Name of Claimant IWASA, Tatsumi Case 24

Custodian File 4599

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
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	

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	
667.25	166.81							166.81

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

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
554.00	158. 20	47.46	28.55%	120.00	34.26			81.72

TOTAL RECOMMENDATION	248.53

1540

60m.

CASE NO: 24.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lytton, B.C.,

January 12th, 1948.

IN THE MATTER OF THE CLAIM OF

TATSUMI IWASA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 24.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER)

10 Lytton, B.C.,

January 12th, 1948.

IN THE MATTER OF THE CLAIM OF

TATSUMI IWASA

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

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

A. WATSON, Esq., Secretary.

G.N.R. UPTON, Esq., Official Interpreter.

G. HAMBLETON, Esq., Official Reporter.

30

MR. McMASTER: Could I see the claim form, please, Mr. Watson?

THE COMMISSIONER: Here you are (producing).

TATSUMI IWASA, the Claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q You are the claimant in this case, Mr. Iwasa?

A Yes.

10 Q Is this your signature on the claim form?

A Yes.

Q And did you swear that declaration?

A Yes.

Q Prior to being evacuated whereabouts did you reside? A: In Cumberland.

MR. HUNTER: Excuse me, my lord, I have a preliminary objection to raise here in connection with the claim for real property. My submission is that this witness built on Collier land and that

20 therefore the claimant was not the owner of the house and accordingly has no claim for the building.

MR. McMASTER: My lord, I would submit that it is a matter of evidence and that, therefore, I should be permitted to proceed to adduce evidence and, if I am able, to show that he was the owner of the building and was entitled to it as a chattel, that is, that it was not affixed to the land or, alternatively, that he had an equitable interest

30 in it.

THE COMMISSIONER: Well I will hear the evidence, in any case. We will take it subject to objection.

MR. McMASTER: Q: Now at Cumberland, whereabouts did you reside at Cumberland itself? in what sort of premises?

A It was about a mile away from Cumberland itself. It is called West Cumberland. We called it No. 1 camp.

Q Yes, and to whom did the land on which you resided belong?

10

A Canadian Collieries (Dunsmuir) Limited.

Q And in what sort of buildings did you reside there?

A What do you mean by what sort?

Q There were buildings built on that land?

A Yes.

Q Yes. Now do you know of your personal knowledge who had built those buildings --

A My father.

Q -- in which you resided?

20

A My father built the house I was in.

Q Yes. And what other buildings?

A Garage, warehouse and the workshed, that is the one I built; workshed is the one I built.

Q And had your father transferred to you any equity or interest that he had in those buildings at the time you were evacuated?

A Yes.

Q I produce to you a rough sketch plan. Can you identify that?

30

A Yes.

Q What is that? A: This is the plan of the house I drew up. It is made to scale, approximately to a scale.

Q Yes, and that is where you lived, is it?

A Yes.

Q And did you carry on any business there?

A Yes.

Q What type of business?

A Grocery business.

10 Q Yes.

MR. HUNTER: Which?

MR. McMASTER: Grocery business.

THE WITNESS: Grocery business.

Q Now on this sketch plan there are certain letters of the alphabet appearing. Would you identify what those areas, the areas marked with those letters, are?

A You want another copy?

Q If you have another copy, I would appreciate it.

20 A It is just the same. (Producing).

Q Now the letter "A", first of all?

A There are three marked "A". That was the house my dad originally built.

Q Yes. A: And the front served as a store and the back served as a residence, two rooms. Next he added on "B".

Q Yes. A: Later on he added on "C" and later on he added on "D".

Q And what sort of premises were "C" and "D"?

30 A They are living quarters.

Q Yes. Now what are these other buildings that don't have numberson them?

A The one here is garage and warehouse. I marked the woodshed, I mean the work shop. And the other is woodshed and some houses.

Q Yes. And had either your father or yourself constructed those buildings?

A My father originally constructed the buildings and I did the repair work later on.

10 Q Yes. A: Repairs and upkeep.

Q Yes. Now when did your father first go to reside on those premises?

A He went to Cumberland in 1896, I presume, and he built the first building in 1898.

Q And these various additions were made over the years, is that correct?

A Later on quite a bit.

Q Yes. Some of them were made during your own recollection, were they?

20 A Yes.

Q Which ones were those?

A That would be "D", warehouse, garage and others.

MR. McMASTER: I would like to have that marked Exhibit 1, if I might, my lord.

(SKETCH PLAN MARKED EXHIBIT NO. 1).

Q I produce to you a statement here; is that your signature on that statement, Mr. Iwasa?

A Yes.

Q And was that prepared on your instructions?

30 A Yes.

Q And to the best of your knowledge and recollection, the information contained in that statement; is it true? A: Yes.

Q Yes.

MR. McMASTER: I ask to have that marked Exhibit 2.

MR. HUNTER: That is the real property one, is it?

MR. McMASTER: That is the real estate one.

THE COMMISSIONER: The claim was one, wasit?

MR. McMASTER: No, my lord, the plan was 1.

10 THE COMMISSIONER: I see.

THE SECRETARY: Is that 2, Mr. McMaster?

MR. McMASTER: Yes, that is 2.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. McMASTER: Q: Now in that form you have described the various premises that were shown on that plan?

A Yes.

Q And stated certain information with regard to it and placed certain value on the premises?

20 A Yes.

Q And in the comment at the end of that form, which we have just filed, you have given certain information concerning the arrangements between various Japanese persons and your father in particular with the Colliery Company, isthat right?

A Yes.

Q And that is to the best of your knowledge and belief the arrangements which existed?

A Yes.

30 Q Have you any knowledge of any more formal

arrangements that were made between the Colliery Company and your father specifically?

A No.

Q No. And you said that your father went there in 1890-? A: --6, I think.

Q 1896. And up till the time that you took over the buildings and operated a store there, how was your father engaged in and about those premises?

A Well, always lived with my father.

10 Q Yes. A: He was operating the business, but he was getting old so he asked me to take over.

Q During that time was he ever employed by the colliery? A: No.

Q Now you might be good enough to explain just how you arrived at this value that you have placed here of $2650.00?

THE COMMISSIONER: Now just before you get into that. In view of the explanation given by the claimant

20 as to his right to occupy the land, I think you must go farther and show that there was some understanding between the owner of the land, which was the Colliery Company, and the witness' father or himself.

MR. McMASTER: My lord, I would agree that I will be obliged before this case is through to do that. I don't think that this witness can provide that evidence. There were certain actions taken by the Colliery Company itself which might either

30 work as an estoppel or as an admission, is my

submission, and that information will either come out by our requiring at a later date the Custodian to produce documents from his file, or, alternatively, by what other evidence we are able to obtain.

THE COMMISSIONER: I don't like the idea of taking a lot of evidence which may be utterly useless.

MR. McMASTER: Well, my lord, all the evidence I intend adducing from this man concerning the buildings themselves is contained in his statement and in the evidence that he has now just given, so it won't waste much time.

THE COMMISSIONER: All right. If he continues on his own and establishes what that understanding with the Colliery Company was, I suppose I will have to hear this evidence. Go on.

MR. McMASTER: Q: Would you just explain very briefly to my lord the way in which you arrive at the value of these buildings?

MR. HUNTER: I hate to interrupt like this, my lord, but I was wondering, in view of the fact there is certain correspondence between the Custodian and Canadian Collieries, although that is just a copy there because it is a general letter which was put on a special file, and applied to a lot of properties, whether from that you could not decide whether it was worth while hearing evidence as to the cost of construction and value.

THE COMMISSIONER: I would much prefer to do that.

MR. McMASTER: My lord, I am in this position, that when the Custodian's file was produced to me there

was just the general statement in the file by the person that had taken out certain documents out of that man's file to prepare files for us to examine, that Canadian Collieries owned the land and that this man and other people in like circumstances had no interest in the buildings that they had erected on the land, and I requested the Custodian to produce any documents with relation to it, which he did; and I am not saying
10 this critically because I must admit that I didn't get that request to the Custodian until about Thursday of last week and I realize he has been busy, but this morning was the first occasion that I had to see this correspondence and it is a matter which will probably have to be examined into even further than just the correspondence which he has.

THE COMMISSIONER: If it is just the time factor, supposing we adjourn now and you can have an
20 opportunity to consider that correspondence and discuss it with the claimant, because on the face of it there can be no claim.

MR. McMASTER: Well there may be no legal title in the absence of an express or implied agreement, I would submit, my lord.

THE COMMISSIONER: That is the view I have of it at the moment which is a purely tentative one.

MR. McMASTER: And it is an agreement which, if it was made, presumably was a verbal agreement back
30 in 1891.

THE COMMISSIONER: And then as such it would have no binding effect.

MR. McMASTER: As against a subsequent purchaser, my lord, but I would submit not as between the parties because I submit there may well be an equitable right which this man had in his buildings.

THE COMMISSIONER: I will adjourn now and give you an opportunity to examine this correspondence and discuss it with Mr. Iwasa. Will 2 o'clock resumption be satisfactory to counsel?

MR. McMASTER: Yes.

THE COMMISSIONER: Very well. We will adjourn now until 2 o'clock.

(PROCEEDINGS ADJOURNED UNTIL 2:00 P.M.)

(2:00 P.M. PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT).

TATSUMI IWASA, resumed:

THE COMMISSIONER: Mr. McMaster, I have had an opportunity to read this file of correspondence since the adjournment this morning. I think perhaps it will be well to hear argument on the question of the real estate claim.

MR. McMASTER: At the moment you mean, my lord, or subsequently?

THE COMMISSIONER: Yes, before adducing the evidence that you have proposed to adduce this morning.

MR. McMASTER: Well, my lord, I had adduced all the evidence I had proposed adducing this morning with respect to the buildings.

THE COMMISSIONER: Yes.

MR. McMASTER: And asyour lordship pleases, Mr. Hunter and myself have discussed this matter and subject to your direction we had thought that we might leave the matter alone at this stage, putting me in the position that I must adduce further evidence or produce some law in support of my proposition before the claim is ultimately disposed of. Frankly, there is nothing further that I can adduce from this witness; on the other hand, there may be other evidence that I will be able to obtain to present.

THE COMMISSIONER: Well, I conclude that this same point is likely to be raised in a number of other claims. You see the same question will arise in many instances.

MR. McMASTER: That is correct, my lord. There is one distinction in this case--whether it is a distinction of value, I am not able to say at this moment, but it may be -- in that my understanding is in the other cases that the persons involved were employees of the Colliery, whereas in this case this man was never an employee of the Colliery and there may, therefore, have been some difference or separate arrangement with him to operate a store on the premises.

THE COMMISSIONER: I see.

MR. McMASTER: But at the moment, as I say, I don't have sufficient information to say whether that is the fact or is not the fact, and therefore I

would be at a considerable disadvantage in arguing until we have all the facts, my lord.

THE COMMISSIONER: What delay do you suggest should be granted? Would you prefer to leave it until we go to Kamloops?

MR. McMASTER: I think that might be wisest. It would then give me an opportunity after these hearings are over in the period that is planned to allow between two hearings to make some inquiries, and also to inquire into the law into the matter.

THE COMMISSIONER: Are there any other of the claims set for Lytton in which this question will be raised? Perhaps Mr. Shears can tell me that.

MR. SHEARS: I don't think so.

THE COMMISSIONER: Very well.

MR. HUNTER: Could I make a suggestion because this may come up again? I am not quite sure when it would be possible for my friend to get his information or argument ready and perhaps set it down for a few hours one of the days we will be back in Vancouver after these hearings, then we will be in a position where the point will have been decided and we will know in future whether we should hear evidence of that type.

THE COMMISSIONER: What is your view in regard to that suggestion, Mr. McMaster? We will be in Vancouver for upwards of two weeks.

MR. McMASTER: It is a question of time, my lord, as has appeared from the evidence, subject to something having happened between 1897 and 1940

that the original agreement was made in 1897, and I think your Lordship will appreciate, when one is inquiring into what is likely a verbal contract in 1897, that I may have some difficulty in trying to trace back and ascertain what the true facts are.

THE COMMISSIONER: Well let us leave it this way: endeavour to get what instructions you find necessary and communicate with me before we leave Vancouver to resume at Kamloops.

MR. McMASTER: Very well, my lord.

THE COMMISSIONER: I would like to leave this thought with you, that on the face of it it would appear that the Custodian could not pass title to the real estate, consequently he made a bargain with the Canadian Collieries Limited which, as I read the correspondence, amounted to nothing more than surrendering physical possession of the buildings and he did not then purport to relinquish any right to the real estate which the Japanese may have had by private contract with the company. Now if that be so, it may well be that you have no claim that can be considered here, but nevertheless would have a right of action against the Canadian Collieries Limited which it is probably still open to you to exercise.

MR. McMASTER: That is one possibility, my lord, although in reading the letter from the Custodian to the Canadian Collieries which I saw this morning, I took it that the Custodian released

any interest that he had had in it.

THE COMMISSIONER: I did not read the letter so.

MR. McMASTER: That is a matter to take under advisement.

THE COMMISSIONER: Well, let that matter stand and I will hear from you. Will you go on with the chattel claim?

MR. McMASTER: Very well, my lord.

10 DIRECT EXAMINATION CONTINUED BY MR. McMASTER:

Q I produce to you a form, Mr. Iwasa. Is that your signature on that form?

A Yes.

Q And was that form drawn on your instructions?

A Yes.

Q Is the information in that form true to the best of your knowledge and recollection?

A Yes.

Q And the values which are set out there are values
20 which you yourself have placed on the various chattels? A: Yes.

MR. McMASTER: I ask to have that marked as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 3).

Q Now, witness, were there other chattels which you left at Cumberland besides the ones which appear on this form?

A Yes.

Q Are the chattels that are set forth in this form the chattels with respect to which you have
30 made a claim? Do they include all the chattels

with respect to which you have made a claim?

A Yes.

THE COMMISSIONER: Just let me understand what that means, that the claim as presented here includes all the chattels which he alleges were -- in respect of which he makes any claim, is that it?

A That is it.

MR. McMASTER: Yes, my lord, that was the intent of my question.

10 Q You might just take a look at your copy of your claim form here.

A I have seen it before.

Q Yes. Those are all the chattels with respect to which you are claiming?

A Yes.

Q Certain of these other chattels which you left at Cumberland were subsequently sold?

A Yes, some of them were.

Q And some of them were sold with your consent?

20 A Yes.

Q And possibly at your request?

A No, not at my request.

Q I see. But with your consent?

A Yes.

Q Yes. And, in fact, were there other chattels that were left there which belonged to you and with respect to which you are not making any claim?

A Yes.

THE COMMISSIONER: Now what difference is there between

30 Exhibit 3 and the claim form?

MR. McMASTER: On the back of the claim form. I take it, my lord, that the items shown in Exhibit 3x set forth the items shown on the claim form with certain additional information.

THE COMMISSIONER: But no other chattels are shown in 3?

MR. McMASTER: Or on the claim form.

THE COMMISSIONER: Than are shown on the claim form, is that right?

10 MR. McMASTER: Yes, that is right.

THE COMMISSIONER: Now there is one question that occurred to me in regard to the Plymouth sedan which is shown on Exhibit 3. Was there not a ceiling price of motor cars at the time that this car was sold by the Custodian?

MR. McMASTER: My lord, I am not advised on that point at the moment. I realize it is a matter that will have to be looked into before; evidence of valuators and that sort of thing entered into.

20 THE COMMISSIONER: Can you tell me that, Mr. Shears?

MR. SHEARS: I don't think so at that time.

THE COMMISSIONER: There was no ceiling in effect at that time.

MR. SHEARS: I wouldn't like to be quite positive but I rather fancy not.

MR. McMASTER: Q: Now on your claim form and on Exhibit 3, you set forth tools and logging equipment?

A Yes.

30 Q Could you give his Lordship some idea of the

type of tools and logging equipment which you left at Cumberland?

A Well, it is itemized on that sheet.

Q Well I will produce the analysis of claim which the Custodian has given to me. Under logging equipment --

A Yes.

Q --as appears on this claim analysis by the Custodian, does that appear in the main to cover the items of logging equipment which you left?

A Yes.

MR. McMASTER: Will you be filing this, Mr. Hunter?

MR. HUNTER: You can, if you prefer.

MR. McMASTER: On the same terms that yours was filed this morning, that it is for the assistance of the Court and not as evidence.

MR. HUNTER: No, it is not evidence.

MR. McMASTER: Quite.

Q Now, I would ask you to observe the prices which were obtained according to this analysis by the Custodian for these various items of logging equipment. Do those appear to you to represent a fair market value of those goods at or immediately after the time you left Cumberland?

A No, I don't think so.

Q What would you say with regard to the prices that are shown opposite those in respect to what you would consider to be their proper and fair prices?

A Do you mean the itemized, or --?

Q No, as a general statement. I mean you don't think

they are fair; do you think they are high or low?

A Very low.

Q Very low? A: Yes.

Q And how many times more on the average would you say a fair market price would have been?

A Approximately eleven times.

Q Eleven times.

(ANALYSIS OF CLAIM MARKED EXHIBIT NO. 4).

Q In the main can you give his Lordship any idea as to approximately how old your logging equipment was? A: The oldest was 1938.

Q And how do you know that to be so?

A That is when I started the logging contract with my brother.

MR. McMASTER: Yes, that is all, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Iwasa, I notice that this logging equipment was bought from 1938 to 1941, that is correct, is it? A: Yes.

Q And that it was new at that time?

A At what time?

Q The time you bought it?

A Yes.

Q And I also notice that you don't recall what you bought or the price you paid. How do you arrive at this figure of $350.00 when you don't recall what you paid?

A Can I have that itemized sheet and I may be able

to --. This last sheet, the first one, the item here, "tools, 75¢ and 25¢". I don't remember exactly what they were, but there is no tools you can get for 75¢ or 25¢ connected with a logging business. And "block", that is for the cables, and even a second-hand block, small, would cost from eight to ten dollars. It had been sold for $2.00. An anvil is marked at $1.00. An anvil usually weighs 100 to 140 pounds and they do not
10 deteriorate, and they cost 25¢ a pound.. An augur and wrench -- an augur alone would cost $8.00. This is a special augur for boring a hole in logs and the wrench, I don't remember what it was; but both were 25¢ each. I think it is absurd. An axe and vice. Axe, a logging axe usually costs from $3.50 to $4.50 and the vice, I don't exactly remember the price but I don't think you can get both for $1.20. And wedges -- I don't remember how many wedges I had, but the price
20 for wedges is 17½¢ a pound, and each one weighs from eight to ten pounds.

THE COMMISSIONER: Q: That is w-e-d-g-e-s, is it?

A Yes, wedge. Cabinet, $5.00 -- I don't remember what they were, what it was, and I am not interested in scales and range and box and contents. I think that must be the small tools I left there. I think everyone of them would cost 50¢ or more.

MR. HUNTER: Q: How many?

30 A I don't know how many there were in them.

Q Is that the only box that was left?

A That is in the tool shed. Saws for $2.50, second-hand saws, but they were the saws we were using, and any one of them could be sold for $4.00, $6.00, second-hand.

Q How many were there? A: I don't remember how many there were, but it is written "saws" here. It must be -- may have been more than eight or ten, I think it was, I am not quite sure.

Q What type of saws were they?

A Logging saws, six foot, six and a half.

Q Long cross-cut saws? A: Cross-cut saws, yes. And the stretcher sold for $1.00. I especially remember this because I bought this for $21.00, and we never had occasion to use it. It was as they came to us. Pails -- I don't know. Shovels, pick and shovels, tools --that seems to be it. So I took that rough estimate and made it eleven times.

THE COMMISSIONER: Q: Now for how long had those tools been in use? A: Some of them since 1938, and others in between.

Q In the woods? A: Yes. Of course we had to keep on changing them all the time so I don't know whether the original was there or the second one was there or --

MR. HUNTER: Q: Where did you leave these?

A In my warehouse.

MR. HUNTER: I think that is all, my lord.

THE COMMISSIONER: Q: Well now, logging tools such as you claim for here are articles that depreciate very rapidly when they are in use in the woods, are they not?

A It depends on the person using them, sir.

Q Well, take as an instance axes and saws.

A Well, the logging saws will last from -- anywhere from one year to a year and a half, and they are best when you have had them for about four
10 months, and axes will last indefinitely depending on how careful you are.

THE COMMISSIONER: All right, thank you.

MR. McMASTER: Just one question on re-examination.

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q What was the nature of the operations that you were carrying on concerning logging?

A We were supplying the Canadian Collieries with mine timbers.

20 Q Yes, and as your tools wore out, what did you do about it? A: Well, we discarded the old tools and would have to replace them with new ones.

Q And at the time you left, did you have suitable and adequate equipment to carry on your operations?

A Yes, we were open until the very last day.

THE COMMISSIONER: Q: That is to say the tools in respect of which you are claiming were in active use immediately prior to your evacuation from
30 the island? A: Yes.

THE COMMISSIONER: Anything further?

MR. McMASTER: No, my lord.

THE COMMISSIONER: We will go on with the next claim then. Thank you, Mr. Iwasa.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

"G. Hambleton"
Official Reporter.

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NOV 19 1947 3 NOV 19 1947 Case 24

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 NOTIFIED

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

(1) NAME IWASA (Print) Surname TATSUMI Given Name (MR.) (RCMP) Reg. No. 06392

(2) Pre-Evacuation Address CUMBERLAND, B.C.

(3) Present Address MINTO MINE, B.C.

(4) REAL ESTATE

(a) Street Address (if any) No 1 CAMP, City or Municipality, CUMBERLAND, Province B.C.

(b) Legal description (lot number, block number, section number, etc.)
LAND OWNED BY CANADIAN COLLIERIES (DUNSMUIR) LIMITED.
RIGHT TO BUILD, OCCUPY, AND USE GRANTED BY
PAYING NOMINAL LAND RENT

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

(i) ~~Farm~~
(ii) Residence Type of business RETAIL MERCHANT
(iii) Business
(iv) Any other type of property (describe) GARAGE & WAREHOUSE, WORK SHED

(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 - - - - - - - - - - - - - - - - $ 2650 00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2650 00
(v) Amount at which Custodian sold property and credited your account - - $ 75 00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2575 00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
CITY OF CUMBERLAND & No. 1 CAMP. CUMBERLAN, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
MOTOR VEHICLE, R.C.M.P. IN VICTORIA; BUILDING DESIGNATED BY CUSTODIAN IN CUMBERLAND.

(c) How stored or packed at time of evacuation STORE PROPER & WAREHOUSE
SOME IN BOXES; AS THEY WERE IN STORE; OTHERS IN WAREHOUSE
KEYS TURNED OVER TO CUSTODIAN

(over)

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

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

			Net Proceed Credited to My Account
1.	PLYMOUTH SEDAN WITH EXTRA EQUIPMENTS	Estimated Value $ 1000.00	$ 631.36
2.	KITCHEN TABLE & 6 CHAIRS	Estimated Value $ 35.00	16.40
3.	SINGER SEWING MACHINE	Estimated Value $ 30.00	19.59
4.	COUNTER SHOW CASE FOR CONFECTION	Estimated Value $ 15.00	7.40
5.	TOOLS & LOGGING EQUIPMENTS IN WAREHOUSE	Estimated Value $ 350.00	24.04
6.	FOUR COUNTERS IN STORE PROPER	Estimated Value $ 120.00	—
7.	COUNTER SCALE, CAMP BED & MATTRESS.	Estimated Value $	
8.	2 CHAIRS, DRESSER, CHEST OF DRAWERS	Estimated Value $ 124.00	63.90
9.		Estimated Value $	
10.		Estimated Value $	

TOTAL CLAIM FOR PROPERTY LOSS $ 1674.00 Less $ 769.69 904.31

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.

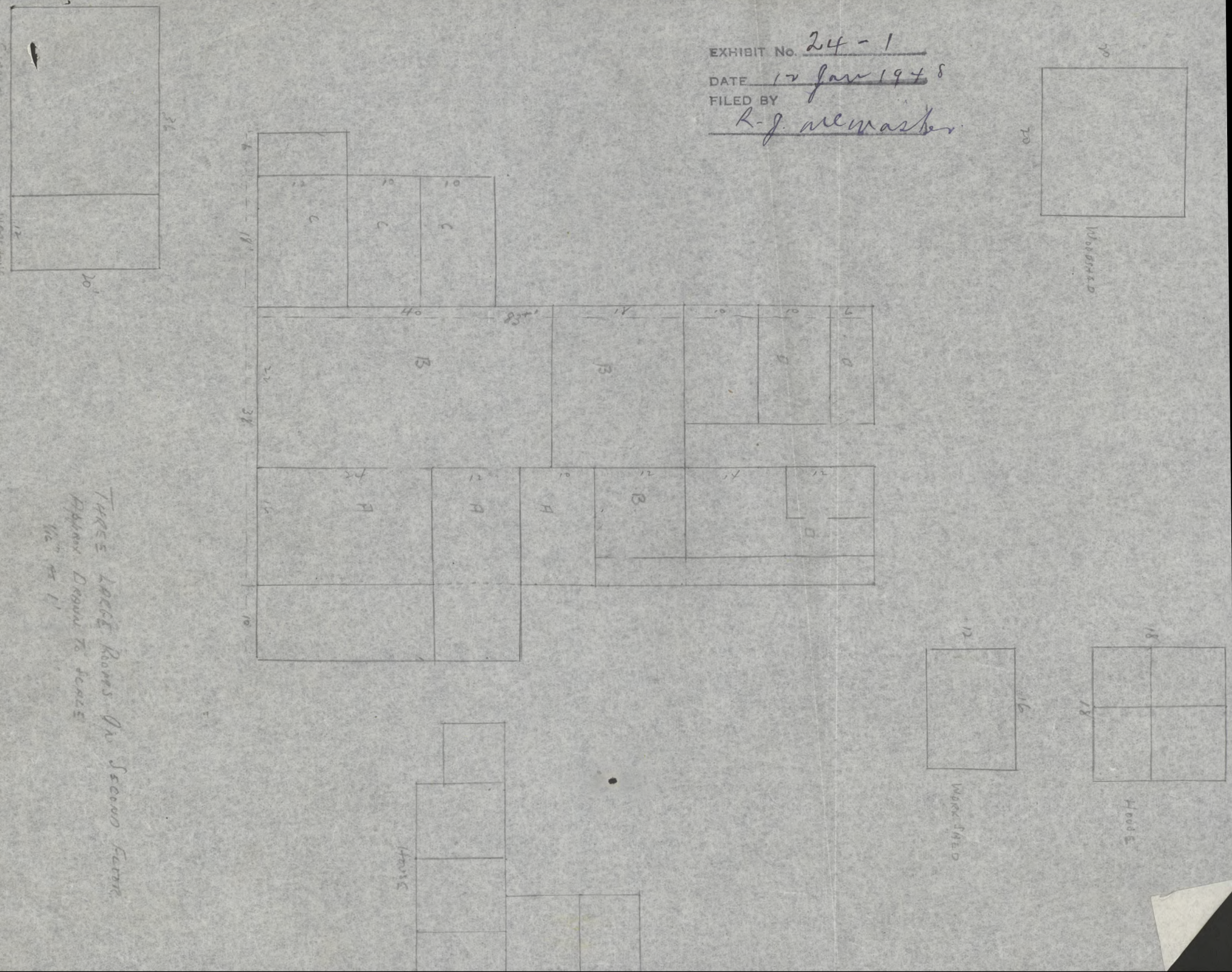
(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - -

EXHIBIT No. 24-1

DATE 12 Jan 1978

FILED BY

R. J. McMasters



THREE LARGE ROOMS ON SECOND FLOOR.
ABOVE DRAWN TO SCALE
1/16 = 1'

Tatsumi Iwasa
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 24-2
DATE 17 Jan. 1948
FILED BY R. J. McMaster.

06392
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Store and residence	Store proper & 18 rooms	Clear V joint & three wall paper	Business and residence	land owned by Can. Colliery Co.		
Garage & warehouse	2	Rough fir boards				
Work shop	1	cedar & ship lap				

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value improvements	Date of Sale
Can Colliery Co. City - coal miners settlement	unable to recall	all noted improvements made by father & self own period 1897 to date of evacuation	$2650	

Comments re upkeep of premises:
In good state of repair each year

Comments re Appraiser's report not covered above:
I am advised that in or about 1891 the first Japanese were employed by the Colliery Company. They were given the right to build houses on a certain area of the company's property and paid a ground rent of 50¢ per mo. This was generally only collected if the occupants of houses worked in the mines. In my father's case he was not working in the mine but built a store and paid the company 1.50 per mo ground rent. He added to the store and dwelling from time to time. When a man left the settlement he usually sold his house to some other person. As far as I am aware the company was not specifically advised of such sales but I believe it was aware of this practice and did not interfere with it.

T. Iwasa
SIGNATURE

Tatsumi Iwasa
(Claimant's Name)

EXHIBIT No. 24 - 3
DATE 12 Jan 1948
FILED BY
R. J. McMaster

PERSONAL CHATTELS

06392
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Plymouth De Luxe sedan —	June 1939	new	$1250.00	good	950.00
Motorola heater & Radio —	Sep 1939	new	100.00	"	50.00
Singer sewing machine —	1924	new	don't recall	fair	30.00
Cabinet shop case —	Don't recall	new	"	fair	15.00
Kitchen table & chairs —	1928 ~~to Dec 41~~	new	"	fair	35.00
Tools & logging equipmt —	1938 to Dec 41	new	"	good	350.00
Four cabinets —	Don't recall	new	"	good	120.00
Counter scale —	1934	new	110.00	good	75.00
mattress —	1936	new	don't recall	good	12.00
2 chairs, dresser, chest of drawers —	Don't recall	new	"	fair	37.00
					1674.00

Description of Storage of Goods:

auto, heater & radio - turned over to RCMP, Victoria, mar 12, 1942
Tools & logging equipment - stored in warehouse
others (as they were) in store and in residence

General Statement as to Chattels not Described above:

Additional Comments, if any:

T. Iwasa
SIGNATURE

EXHIBIT No. 24-4
DATE 12 Jan. 1948
FILED BY R. J. McMaster

ANALYSIS OF CLAIM - IWASA, Tatsumi, Reg.No.06392, File 4599

CLAIM:

	Goods	Value	Net Credit	Amount of Claim
1.	Plymouth Sedan with extra equipment	$1,000.00	$638.36	
2.	Kitchen Table & 6 Chairs	35.00	16.40	
3.	Singer Sewing Machine	30.00	19.59	
4.	Counter Showcase for Confection	15.00	7.40	
5.	Tools & Logging Equipment in Warehouse	350.00	24.04	
6.	Four Counters in store proper	120.00	.....	
7.	Counter Scale, Camp Bed & Mattress, 2 Chairs, Dresser, Chest of Drawers	124.00	63.90	
		$1,674.00	$769.69	$904.31

Declaration	Sales	Sale Price		
1939 Plymouth Sedan	1939 Plymouth Sedan	$667.25	Sold by tender, October 21,1942	
Kitchen Table Chairs	Kitchen Table & 6 Chairs	18.00	Sale of July 11,1944	Nov.24,1943 Tatsumi IWASA requested these goods be disposed of.
	2 Chairs	2.00	Sale of Sept.30,1944	
	7 Old Chairs	1.25	Auction Cumberland #5	
Showcase	Counter Showcase for Confection	10.00	Auction Cumberland #3	
Camp Bed	Camp Bed & Mattress	7.00	Sale of Sept.30,1944	
Chest of Drawers	Chest of Drawers	7.00	Sale of Sept.30,1944	
Scale	Counter Scale	45.00	Sale of Sept.30,1944	
Logging Equipment:				
Saws	Tools	2.75	Auction Cumberland #4	
Axes	Spikes	1.00		
Wedges	Block	2.00		
Blocks	Anvil	1.00		
Loading Hooks	Auger & Wrench	.25		
Shovels	Axe & Vice	1.20		
Peavies	Wedges	1.75		
Augers	Cabinet	5.00		
Etc.	2 Scales	3.50		
	Range	5.00		
	Box & Contents	.50		

ANALYSIS OF CLAIM - IWASA, Tatsumi, Reg.No.06392, File 4599 - Page 2

Declaration	Sales	Sale Price	
(Logging Equipment continued)	Sink	.25)	
	Saws	5.50)	Auction Cumberland #4
	Stretcher	1.00)	
	Pails	.25)	
	Shovels, etc.	.50)	
	Pick & Shovel	.50)	
	Mattock & Hoe	.25)	

4 Counters ..... Abandoned November 23,1943 - No value

Goods not declared			
found by Custodian Agent) and identified as the) property of IWASA)	Dresser	10.00	Sale of Sept.30,1944 - Disposed of at IWASA's request
	Old Singer Sewing Machine	27.00	Auction Cumberland #3

//

Total Amount Realized from Sale of Goods:

	Gross	Disbursements	Net Proceeds
July 11,1944	$ 58.00	$ 5.80	$ 52.20
Sept.30,1944	71.00	7.10	63.90
Auction #3	37.00	10.01	26.99
Auction #4	32.20	8.16	24.04
Auction #5	14.25	4.73	9.52
Plymouth Sedan	667.25	28.89	638.36
	$ 879.70	$ 64.69	$815.01

Sale of Tools, Household & Personal Effects

Sale	Date	Article	Sale Price	Disb.	Net Credit
	July 11/44	1 Used Safe	40.00		
		1 Used Kitchen Table & 6 used chairs	18.00	5.80	52.20
	Sept.30/44	1 Counter Scale	45.00		
		1 Camp Bed & Mattress	7.00		
		2 Chairs	2.00		
		1 Dresser	10.00		
		1 Chest of Drawers	7.00	7.10	63.90
Auction#3	Nov.8/44	Old Singer Sewing Machine	27.00		
		Counter Showcase for Confection	10.00	10.01	26.99
Auction#4	Dec.13/44	Tools	.75		
		Tools	.25		
		Spikes	1.00		
		Block	2.00		
		Anvil	1.00		
		Auger & Wrench	.25		
		Axe & Vice	1.20		
		Wedges	1.75		
		Cabinet	5.00		
		Scales	.50		
		Scales	3.00		
		Range	5.00		
		Box & Contents	.50		
		Sink	.25		
		Saws	2.50		
		Saws	3.00		
		Stretcher	1.00		
		Pails	.25		
		Shovels, etc.	.50		
		Pick & Shovel	.50		
		Mattock & Hoe	.25		
		Tools	.25		
		Tools	.25		
		Tools	1.25	8.16	24.04
Auction#5	Feb.21/45	Table & Cabinet	1.00		
		7 Old Chairs	1.25		
		Bureau	.50		
		Table	1.25		
		Desk	1.25		
		Bureau	1.00		
		Table & Book Rack	.50		
		Showcase (broken)	.50		
		Showcase (broken)	.50		
		Pieces of Showcase	.25		
		Bed	1.50		
		Spool-case	1.25		
		Wash Tubs	1.50		
		Tub & Contents	2.00	4.73	9.52
			212.45	35.80	176.65

NOV 19 1947

Norris & MacLennan

BARRISTERS AT LAW, SOLICITORS
NOTARIES PUBLIC

T. G. NORRIS, K. C. — J. A. MACLENNAN, LL. B.

TELEPHONE PACIFIC 5254

CABLE ADDRESS: "NORRIS"
VANCOUVER, CANADA

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

November 18th, 1947.

The Commissioner,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

file 4599

Re: Iwasa Tatsumi - Registration
Number 06392

Dear Sir:

We enclose herewith Claim Form of the above-named (in duplicate), pursuant to published Notice of the Commissioner.

Yours very truly,

NORRIS & MacLENNAN,

Per:

JAM/B.

Encls.