

Name of Claimant

ASANO, Yoshishige

Case 1215

Custodian File

x1 385

<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 & 12.40 Actual	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	
1600.00	80.00 27.56									107.56
<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 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			
106.50	56.95	17.08	53.47%	30.00	16.04					33.12
TOTAL RECOMMENDATION										140.68



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CASE NO: 1215

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 5, 1948.

IN THE MATTER OF THE CLAIM OF
YOSHISHIGE ASANO

PROCEEDINGS AT HEARING

Original.



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

3
4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 B E F O R E

7 HIS HONOUR, JUDGE J.A. McGIBBON, SUB-COMMISSIONER.
8

9
10 Toronto, Ontario,

11 November 5, 1948.
12

13
14 IN THE MATTER OF THE CLAIM OF

15 YOSHISHIGE ASANO

16
17 PROCEEDINGS AT HEARING
18

19
20 APPEARANCES:

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

22 C.P. OPPER, ESQ., appearing for the
23 Claimant.

24 _____
25 A. SMITH, ESQ., Secretary,

26 G.N.R. UPTON, ESQ., Official Interpreter,

27 A.G. VEITCH, ESQ., Official Reporter.
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Y. Asano,
Dir.ex.

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YOSHISHIGE ASANO, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. OPPER:

Q. Mr. Asano, I am showing you a form entitled Real Estate Other than Farm. Is that your signature at the bottom? A. Yes, sir.

Q. Was this form prepared under your instructions? A. Yes.

Q. And you swear the contents are true? A. Yes.

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

MR. CHRISTIE: Your honour, I tender as Exhibit 2 an appraisal of Johnson & Reeve, dated May 29, 1943, and the valuation of the property is placed at \$1,600. It will be Exhibit 2.

(APPRAISAL, MAY 29, 1943, MARKED EXHIBIT NO.2)

MR. OPPER: Q. Prior to your evacuation did you own a property at 3906 Union Street, Barnaby?

A. Yes, sir.

Q. And did you, yourself, live on the property?

A. No, not at that time.

Q. Was it rented? A. Rented, yes.

Q. Furnished? A. Furnished, yes.

Q. Now, how long would it take you to get to the city, the centre of the city from the location of that house? A. From the centre of the city to my house ---

Q. By bus? A. --- about 15 minutes on the



1 streetcar.

2 Q. About 15 minutes? A. Yes, sir, that is
3 right.

4 Q. That would not be too long a distance for
5 working people, then? A. No, I do not think so.

6 Q. Reading from the appraisal of Johnson &
7 Reeve, it is stated that the bathroom had three fix-
8 tures. Is that correct? A. Yes, three fixtures.

9 Q. It did not have any more than three?

10 A. Three.

11 Q. Three? A. Yes.

12 Q. All right. What kind of kitchen cabinets
13 were there in the kitchen? Did they provide much space?

14 A. Well, that was ample space for my family.

15 Q. Ample space for your family?

16 A. Yes, sir.

17 Q. How many were there in your family?

18 A. Two in the family.

19 Q. That was when you actually lived on the
20 property, yourself? A. Yes, sir.

21 Q. It is stated here that the kitchen cabinets
22 are inadequate. You would not agree with that. Is
23 that right? A. That is right, sir.

24 Q. It states also that the sink is in the
25 wrong place. What have you got to say about that?
26 I suppose that is a matter of opinion. What is your
27 opinion on it? A. Well, I never felt any incon-
28 venience.

29 Q. Where was it, in the kitchen,
30



1 A. Yes. Right in the kitchen.

2 Q. You always managed when you were living
3 there with it? A. Yes; yes, sir.

4 Q. Was the house raised?

5 A. Raised.

6 Q. A few years ago? A. Yes.

7 Q. Would that be as long ago as six years
8 prior to your evacuation, or would it be more like
9 three? A. Three or four years.

10 Q. For what was it raised? A. To put
11 new foundation, new cement foundation in the basement.
12 Then, new furnace.

13 Q. At that time it was raised and a new founda-
14 tion and new furnace put in?

15 A. Yes, sir.

16 Q. When would that be - about 1939?

17 A. Yes, it was.

18 Q. At the time of the evacuation had you
19 noticed any of the outer wall sheathing rotting? Did
20 you notice any rot in the sheathing of the outer wall?

21 A. No. I never noticed nothing like that .

22 Q. Nothing like that had ever been reported to
23 you? A. No.

24 Q. Had you inspected the property shortly
25 before evacuation, yourself?

26 A. Yes.

27 Q. Had you looked at it carefully?

28 A. Yes.

29 Q. And you did not see any --- A. No.

30



1 Q. --- rot? A. No.

2 Q. That is right; had the tenants ever compl-
3 ained or had they complained shortly before evacuation
4 about leaks in the roof? A. No. I had no com-
5 plaint from tenant at all.

6 Q. Had you looked at the ceiling of the
7 livingroom, yourself, shortly before evacuation?

8 A. Yes, I did.

9 Q. It is stated here that there was a leak
10 in the living room. Did you notice any mark which
11 would indicate a leak in the living room?

12 A. No, sir.

13 Q. At the time shortly before evacuation?

14 A. No, sir.

15 Q. You are not aware of any leaks whatsoever
16 in the roof?

17 A. No, sir.

18 Q. In 1939 I understand that you put in a new
19 basement, a new furnace, you put a new sidewalk around
20 the house and a new fence on three sides of the pro-
21 perty. Is that correct?

22 A. That is correct, sir.

23 Q. And you paid approximately \$900. for
24 those improvements?

25 A. Yes, sir.

26 Q. Was that paid to workmen, the sum of
27 \$900.? A. Carpenters.

28 Q. And, for the new furnace?

29 A. I paid for that in the store.

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Y. Asano,
Dir.ex.

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Q. The supplier? A. Yes.

Q. And it totalled \$900.?

A. Yes, sir.

Q. Now, you stated before that this house had been rented furnished. There were certain articles of furniture left in the house. Is that correct?

A. Yes.

Q. And did you report those articles which were left on the premises to the Custodian?

A. Yes, sir, I did.

Q. What do you say about the condition of the three-piece chesterfield set?

A. I bought it in 1931. It was in good condition.

Q. It had been used continuously for about 10 years. Is that right?

A. Yes.

Q. When was the last time that you used it, yourself, personally?

A. Personally I used it in 1934.

Q. Are you familiar with the condition of that chesterfield suite up until say early 1942?

A. Yes, sir.

Q. What would you say the condition was at that time? A. I would say it was in fairly good condition.

Q. What do you know about it being motheaten? Was it motheaten? A. No, not motheaten.



1 Q. How would you know whether or not it was
2 motheaten? A. Because before evacuation I been
3 there and look it over.

4 Q. What was the condition of a walnut bed
5 with a spring mattress? Do you remember that item?

6 A. Yes.

7 Q. In what condition was it before evacuation?

8 A. Well, good condition, sir.

9 Q. And, the dresser? A. The dresser, too,
10 yes.

11 Q. Now, was there a congoleum rug on the floor
12 in the kitchen? A. Left on the floor in the
13 kitchen.

14 Q. Left on the floor in the kitchen?

15 A. Yes.

16 Q. Was there a kitchen range ~~fit~~ in the
17 premises, also?

18 A. Yes, sir, in the kitchen.

19 Q. And, in what condition was it?

20 A. Well, I bought old one so it was not in
21 such good condition.

22 Q. It was there? A. Yes. It was there
23 and people were using it.

24 Q. That is all.

25 THE SUB-COMMISSIONER: Are you filing those
26 exhibits, the personal chattels claim?

27 MR. OPPER: Yes. I am sorry, your honour.

28 Q. What rent did you get for your property?

29
30



1 Q. Well, when I rented in 1934 I got \$13. a
2 month, you know. I never raised since.

3 Q. Did you consider that that was a proper rent
4 for a house of that sort? A. No, sir. That was
5 too cheap but I did not have any chance to raise it,
6 you see.

7 Q. I am showing you a sheet called personal
8 chattels, with a signature at the bottom. Is that
9 yours? A. Yes, sir.

10 Q. And were these items prepared under your
11 instructions? A. Yes, sir.

12 Q. And you swear that they are true?

13 A. Yes, sir.

14 MR. OPPER: This will be Exhibit 3.

15 (PARTICULARS OF PERSONAL CHATTELS, MARKED EXHIBIT
16 NO.3)

17 MR. CHRISTIE: I tender as Exhibit 4, the Analysis
18 of Personal Property Claim

19 (ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED
20 EXHIBIT NO.4)

21 _____
22 CROSS-EXAMINATION BY MR. CHRISTIE:,

23 Q. I am showing you a picture of a house, here.
24 Is that your property? A. Yes, sir.

25 MR. CHRISTIE: I tender this photo of the
26 property as Exhibit 5.

27 (PHOTOGRAPH OF CLAIMANT'S PREMISES, MARKED
28 EXHIBIT NO.5)

29 Q. Mr. Asano, you were taken to an internment
30 camp? A. Yes, I was.



1 Q. Did you ever sign a J.P. Form or any docu-
2 ment? I do not find any in the files.

3 A. I would like to know what type of document.
4 I do not know what a J.P. Form is. I cannot under-
5 stand. I cannot explain it in any other way than
6 to say a Registration form.

7 Q. Did you ever sign any kind of document?

8 A. Yes. I did sign some document.

9 Q. I will show you a J.P. Form. This is some-
10 bodyelse's. There is what a J.P. Form is like.

11 I do not think you ever did. A. I do not think so.

12 Q. When were you taken to this camp, referring
13 to the date? What date? A. March 2, 1942.

14 Q. I show you here a letter under the heading
15 "Internment operations" and it is addressed to the
16 Custodian, Royal Bank Building, dated October 21, 1943.
17 Is that your signature there?

18 A. Yes, sir.

19 Q. And you set out your chattels, your goods,
20 in that letter? A. Yes, sir.

21 Q. And is that the first list which you ever
22 gave to the Custodian? If you do not know just say
23 you do not remember? A. No. I do not remember,
24 sir.

25 Q. And was the tenant at your house to have
26 the use of all these goods? A. Yes, sir.

27 Q. Was he to have the use of this chesterfield
28 in question, too?

29 A. Yes, sir.

30



1 MR. CHRISTIE: I will file this as Exhibit 6.
2 It is a prisoner of war business letter from the
3 Claimant to the Custodian dated October 21, 1943.
4 It contains a list of the fixtures in the house at
5 3906 Union Street, Vancouver.

6 (LETTER, OCTOBER 21, 1943, MARKED EXHIBIT NO.6)

7 Q. Burnaby, is a suburb?

8 A. Yes, sir.

9 Q. I think you told my friend that you examined
10 the ceiling of the house before you left. Is that
11 right? A. Yes.

12 Q. Were you looking for a leak or how did you
13 come to examine the ceiling. Is that a usual thing
14 to do? A. Just look up at the ceiling.

15 Q. Why did you look up? Had you had trouble
16 with the ceiling before? A. No, I did not have
17 any roof leaking, sir.

18 Q. Did you go around and examine every part
19 of the house before you left?

20 A. Yes, sir.

21 Q. What was your idea in doing that?

22 A. Because no longer we can live in Vancouver
23 and I just happened to go there.

24 Q. Pardon? A. I could not live in
25 Vancouver any longer, and so I looked around.

26 Q. When you looked around were you looking with
27 the idea of seeing what the condition of the house
28 was? A. Yes, sir.

29 Q. What do you say about the stairs of the base-
30 ment being very steep? A. Yes. They were steep.



1 Q. They were steep?

2 A. Yes, sir.

3 Q. Difficult to go up and down?

4 A. Not the size of a person like myself.

5 Maybe for big person, but not difficult for me.

6 Q. But not for you? A. No.

7 Q. When you bought this house in 1931 do you
8 know how old it was then?

9 A. I was told about five, six years old.

10 THE SUB-COMMISSIONER: Q. How much did you pay
11 for it?

12 MR. CHRISTIE: Q. How much did you pay for it?

13 A. \$1,700. cash.

14 Q. Then, when you say you put a new basement in
15 was it not necessary to raise the foundations of the house
16 to give you room in the basement?

17 A. We had room in the basement but not tall
18 enough to instal a new furnace; raised it up a bit.

19 Q. Did you raise the basement up so they could
20 instal this furnace?

21 A. Yes, sir.

22 Q. With reference to the chattels:

23 With respect to this chesterfield set you say
24 in your claim it was purchased in 1931?

25 A. Yes, sir.

26 Q. How many are in your family?

27 A. Just the wife and me.

28 Q. No children?

29 A. No children, no.

30 Q. And was this in constant use by you in that



1 time? A. Yes, sir.

2 Q. And these other goods, were they purchased
3 about the same time?

4 A. Yes, sir, the same time, sir.

5 Q. Did you examine this chesterfield very
6 closely before you left?

7 A. Yes.

8 Q. Were you looking for moth holes when you
9 looked at it?

10 A. Well, I did not pay much attention to moth
11 holes.

12 Q. Pardon? A. I just looked it over.

13 Q. You just looked at it very generally?

14 A. Yes, sir.

15 Q. That is all, thank you.

16 MR. OPPER: No further questions.

17 _____ 6

18

19 MR. CHRISTIE: I tender as Exhibit 7 the Notice
20 of Assessment. This is for the year 1943.

21 The value of the land is \$400., and the value of
22 improvements is \$900, making a total of \$1,300.

23 (NOTICE OF ASSESSMENT, 1943, MARKED EXHIBIT
24 NO.7)

25 I tender as Exhibit 8 the Certificate of
26 Encumbrance.

27 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT NO.8)

28 I tender as Exhibit 9 the following offers to
29 purchase the house: January 10, 1943, Mrs. Martha
30 Goshko, \$1,500; February 1, 1944, Mr. Albert E. Panton,



1 \$1,111.; February 2, 1944, Mr. David Riddell, \$1,050.;
2 February 11, 1944, Mrs. Elsa Julina Rose, \$1,055;
3 Finally, February 21, 1944, Albert E. Panton, \$1,600.
4 This property was sold to Mr. David Riddell for \$1,600.

5 (OFFERS TO PURCHASE, MARKED EXHIBIT NO.9)

6 That concludes the exhibits.

7 THE SUB-COMMISSIONER: Have you the Personal
8 Property Summary?

9 MR. CHRISTIE: I do not seem to have one, your
10 honour. There is no real property summary, either.

11 It is submitted that the real property was sold
12 at its fair market value.

13 It is submitted that those articles of personal
14 property which were sold at auction were sold at their
15 fair market value.

16 That concludes the defence, your honour.

17
18 _____
19 (PROCEEDINGS ADJOURNED SINE DIE)

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

22 *A.G. Veitch*
23 A.G. VEITCH,
24 Official Reporter.

25 I, John A. McGibbon, Deputy Commissioner,
26 appointed to hear a Commission to investigate
27 claims of Japanese Canadians for property loss,
28 do certify the foregoing is a true copy of the
29 evidence heard on the within claim.

30 _____
John A. McGibbon,
Deputy Commissioner.

NOV 27 1947

base no 1215

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]

XI/385
Toronto

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

(1) NAME ASANO YOSHISHIGE (RCMP) Reg. No. 00278
(Print) Surname Given Name

(2) Pre-Evacuation Address 537 BARRARD ST, VANCOUVER, B.C.

(3) Present Address 135 WINDSOR CRESCENT, LONDON, ONT.

(4) REAL ESTATE

(a) Street Address (if any) 3906 UNION ST, VANCOUVER, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)

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

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

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

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

(i) Land - - - - - \$

(ii) Buildings - - - - - \$

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 2804.54

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2300.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 5104.54

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 3710.17

HOUSE 570 IS BUSINESS 2139.17

(5) PERSONAL PROPERTY

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

3906 UNION ST, VANCOUVER, B.C.

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

HOUSE

(c) How stored or packed at time of evacuation

FURNISHED FOR TENANT

(over)

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

CUSTODIAN

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

1.	3 PC CHESTERFIELD	Estimated Value \$	45 ⁰⁰ / ₁₀₀
2.	1 ONLY RUG	Estimated Value \$	20 ⁰⁰ / ₁₀₀
3.	1" FLOOR LAMP	Estimated Value \$	10 ⁰⁰ / ₁₀₀
4.	1" WRITING TABLE	Estimated Value \$	3 ⁰⁰ / ₁₀₀
5.	1 SET WALNUT BED with springs & matt.	Estimated Value \$	30 ⁰⁰ / ₁₀₀
6.	1 ONLY DRESSER	Estimated Value \$	15 ⁰⁰ / ₁₀₀
7.	1" NIGHT TABLE	Estimated Value \$	1 ⁰⁰ / ₁₀₀
8.	1" KITCHEN RANGE	Estimated Value \$	5 ⁰⁰ / ₁₀₀
9.	1 SET BREAKFAST TABLE with 4 chairs	Estimated Value \$	5 ⁰⁰ / ₁₀₀
10.	1 ONLY MIRROR	Estimated Value \$	50
11.	1" LINOLEUM	" "	\$ 3 ⁰⁰ / ₁₀₀
12.	1" LAWN MOWER	" "	\$ 5 ⁰⁰ / ₁₀₀
13.	1" WHEEL BARRROW	" "	\$ 2 ⁰⁰ / ₁₀₀
14.	GARDEN HOSE AND SPRINKLER	" "	\$ 1 ⁰⁰ / ₁₀₀
15.	RAKE, HOE, SHOVEL, MATTOCK	" "	\$ 2 ⁰⁰ / ₁₀₀
16.	AX, BUCKSAW, LADDER	" "	\$ 2 ⁰⁰ / ₁₀₀

\$149.50
43.58
\$105.92

PROCEEDS AUCTIONS SALE
CREDITED MY ACCOUNT.

DOMINION OF CANADA

YOSHISIGE ABANO

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
[Signature]
In the presence of
this [Signature]
A.D. 1947.

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.

(d) In whose care was property left at date of evacuation by the respondent. (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".)

CUSTODIAN

- (e) Detailed description of personal property which is the subject of the claim:
- | | |
|-------------------------------|---------------------------------|
| 1. <u>3.000.000 B.C. BOND</u> | Estimated Value: <u>1500.00</u> |
| 2. <u>1000.000 B.C. BOND</u> | Estimated Value: <u>200.00</u> |
| 3. <u>1000.000 B.C. BOND</u> | Estimated Value: <u>100.00</u> |
| 4. <u>1000.000 B.C. BOND</u> | Estimated Value: <u>100.00</u> |
| 5. <u>1000.000 B.C. BOND</u> | Estimated Value: <u>100.00</u> |
| 6. <u>1000.000 B.C. BOND</u> | Estimated Value: <u>100.00</u> |
| 7. <u>1000.000 B.C. BOND</u> | Estimated Value: <u>100.00</u> |
| 8. <u>1000.000 B.C. BOND</u> | Estimated Value: <u>100.00</u> |
| 9. <u>1000.000 B.C. BOND</u> | Estimated Value: <u>100.00</u> |
| 10. <u>1000.000 B.C. BOND</u> | Estimated Value: <u>100.00</u> |
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(f) Total claim including real and personal property (this figure can be arrived at by adding items 1(1) and 5(e) - - - - - \$ 1500.24

(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,
[Signature]
 TO WIT:
 I, YOSHISHIGE ASANO

of Vancouver in the County of Burrard

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 Vancouver
 of Vancouver
 in the County of Burrard
 this 1st day of June
 A.D. 1947.

[Signature]
 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.

EXHIBIT No. 1215 - 2

DATE Nov 5 - 1948

FILED BY

K.A. Christie

JOHNSON AND REEVE
Estate Agents

Valuations, Arbitrations, Insurance, Real Estate, Mortgages

Bank of Nova Scotia Building
602 West Hastings Street
VANCOUVER, B. C.

29th May, 1943.

The Custodian's Office,
Room 912,
Royal Bank Building,
675 West Hastings Street,
VANCOUVER, B.C.

File No. 385
Legal Department

Attention of Mr.K.W.Wright

Dear Sir:

re ASANO, Yoshishige, P/W A-362
West $\frac{1}{2}$ of Lot 1 Block 11 of South $\frac{1}{2}$
of District Lot 116
3906 Union Street, Burnaby

In accordance with your instructions we have inspected the above property and beg to report as follows.

The neighbourhood is not well built up and the surrounding houses are of a small type and some not attractive. The district is in North Burnaby and rather a long distance from the City, for working people.

The lot is a good corner 68 ft. by 120 ft. and well fenced but no gardening has been done.

The house is a one storey and basement frame building on concrete foundation, cheaply built and finished. There are four rooms and a bathroom with three fixtures. There is no fireplace, the kitchen cabinets are inadequate, and the sink in the wrong place. The stairs to the basement are only 18 inches wide and so steep as to be a chute or ladder and the door to them is only 5 feet high.

We judge that the house is about 18 years old and are informed that it was raised about 6 years ago. The indications are that the basement previously had not enough height, as the posts have been lifted and patched.

There is a hot air furnace and concrete floor in the basement.

A small part of the shiplap sheathing of the outer wall in the basement has rotted through contact with sawdust.

The roof has been patched but there is still a leak in the living room.

We are of the opinion that the value of the Property is One Thousand Six Hundred Dollars (\$1,600).

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

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

June 16th, 1949.

J. Spruth

ASANO Yoshishige
(Claimant's Name)

PERSONAL CHATELS

EXHIBIT No. 1215-3
DATE NOV 5 - 1948
FILLED BY B. P. Opper

00278

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
3 pc. chesterfield set	1931	new	\$90.00	good	\$45.00
1 set walnut bed with spring mattress	1931	"	70.00	"	30.00
rug	1931	"	50.00	"	20.00
1 only dresser	1931	"	35.00	"	15.00

the claimant is claiming on the chattels listed in column 3 of the Analysis of Personal Property Claim, valued at \$149.50

Description of Storage of Goods:

goods left on premises by claimant. later came into care of custodian

General Statement as to Chattels not Described above:

Additional Comments, if any:

SUMMARY

estimated value	\$149.50
sold by custodian	<u>58.65</u>
claim	<u>90.85</u>

Yoshishige
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. XI 385

EXHIBIT No. _____

NAME (Mr.) Yoshishige ASANO

REG. No. 00278

DATE DECLARATION _____ EVACUATION _____	INVENTORY TAKEN BY _____ DATE _____	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		

3 Pc. Chesterfield	45.00	F	14.00		
1 only rug	20.00	F	2.10		
1 only floor lamp	10.00	F	1.70		
1 writing table	3.00	F	2.25		
1 set walnut bed with spring & matt.	30.00	F	12.50		
1 only dresser	15.00	F	7.75		
1 only night table	1.00	F	.75		
1 only kitchen range	5.00				
1 set breakfast table with 4 chairs	5.00	F	8.00		
1 only congolium	3.00				
1 only mirror	.50	F	.80		
1 only lawn mower	5.00	T	5.75		
1 only wheel barrow	2.00	T	1.25		
Garden hose & sprinkler	1.00	T	.70		
Rake, hoe, shovel, mattock	2.00				
Ax, Bucksaw, ladder	2.00	T	1.10		
	<u>\$149.50</u>		<u>\$58.65</u>		

RECAP:

Goods valued by Claimant at \$141.50 were sold at Auction for \$58.65.
 Goods valued by Claimant at 8.00 were not accounted for, theft etc.
TOTAL CLAIM - \$149.50 **\$58.65**

FILE No. XI 385

EXHIBIT No. _____

EXHIBIT No. 1210-4 T

CASE No. _____

REG. No. 00278

DATE NOV 5 - 1948

VENUE Toronto, ONTARIO.

FILLED BY A. G. Christie

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
14.00								Badly moth eaten.
2.10								
1.70								
2.25								
12.50								Probably left on floor.
7.75						x		
.75								
8.00								Broken
.80						x		
5.75								
1.25								
.70								
1.10								
<u>\$58.65</u>								

\$141.50 were sold at Auction for \$58.65.
8.00 were not accounted for, theft etc.
\$149.50 \$58.65

EXHIBIT No. 1215-5

DATE NOV 5 - 1948

FILLED BY K A Christie

INTERNEE FILE 385

Yoshishige ASANO

3906 Union St.

26th Feb. 1943



INTERNMENT OPERATIONS

1215 - 6

DATE: Nov 5 - 1948

Prisoner of War Business Letter

FILED BY: K.A. Christie

FROM No. 362 TO: The Custodian,
 NAME ASANO, Yoshishige, Royal Bank Bldg.,
 CAMP 101, Vancouver, B. C.
 Angler, Ontario,
 DATE October 21, 1943.

Sir:

I wish you will kindly pay my insurance premium of Eighty-nine 20/100 Dollars (\$89.20) net to the New York Life Insurance Company as per enclosed notices of premium and dividend. The policy number is 15,128,601.

Kindly let me have the information whether the note of Alec. F. Latta, payable to my wife, Takako ASANO, amounting to Two Hundred and Fifty Dollars (\$250.00), being the balance "Y.A." payment-in-connection-with-the-sale-of-her-store at 537 Burrard St., Vancouver, B. C., been credited to my account with your office as my wife had asked to or not.

I wish to draw your attention and would like to be noted in connection with my dwelling at 3906 Union St., Vancouver, B. C., that I have rented the house with the following fixtures and which are still my properties as well as my dwelling;

"not on
wifes file"

Living Room

3 Pc. chesterfield
 X Axminster rug
 Lounge lamp
 Writing table

Kitchen

5 pc. breakfast set
 Kitchen range
 Congoleum

Bed Room

Double bed complete with
 mattress
 Night table
 Dresser

Toilet

Mirror

Basement

Wheelbarrow
 Lawn mower
 Garden hose and shower
 Shovel and rake
 Hoe
 Bucksaw
 Ladder
 Axe.

The above fact is also known by Mr. Stewart, the real estate agent of the 3700 Block of Hastings St. East, Vancouver, B. C., as I rented my house and the fixtures through his office.

Thanking you for your kind attention.

Yours truly,

"Y. Asano"
 Yoshishige ASANO, #362.

Distribution	By Camp Commandant	By Comm'r of Internment Operations
ORIGINAL	TO Commandant- Custodian	TO
DUPLICATE	TO Commandant Custodian	TO
TRIPPLICATE	TO C.I.O	FILED
QUADRUPLICATE	FILED	RETAINED BY CAMP COMMANDANT

REMARKS

REMARKS

Signature illegible
 Commandant of Internment Camp No. 101

Commissioner of Internment Operations

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
 June 17/49.

J. Sprad

EXHIBIT No. 1215-7

DATE NOV 5 - 1948

FILLED BY R A Harris

EDMONDS, B. C.
Corporation of the District of Burnaby - 1943

District Lot	Block	Sub-Div.	Re-Sub-Div.	Lot	No. of Acres or Lots	Value per Acre or Lot	Total Value of Land Excl. of Imp.	Value of Improvements
<u>1165 1/2</u>	<u>11</u>			<u>100 1/2</u>	<u>1</u>	<u>400</u>	<u>400</u>	<u>900</u>

TAKE NOTICE that the above property is assessed as above for the year 1944. Court of Revision will be held at the Municipal Hall, Edmonds, B.C., on the 8th February, 1944, at 10:00 a.m. Section 234 of Municipal Act reads as follows:

- (1) If any person is of the opinion that an error or omission exists in or upon the assessment roll as prepared by the assessor, in that the name of any person has been wrongfully inserted in or omitted from the roll, or that any land or improvements within the municipality has or have been wrongfully entered upon or omitted from the roll, or that any land has been valued at too high or too low an amount, or that any land has been improperly classified, he may, personally or by means of a written communication over his signature, or by a solicitor, or by an agent authorized by him in writing to appear on his behalf, come before the Court of Revision and make complaint of such error or omission, and may in general terms state his ground of complaint, and the Court shall either confirm the assessment or direct the alteration thereof.
- (2) The Municipal Council may, by its clerk, solicitor, or otherwise, make complaint against the said roll or any individual entry therein, and upon any ground whatever, and the Court of Revision shall deal with the matter of such complaint, and either confirm the assessment or direct the alteration thereof.
- (3) Every complaint shall be made in writing and shall be delivered to the assessor at least ten days prior to the first annual meeting of the Court of Revision.
- (4) Notwithstanding anything in this Act contained, no complaint to the Court of Revision as in this section provided, and no appeal to a Judge of the Supreme Court or to a County Judge as hereinafter provided, shall be sustained or allowed on the ground that any land has been valued at too high an amount, in any case if the assessment of land complained of, or appealed against, is ten per centum or more less than the assessed value of the same land according to the revised assessment roll for the year immediately preceding, or on the ground that any improvements have been valued at too high an amount, in any case if the assessment of improvements, complained of, or appealed against, is five per centum or more less than the assessment of the same improvements in and according to the revised assessment roll for the year immediately preceding.

W. P. PHILPS, Assessor.

EXHIBIT NO. 1215 - 8

DATE Nov. 5 - 1948

FILED BY K.A. Christie

No. 51816
Your file No. 385 (b/c)

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

New Westminster, B. C.

----minutes 10 o'clock 13th day of May, 1943

I HEREBY CERTIFY that the following is the state of the title to - - - - -

The West half of Lot 1 Block 11 of Lot 116 Group 1 Map 2223 Municipality of Burnaby in the District of New Westminster

viz.:

Registered Owner: YOSHISHIGE ASANO

Register of Indefeasible Fees Folio No.96465E

Registered Charges: Certificate of Vesting in the Custodian Filed No.23912

Applications for Registration: None

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

Assignment for benefit of Creditors: None

Judgments: None

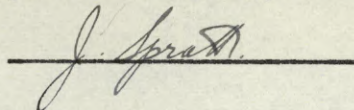
Mechanics' Liens: None

(Seal)
"E.S. Stokes"
Registrar.

To Office of the Custodian

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

June 17/49.



1215 - 9

EXHIBIT No.

Nov 5 - 1948

DATE

FILED BY

K.A. Christie

Mrs. Martha Goshko
1055 Esmond, Ave.
Vancouver B. C.
Jan. 10, 1943.

Office of the Custodian
Tender for Real Estate
912 Royal Bank Bldg,
Vancouver B. C.

Sir:

I hereby make an offer to buy the property on
3906 Union St. for the case sum of \$1500.00.

Considering that the house is not empty so that
one can move right into and, that the present tenant pays
very low rent, I judge that this offer is about right.

Hoping my offer will be accepted, I remain,

Yours very truly,

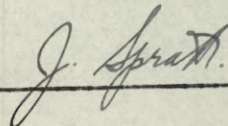
"Mrs. Martha Goshko"

"Mr. Peers

Pls. ask them to come
in and discuss \$1600
K.W.W."

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

June 20th, 1949.



1215 - 9

EXHIBIT No. _____

DATE Nov 5 - 1948

FILED BY K. A. Christie

Hillside Howe Sound, B. C.

Feb. 1st. 1944.

The Custodian

Dear sir

I hereby tender the sum of one thousand one hundred and eleven dollars as payment for the property known as 3906 Union Street in Burnaby.

Enclosed find cheque for one hundred and twelve dollars as deposit.

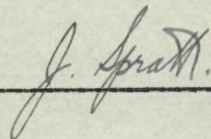
I remain

Yours truly.

"Albert E. Panton"

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

June 20th, 1949.



1215 - 9

EXHIBIT No.

Nov 5 - 1948

DATE

FILED BY

K. A. Christie

David Riddell,
4116 McGill St.,
Vancouver B. C.

2nd Feb., 1944.

The Custodian,

I wish to submit tender to purchase the
following parcel, subject to the terms published:-

West Half of Lot 1, Block 11 of South Half
of Lot 116, Group 1, Map 2223 New Westminster District,
known as 3906 Union St., Burnaby, being a single-storey
frame dwelling.

Tender offer \$1050.00

Certified cheque for 10% of offer hereby enclosed.

"David Riddell".

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

June 20th, 1949.

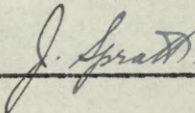


EXHIBIT NO. 1215 - 9
DATE Nov. 5 - 1948
FILED BY K. A. Christie

North Burnaby,

Feby. 11th, 1944.

To Custodian

509 Royal Bank
Bldng.

With reference to property known as 3906 Union St
Burnaby, I wish to offer to purchase this property at
the price of \$1,055. dollars

My certified cheque ammounting to 10% of my offer is
enclosed.

Sincerly Yours.

"Elsa Julina Rose"

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

June 20th, 1949.

J. Sprath

1215 - 9
EXHIBIT No.
DATE..... Nov 5 - 1948
FILED BY K. A. Christie

Hillside Howe Sound, B.C.

Feb. 21, 1944

Dear sir

Received your letter with cheque returned.

I am enclosing it again with bid on property 3906 Union St. Burnaby raised to \$1600. one thousand six hundred dollars for a clear title.

It is more or less a cat in a bag, as I have not seen the inside as the lady taking care of it would not let me see inside and as I was leaving on the next morning boat I had not time to make arrangement with you to see it

I am taking it for granted it is plastered and has a bath toilet ect.

Is the lady acting as caretaker or is it rented. If rented for how much.

I remain

Yours truly,

"Albert E. Panton".

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

June 20th, 1949.

