

Custodian File

13141

<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
		1000.	100.	12.50 8.50						121.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS 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			
72.	36.20	10.86	50.28%	225.50	113.38	1.50	.18	124.42		
TOTAL RECOMMENDATION									245.42	



CASE NO: 123

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 17, 1948

IN THE MATTER OF THE CLAIM OF  
IWAMATSU WAKIDA

PROCEEDINGS AT HEARING



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)

10

Kamloops, B.C.  
May 17, 1948

IN THE MATTER OF THE CLAIM OF  
IWAMATSU WAKIDA

PROCEEDINGS AT HEARING

20 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

30



I. Wakida  
In Chief.

MR. COBUS: The claim, your honour, of Iwamatsu  
Wakida, No. 129 on the list.

IWAMATSU WAKIDA, the Claimant herein, being  
first duly sworn, testified  
as follows:

MR. COBUS: Your honour, I would ask to amend the claim  
to read \$1,750.00 for the realty, a credit to  
the Custodian of \$1,000.00, leaving a net realty  
10 claim of \$750.00; and as well to amend the claim  
for personalty, amending the total to read  
\$305.00, credit to the Custodian of \$31.00, a net  
claim of \$274.00 for personalty. The total  
claim becomes \$1,024.00.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement. Did you  
instruct Mr. Leckie to prepare that statement  
for you and is that your signature?

20 A: Yes.

Q: The statement refers to the real estate for which  
you are making a claim, is that correct?

A: Yes.

Q: And where is that property located?

A: 34 Moncton Street, Steveston, B.C.

Q: Yes. The statements contained therein, are they  
true to the best of your knowledge and recollec-  
tion?

A: Yes.

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



I. Wakida  
In Chief

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Referring to the statement marked Exhibit No. 1, the subject matter of the claim is a restaurant and living quarters building. The main building was used as living quarters, consisting of two rooms. The building itself was of frame structure on posts set on cement blocks. It was shingle roofed, there was no cellar, and it had fir floors. It was purchased about 1926 for \$1200.00. The claimant lists three improvements made on the property. The living quarters were added in the rear in 1927 or 1928. He re-shingled the main building in 1937 and changed the foundations in the main building and laid timbers on the new cement blocks in 1937. In 1939 he built a woodshed and bathhouse on the premises. The cost of those improvements totals \$800.00. The claimant estimates the value of the property at the date of sale to be \$1750.00 for the land and improvements. Ordinary upkeep was done on the property as required.

As to the appraisor's report, the claimant points out that when he left the property it was in quite good repair. The roof and foundations were quite all right, and the doors showed no sagging in either the front or rear structure. He says that if the property was in poor condition as the appraisal states, it must have been neglected after he left. He considers the valuation much too low.



I. Wakida  
In Chief

He left the property boarded up when he was evacuated at the beginning of March, 1942, and adds that the Custodian rented the property in 1943 and believes that the Custodian kept it rented until the property was sold. His account was credited with rent collected from time to time.

He believes that a fair market value for the property would be \$1750.00.

10 I would ask my learned friend to produce the appraisal on this property. (Handed to Mr. Cobus)

I have what purports to be an appraisal on the property for which the claim is submitted, made by Johnson, Reeve and Watson, dated the 26th of February, 1945; another by Coulthard, Sutherland and Company, Limited, New Westminster, dated the 26th of April, 1944, and what is described as a copy of a list of valuations made by one J. W. Fairhall, dated October 31, 1944, and the property in question is listed as Catalogue No. 841. The valuation placed on the property by Mr. Fairhall, I would point out, is \$1,000.00; that by Coulthard, Sutherland and Company, Limited, \$850.00; and that by Johnson, Reeve and Watson, \$750.00. It is to be noted that the last valuation was made in 1945.

20

Would my learned friend advise the date of sale of this property?

I would file the three appraisals as one exhibit, your honour, on behalf of my learned

30



friend.

(APPRAISALS MARKED EXHIBIT NO. 2)

MR. KENNEDY: The date appears to be March 24, 1945.

MR. COBUS: Would my learned friend admit that the assessed value of the property was \$1470.00 in the year, I believe, 1942?

MR. KENNEDY: I will so admit.

10 MR. COBUS: Q: Now, witness, I produce to you a statement concerning the personal chattels for which you are claiming. Did you instruct Mr. Leckie 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.

Q: In the last column on the statement, those values indicate your estimated value of each item as at the date of evacuation, is that correct?

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: The statement, your honour, lists the items for which the claim is being made and the details respecting the date of purchase, condition and cost of each item. The claimant indicates that the chattels claimed were stored or left in the main house and rear house of the property at No. 34 Moncton Street, Steveston, B.C.

30 The house was boarded and locked. All of the



I. Wakida  
In Chief  
Cross exam.

items for which he is claiming were his own exclusive property. In the J.P. form dated -- it says here -- the fifth of February, 1942, and also declared --. Before I go on with that, your honour, I would ask my learned friend to produce the J.P. form. (Handed to Mr. Cobus) The date of the J.P. form appears to be correct, your honour.

10 He declared in his J.P. form dated the 5th of February, 1942, the property located at 34 Moncton Street in Steveston, B.C. He has allowed depreciation on all articles as indicated by the estimated values placed thereon.

Your witness.

MR. KENNEDY: Your honour, the submission of the Custodian in regard to this claim will be (a) as regards the real estate, that the same was sold after independent appraisals had been obtained, that it realized a fair price; (b) as regards the  
20 chattels, the Custodian will claim that all articles have been accounted for and that anything disposed of had been done on the basis of fair price.

CROSS EXAMINATION BY MR. KENNEDY:

Q: Witness, did any other Japanese people have chattels stored at your place at 34 Moncton Street, Steveston?

A: Yes. I don't  
30 know his first name, but a few days after he evacuated from the coast, he wrote to me, Mr.



Miyashita, and Mr. Nakatsu. I believe they put their chattels in my house, stored them in my house. That is to the best of my knowledge.

Q: Who are those people who stored these chattels in your house again?

A: One is Mr. Miyashita, and another one is Mr. Nakatsu.

MR. KENNEDY: That is all.

MR. COBUS: That is all, thank you.

10 (Witness aside)

MR. COBUS: Your honour, I think the date stated to be the date of the J.P. form is incorrect. Though the J.P. form in the Custodian's file is dated February 5, 1942, I am inclined to believe that that must read 1943.

Iwamatsu Wakida, recalled.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, when did you make your J.P. form?

MR. KENNEDY: It is '43.

20 A: I believe it was February or March, 1943.

MR. COBUS: Q: '43 is the year? A: Yes.

MR. COBUS: Thank you. I have no further questions, your honour.

THE COMMISSIONER: That is all, witness.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.

*Gordon Hambleton*  
G. Hambleton  
Official Reporter

30 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. 123 MAY 17 1948

DEC 2 1947

Kamloops

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

13141

NOTIFIED  
APR 15 1948

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

(1) NAME WAKIDA, Iwamatsu (RCMP) Reg. No. 04487  
(Print) Surname Given Name

(2) Pre-Evacuation Address 34 Moncton St., Stevenston, B. C.

(3) Present Address R. R. #1, Kamloops, B. C.

(4) REAL ESTATE

(a) Street Address (if any) 34 Moncton Street, Stevenston, B. C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lot 6, Block 6, Section 10, Block 3, North Range 7 West.  
Map 249. District of New Westminster, B. C.

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

- (i) ~~Farm~~
- (ii) ~~Residence~~ Type of business Restaurant
- (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 half lot (description above) - \$ \_\_\_\_\_
- (ii) Buildings restaurant and residence - \$ \_\_\_\_\_
- (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) - \$ 2520.00
- (v) Amount at which Custodian sold property and credited your account - \$ 980.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - \$ 1540.00

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation  
Left on above premises
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)  
house and restaurant
- (c) How stored or packed at time of evacuation  
partially crated in box and locked

(over)

3



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

In no ones care but subsequently taken over by Custodian.

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

1. <u>Kitchen range and 2 heaters</u>	Estimated Value \$	<u>70.00</u>
2. <u>Furnitures</u>	Estimated Value \$	<u>119.00</u>
3. <u>Gasoline and oil stove</u>	Estimated Value \$	<u>18.50</u>
4. <u>Kitchen and restaurant equipment</u>	Estimated Value \$	<u>146.50</u>
5. <u>Toys</u>	Estimated Value \$	<u>9.50</u>
6. <u>15 Dolls (Japanese)</u>	Estimated Value \$	<u>45.00</u>
7. <u>1 6 ft. cross cut saw</u>	Estimated Value \$	<u>10.00</u>
8. _____	Estimated Value \$	_____
9. _____	Total Estimated Value \$	<u>418.50</u>
10. _____	Custodian's price Estimated Value \$	<u>22.00</u>

TOTAL CLAIM FOR PROPERTY LOSS \$ 396.50

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) - - - - - \$ 1936.50

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

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

Kamloops

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)

For of R.C.)

TO WIT:)

I, Juramitsu Wakida of the British Columbia  
of R. R. I Kamloops in the  
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 Kamloops )  
in the For. of R.C. )  
this 17th day of Nov )  
A.D. 1947. J. Wakida )

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.

Plany public



I. WAKIDA

(Claimant's Name)

REAL ESTATE  
(Other than farm)

EXHIBIT No. 123-1  
DATE MAY 17 1948  
FILED BY M. Colours

04487

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
34 moncton st, Steveston - main bldg	main bldg	main bldg frame	restaurant	22 x 100 ft		about
store & living quarters in -	store & kitchen (restaurant)	on posts, set on cement	living	22 x 100 ft	1926	
rear - one story	near bldg - 2 rooms	blues - single roof - no cellar - up, shiplap papered in main bldg - paint rear bldg - 2 floors -	quarters - lane			
22 x 60 with addition 10 x 14 -						

Type of Locality (separate) Cost Price

In west business section of Steveston \$ 1200.00

Comments re upkeep of premises:  
house after ordinary repairs as required -

Comments re Appraiser's report not covered above:  
when I left the property it was in quite good repair, the roof and foundation were quite alright and the doors showed no sagging in either front or rear structure. I state it must have been neglected after I left. Comment - I left the property boarded up when was unenclosed at the beginning of March 42 - The Custodian rented the property in 1943 and I believe I kept it rented until he sold. I believe that this property would be worth at least \$1750.00 when sold by the custodian for 1000.00 in March 1945

- Improvements made by Claimant
- 1) Erected rear bldg (living quarters) in 1927 or 1928 - see details above - hired carpenter and bought materials - cost about 500.00
  - 2) Reshingled main building in 1937, changed foundation in main bldg and laid timbers on new cement blocks in 1937 - hired labor and bought materials - cost about 200.00
  - 3) Built washed and bathhouse in 1939 - cost about 100.00

Estimated Value Date of Sale

\$ 1750.00

Land and improvements

I. Wakida  
SIGNATURE



COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS  
CAR FINANCING

EXHIBIT No. 123-2

DATE MAY 17 1948

FILED BY Mr. Jones

TELEPHONE 106

609 COLUMBIA STREET,

NEW WESTMINSTER, B. C.

26 April, 1944.

Catalogue #841

File #13141

Office of the Custodian,  
Vancouver, B.C.

Dear Sir:-

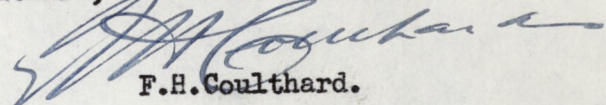
Re: Lot W.  $\frac{1}{2}$  of 6, Blk. 6, Sec. 10,  
B3N/7W, Map 249, Steveston Townsite

This property located at #34 Moncton Street has a frame structure 22 x 60' with 10 x 18' shack in rear. Rented by Y. Lee and N. Krywecki for \$6.00 per month. Exterior- siding with store front in need of paint. Roof very poor, open post foundation, which is rotten. Interior- consists of store in front and four rooms living quarters in rear, finished in V joint, floors fir which are sagged and uneven owing to foundation being gone, stove heated, City light and water, sink and toilet, cheap, poor construction throughout. Located in a fair business location.

VALUATION:	Building	\$740.
	Lot	<u>110.</u>
		\$ 850

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

  
F.H. Coulthard.





# JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

123/2

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

26th February, 1945.

Rec'd	_____
File No.	13141
Ans.	_____
Referred	_____

The Custodian's Office,  
509 Royal Bank Building, **IWAMATSU WAKIDA**  
Vancouver, B.C.

File No. 13141  
Evacuee Section  
Attention of Mr. K. W. Wright

Dear Sir: re Catalogue No. 841  
34 Moncton Street, Steveston, B.C.

We have inspected this property and beg to report as follows.

The dimensions of the land are approximately 22 ft. by 100 ft.

The buildings comprise a one storey wood frame store building approximately 24 ft. by 50 ft., which appears to encroach 2 feet on the lane, and a small building at the back about 12 ft. by 24 ft. which also encroaches on the lane, and a woodshed.

The condition of the buildings is very bad. There is water supply but no w.c. and it is surprising that occupancy is allowed by the Municipality.

The store is boarded up and the foundations and floor are in bad condition. The roofs of the rear buildings and the outer walls are in a bad state of repair.

The encroachment on the lane involves the risk of reducing the size of the buildings, pulling down and rebuilding the west walls. Apart from this so much expense is required, to make the buildings fit for occupation, that they have only a residual value.

The location is not attractive and the demand for retail stores non existent at present. The prospects for the future are very speculative.

We are of the opinion that the value of this property is not more than \$750.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *D. W. Wright*

DWR

BELL-FAST BOND



Encl. 1.

per A.W.F.

J.W. Fairhall

Yours faithfully,

Enclosed is our account for this work.

*Handwritten:* 875  
↓

CAL.	LEGAL DESCRIPTION	Land	Improvements	VALUE
799	Lots 1-16, Bk 52, Sec 3, B3N, R7W, Map 279	1900	800	
809	S½ Lot 7, Bk 2 Sec 10 B3N R7W Map 279	235	2250.	
825	E 15' Lot 16, Bk 3 Sec 10 B3N R7W	175.	800.	
835	Lots 3&4 Bk 5, Sec 10 B3N R7W	600.	1500.	
840	E½ Lot 6, Bk 6, Sec 10 B3N R7W	235.	1000.	
871	W½ Lot 6 Bk 6 Sec 10 B3N R7W	235.	1000.	
875	Lot 2 Bk 7 Sec 10 B3N R7W	450.	2000.	

the follo ing valuations as set opposite the Catalogue numbers:  
instant, we have inspected the Steveston property and beg to submit

Replying to your letter of the 28th

Dear Sirs:

Office of the Custodian,  
506 Royal Bank Building  
Vancouver, B.C.

Vancouver, B.C.  
Oct 31, 1974.

J. W. FAIRHALL

C  
O  
P  
Y

~~Handwritten signature~~

123/2



