcher

435 Howe Street
VANCOUVER, B. C.

November 20th, 1944.

Office of the Custodian
506 Royal Bank Building,
Granville and Hastings Streets,
Vancouver, B. C.

Dear Sir: Re: 1618 West 2nd Ave.-17/229/526
Cat. #302

We are enclosing herewith certified cheque for \$277.50 from Mr. Arthur Pinchbeck, being deposit on the purchase of the above mentioned property at a price of \$2775.00.

If Mr. Pinchbeck's bid is accepted he wishes the property registered in his wife's name, Amy Pinchbeck. Their address is 1009 Harwood Street, Vancouver, B. C. They are both British Subjects. Mr. Pinchbeck is the proprietor of the Central Carpenters.

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per: "W. V. Belcher"

WVB:H
Encl.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 7, 1949.

J. Spratt

EXHIBIT No. ~~Nov. 2 - 1948~~

DATE.....

FILED BY K.A. Christie

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Insurance, Financial and Estate Agents

435 Howe Street

VANCOUVER, B. C.

November 21st, 1944.

The Custodian of Enemy Property,
Japanese Evacuation Section,
675 West Hastings St.,
Vancouver, B.C.

Dear Sirs:

re Catalogue No. 302.

Lot 17, Block 1, D.L.526 being

1618 West 2nd Avenue, Vancouver, B.C.

We enclose herewith our certified cheque in the amount of \$275.00. This cheque is given in support of an offer we have received and which we submit covering the proposal to purchase the above-described property for the purchase price of \$2650.00 (Twenty-six Hundred and Fifty Dollars) all cash.

The intending purchasers are Tara Singh K. and his son Lakha Singh, both labor contractors with the Cedar Cove Sash & Door Co.

Trusting that this offer is acceptable to your Department, and awaiting your further instructions, we are

Yours very truly,

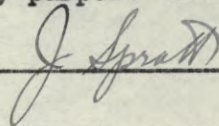
MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per. "G.W. Smith"

GWS:Mc
Enc.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 7, 1949.



1203 - 6

EXHIBIT No. _____
DATE Nov. 2 - 1948
FILED BY K.A. Christie

MACAULAY, NICOLLS, MAITLAND & CO. LTD.
Insurance, Financial and Estate Agents
435 Howe Street
VANCOUVER, B. C.

November 27th, 1944.

The Custodian of Enemy Property,
Japanese Evacuation Section,
675 West Hastings St.,
Vancouver, B.C.

Dear Sirs: Re: Catalogue No. 302.
 Lot 17, Blk.1, D.L.526
 1618 West 2nd Ave., Vancouver, B.C.

Further to the letters of November 21st, 1944 between our office and yours we have secured an increased offer from our client Tara Singh K and his son Lakha Singh on the above-described property of \$3300.00 (Thirty-three hundred Dollars) cash. We enclose our cheques totalling \$330.00 as deposit.

In view of the fact that the Japanese owner of this property listed it for sale with the writer at \$3500.00 before he left Vancouver, and that the necessary fumigating of the premises will cost \$225.00, according to tender received, we trust that your committee can give this offer its further and serious consideration.

Awaiting your instructions, we are

Yours very truly,

MACAULAY. NICOLLS. MAITLAND & CO. LTD.

Per. "G.W. Smith"

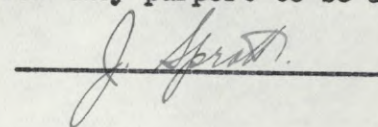
GWS:Mc
Enc.II.

G. W. S mith

PROPERTIES SUSPENSE ACCOUNT

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 7, 1949.



1203 - 6

EXHIBIT No. _____
DATE Nov. 2 - 1948
FILED BY K.A. Christie

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Insurance, Financial and Estate Agents

435 Howe Street

VANCOUVER, B. C.

Catalogue No. 302.

December 19th, 1944.

The Custodian of Enemy Property,
Japanese Evacuation Section,
675 West Hastings St.,
Vancouver, B. C.

Dear Sirs:

We have an offer from William Taranoff and his wife Pearl Taranoff to purchase 1618 West 2nd Avenue for the sum of \$3500.00. Their offer is accompanied by a deposit of \$350.00.

Kindly instruct us further in this matter at your earliest convenience,

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per: "G.W. Smith"

G. W. Smith.

RMc:MM.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 7, 1949.

J. Spratt.

EXHIBIT No. 1203 - 6

DATE Nov. 2 - 1948

FILED BY K. A. Christie

McCARRON & HAWBOLT

Real Estate and Insurance

Homes : Farms : Apartments

350 West Pender Street
VANCOUVER, B. C.

Jan. 5th. 1945.

The Custodian,
506 Royal Bank Bldg.
Vancouver, B. C.

Dear Sir; Re; Catalogue #302
1618 West 2nd. Av.

We offer on behalf of our client

Harry Singh of 1537 West 4th. Av. the Price of
\$3250.00 for the above property.

We are arranging finance for part
of this money, and, for that reason would like
your answer as soon as possible.

Yours truly.

McCarron & Hawbolt.

"J.F. McCarron".

J. F. McCarron.

I hereby certify that the foregoing words are a true
copy of the original whereof they purport to be a copy.

June 7, 1949.

J. Spratt

1203 - 6
EXHIBIT No. _____
DATE Nov. 2 - 1948
FILED BY K.A. Christie

MACAULAY, NICOLLS, MAITLAND & CO. LTD.
Insurance, Financial and Estate Agents
435 Howe Street
VANCOUVER, B. C.

December 15th, 1944.

The Dept. of Secretary of State,
Office of the Custodian,
509 Royal Bank Building,
Vancouver, B. C.

Attention Mr. Shears.

Dear Sir: "Cat 302"

Re: 1618 West 2nd Ave.

We are requested by Tara Singh to withdraw his offer of \$3300.00 on the above property and would therefore request that you return us his deposits of \$55.00 and \$275.00.

We have tried unsuccessfully to get him to increase his offer to \$3500.00. After looking the property over again he says there are too many items of expenditure on the building coming up and he therefore would not consider paying any more than his present offer of \$3300.00.

If your committee would care to reconsider their refusal of his offer you might hold the cheques until Wednesday next, otherwise please return them to us.

Yours very truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

G. W. Smith.

GWS:MM

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 8, 1949.

J. Spratt

EXHIBIT No. _____
 DATE Nov. 2/48
 FILED BY K.A.Christie

"Cat No. 302"

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

VANCOUVER, B. C.

No.minutes 12.45 P.M. 8th day of September, 1942.

I HEREBY CERTIFY that the following is the state of the title to
 City of Vancouver,
 Lot 17,
 Block 229,
 District Lot 526,
 Group 1, New Westminster District,
 Plan 590.

viz.:

Registered Owner: Kunimatsu Yagi
 1618 West 2nd Ave.
 Vested in the Custodian, see filing 34817.
 Volume 933, Folio 42151 L. Indef.

Registered Charges: None

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

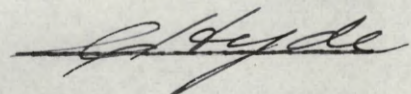
Mechanics' Liens: None

To:- Custodian's Office

"W. C. Brown"
 Registrar
 "C.M.M."

I hereby certify that the foregoing words are a true
 copy of the original whereof they purport to be a copy.

June 8, 1949.



DATE Nov. 2/48

FILED BY K.A.Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Kunimatsu YAGI Reg. No. 07239 File No. 11661.

CATALOGUE NO: 302.

PROPERTY ADDRESS: 1618 West 2nd Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 17, Block 229, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: Registered in the name of Kunimatsu YAGI.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 34817, dated September 8th, 1942.

ASSESSED VALUES: Land \$ 450.00
 Improvements \$4800.00 - \$5250.00. Taxes - \$149.62.

CLASSIFICATION: This is a 3 storey apartment building built on a 25' x 120' lot, frame with brick front, divided into two 3-room apartments and six 4-room apartments.

HISTORY OF

ADMINISTRATION:

This property was put in the hands of Macaulay, Nicolls, Maitland & Co. Ltd., as rental agents, who on September 21st, 1942 rented this property to George H. Andrews for a term of 1 year from 12th September 1942. Consideration being \$300.00 payable \$25.00 per month in advance, on the 12th day of each and every month. The Lessee agreeing to make all repairs, alterations and decorations at his own expense. However, after receiving a letter from the Chief Sanitary Inspector, stating that there would have to be installed at least 3 baths and/or showers, besides removal of the present Japanese bath and the connection to the sewer sealed and the place fumigated, Mr. Andrews asked to be relieved of his lease. This was done by giving a lease to Elliott J. Baron on 30th November, 1942 for a term of 2 years from 1st December, 1942. Consideration \$600.00 payable \$25.00 per month in advance on the first of each and every month. Lessee agrees to pay at his own expense all requirements and recommendations of any and all Civic, Municipal and other authorities etc. Then on the 6th February, 1943 Elliott J. Baron assigned this lease to Walter D. McNeill who gave a covenant on 6th February, 1943 that he was holding the lease for the benefit of E. J. Baron. Holding a partnership composed of Elliott J. Baron, Walter D. McNeill and Birdette Chercover, and that all income accruing was to be held in trust for the said partnership. From all accounts Mr. McNeill became short in his accounts and changed his place of abode. After this Mr. L. J. Donnelly was appointed by Macaulay, Nicolls, Maitland & Co. Ltd., to collect the individual rents - the same as he had been doing for Mr. McNeill. He was allowed a commission of 5% from October 1st, 1944, until the property was sold.

Rents collected - \$1706.00 against which were the following charges:

Miscellaneous repairs, decorations etc.	\$615.55
Water Rates	176.60
Fire Insurance	45.50
Commission	<u>142.30</u>
	\$979.95

SOLD:

To Willian Taranoff and Pearl Taranoff (Joint Tenants) for \$3500.00 as at January 10th, 1945.

Approval of Advisory Committee - December 19th, 1944.

Funds released to the credit of Kunimatsu YAGI as at April 13th, 1945, against which were the following charges: Real Estate Commission - \$175.00, Valuation - \$7.50, Advertising - \$4.00, Registration Fees - \$2.50, Vendor's share of 1945 Taxes - \$3.54 = \$192.54, leaving a net credit of \$3307.46 from said transaction.

Adjustments to the amount of \$11.06 - Purchasers' share of Unexpired Fire Insurance Premiums and \$13.15 - Purchasers' share of Water Rates = \$24.21, were placed to the credit of Kunimatsu YAGI's account.

The following Fire Insurance Policies:

Dominion of Canada Insurance Co., Policy No. 801330 - \$1,000.00
 Dominion of Canada Insurance Co., Policy No. 801317 - \$1,000.00
 covering on the 3 storey frame building, Nos. 1616-1618 2nd Avenue, West, Vancouver, B. C., were transferred to William Taranoff and Pearl Taranoff, 28th February, 1945.

OLD CERTIFICATE OF TITLE

No. 42151-L:

Kunimatsu YAGI declared on his JP Form, signed 28th July, 1942, that his Title Documents were in a Safety Deposit Box in the Imperial Bank of Canada, Fairview Branch.

Mr. G. Peters wrote to him January 12th, 1945, asking him to send in the Certificate of Title. So far there has been no reply to this letter.

Certificate of Title No. 118546-L in the names of William Taranoff and Pearl Taranoff (Joint Tenants), was sent to them by Registered Mail April 9th, 1945. Receipt signed 18th April, 1945, by Wm. Taranoff and initialled by P.T., acknowledging same, is on file.

This summary is certified to be in accordance with information on file.

November 8th, 1946.

"D. A. Cramer"
 D. A. CRAMER.

DAC:JS

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 8, 1949.

E. Hyde

(Received Jun 27 1942)

1203 - 9

EXHIBIT No. _____
DATE Nov. 2/48
FILED BY KA.Christie

MACAULAY, NICOLLS, MAITLAND AND CO. LTD.

Insurance, Financial and Estate Agents.

435 Howe Street,
VANCOUVER, B.C.

In Replying to
this letter please
refer to
W. V. Belcher

June 26, 1942.

Attention Mr. Alexander

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs:- re Mrs. Kunimatsu YAGI
File No. 5404.

We find, on checking our files, that we neglected to reply to your letter of June 5th with reference to the above property.

We have been in touch with Mr. Evans, and believe that he has a tenant for the property provided the Rent Control Board will allow the rents to be increased over the rentals now being paid by the Japanese tenants. In view of this, we would suggest that you appoint Mr. Evans rental agent for the property.

Mr. Evans further pointed out that he was arranging for Mrs. Yagi to have sufficient storage space in the building for anything that she wishes to leave. We will endeavour to get an inventory of this for your files.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per

WVB:MC

"W. V. Belcher"
Rental Department.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.

June 8, 1949.

