

<u>REAL PROPERTY</u>										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	
		1730	Special 770.00	12.50 86.50						869.00
<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 CHATELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										869.00

CASE NO: 32.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lytton, B.C.,
January 13 th, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS.) HANA HASEGAWA.

PROCEEDINGS AT HEARING.

Original.

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).

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Lytton, B.C.,

January 13th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) HANA HASEGAWA.

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.

D.J. HANFORD, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

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C. Hasegawa,
In Chief.

MR. McMASTER: This is the claim of Mrs. Hasegawa, my lord, and for the sake of the transcript and so that it will appear there, I would like to say that Mr. McQuarrie is the solicitor on the record in this case, and the claimant's husband has asked me to appear as counsel this afternoon.

THE COMMISSIONER: All right.

CHOTARO HASEGAWA, a witness called on behalf of the claimant, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Mr. Hasegawa, you are the husband of the claimant in this case? A: Yes.

Q And has she asked you to appear here today and give evidence on her behalf?

A Yes.

Q Are you thoroughly familiar with the premises with respect to which she is claiming?

20 A Yes, he is familiar with it.

Q Was it your money that was used to acquire the premises and improve them?

A Yes.

Q Is that your wife's signature on the claim form?

A Yes.

Q I produce to you a form which you instructed Mr. Leckie to prepare. Would you be good enough to sign it, Mr. Hasegawa?

A (Witness complies).

30 Q Are the statements contained in that true to the

C. Hasegawa,
In Chief.

best of your knowledge and recollection?

A Yes.

MR. McMASTER: I ask to file that as Exhibit No. 1,
my lord.

(DOCUMENT MARKED EXHIBIT NO. 1).

Q Now where were these premises situated?

A He has forgotten the number.

Q 256 Boyne Street, New Westminster, directly
opposite to the property owned by yourself?

10 A Yes.

Q And did you or your wife cause to be erected the
premises on the lands as shown in this form?

A Yes, he had them built.

Q Yes. And with respect to the estimate of expenses
set out in the form, did you have the actual
receipts when you made that estimate, or was it
from your recollection?

A The receipts, all the receipts for this con-
struction were all together with his own.

20 Q And were lost? A: And
were lost.

Q So that this statement is from his recollection
only of what it cost?

A Yes.

Q Now at the time you were evacuated, in addition
to the house that was on these lands, was there
any other structure or part of a structure?

A He was planning to build another house on
part of the property.

30 Q Had he actually/^{begun} construction of that on the

C. Hasegawa,
In Chief.

premises?

A: The

foundations only were complete.

Q Yes, and he had proceeded as far as is shown in the description on this form?

A Yes, he had proceeded as far as appears there.

Q Was the construction, as far as it had gone, quite observable to any person looking at the premises?

A: Yes,

quite visible.

10 Q You received from your solicitor, Mr. McQuarrie, a copy of an appraisal that had been made by Coulthard, Sutherland & Company Limited of the premises?

A: He has no

recollection of it.

Q Well, I might advise him that there is one, and that no reference is made in that appraisal to the existence of this construction that he said he had undertaken. Now can he understand how it is that any person from Coulthard,
20 Sutherland & Company going and looking at the premises could overlook the existence of this construction?

A: He

couldn't understand why.

Q And he swears positively that that construction had been commenced before he left and was in the condition described when he left?

A Yes, he swears that that is true, and anybody could see it who was passing by.

MR. McMASTER: I would ask my learned friend to

30 admit that the assessed value in 1944 of these

C. Hasegawa,
In Chief.

lands was, land \$320.00, and improvements \$2950.00.

MR. HUNTER: That is correct.

MR. McMASTER: And would my learned friend be good enough to advise the Court as to the date of sale and the amount of sale?

MR. HUNTER: Sold on the 6th of July, 1944, my lord, and sold for \$1730.00.

THE COMMISSIONER: July, 1944, was the sale?

MR. HUNTER: Right, my lord, 6th of July.

10 MR. McMASTER: Q: The house on these premises, according to the description on this form, was a duplex? A: Yes, it was a duplex.

Q Did he and his wife live in the whole or part of the building?

THE COMMISSIONER: That is covered by the summary. We have it.

MR. McMASTER: I am not sure that it is, my lord.

MR. HUNTER: Yes, right there.

20 THE COMMISSIONER: Yes.

THE INTERPRETER: He and his wife occupied it.

MR. McMASTER: Q: Yes, and rented the other half. Now when you were evacuated, what arrangements did you make with regard to the premises?

A He packed all his goods and chattels and put them in the basement.

Q I mean with regard to the buildings on there, what arrangements did he make?

A He asked the person renting the place to look after it for him.

C. Hasegawa,
In Chief.
Cross-Exam.

Q It was a real estate man in New Westminster?

A Yes.

Q Subsequently did he receive rents from it? or receive credits for rents for the premises through the Custodian?

A: Yes, he received monthly statements.

Q Does he remember what rental they were collecting from the other half of the premises when he left?

A He thinks it was \$13.50 a month.

10 Q And does he recall how much the half that he had been living in was rented for after he left?

A He is not sure. He has no idea as to the exact amount but he --

MR. McMASTER: Perhaps the Custodian will be good enough to give that information.

MR. HUNTER: The records indicate that it was \$13.00 for each half.

MR. McMASTER: That is all.

THE COMMISSIONER: Yes, Mr. Hunter.

20 MR. McMASTER: Just one other question.

Q By the way, when was the house built on those premises? I see this form shows that you bought the lot in 1938. When did you build the house on those premises?

A: Two years before he evacuated.

Q That would be about 1940? or '40.

A: Yes, 1939

CROSS-EXAMINATION BY MR. HUNTER:

30 Q Mr. Hasegawa, how far had you got with this

foundation? A: He had fixed up x 2 x 10 joists, and the water pipes were laid.

Q What kind of a foundation was it?

A Cement foundation.

Q Does he mean just a cement wall around or was there an excavation?

A Wall around, on the surface of the ground.

10 Q Just on the surface. Do you know what insurance you had on that house, what fire insurance?

A He doesn't remember the company he was insured with.

Q I don't want to know the company. I want to know the amount.

A: He has

forgotten.

Q Was it \$1700.00, do you know?

A He has forgotten.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: All right, thank you, Mr. Hasegawa.

20 MR. McMASTER: One question, my lord.

Q This foundation, you say it was set right on the ground. How high would the foundation be?

THE WITNESS: A: That ground pretty soft, some place I dig. Cement this high in back yard, some place only foot. I don't know how much all around, maybe 1/4 inches all around, 1/4 by 8 inches thick.

THE COMMISSIONER: Is that all, Mr. McMaster?

MR. McMASTER: That is all, my lord.

30 THE COMMISSIONER: That concludes our list for today.

(PROCEEDINGS ADJOURNED SINE DIE)

Certified a correct transcript.

"G.Hambleton", Official Reporter.

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TELEPHONE 106

COULTHARD, SUTHERLAND & CO., LTD.
ESTATE AND INSURANCE AGENTS
CAR FINANCING

609 COLUMBIA STREET,
NEW WESTMINSTER, B. C.

Catalogue #634.
File: 8211.

May 8, 1944.

EXHIBIT No. 32-2
DATE Dec 19/49
FILED BY
J. Macdonald

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

RE: Lot 7, Block 23, Section 757, Map 2620,
New Westminister, B.C.

Dear Sir:

This is a frame duplex (24' X 24') of fairly recent construction. The exterior is narrow siding and shingles and the roof is good. The interior and upstairs are divided into two suites and finished with thin wall board which has been painted. Floors are in good condition. Each suite has a cabinet kitchen with sink, living room, and two very small bedrooms in the attic. One complete bathroom serves the whole house. Foundation is on a concrete wall, full basement with no floor and poor head room. There is stove heat, city light and water.

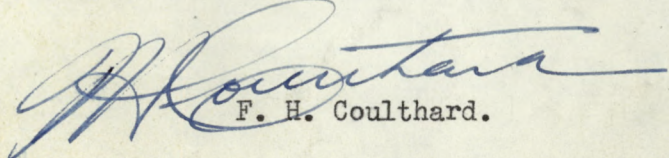
The lot is good 40.5' X 120' all under cultivation and fenced, two fruit trees. The location is good as are the surroundings. These two suites are rented to Messrs. Bauer and Subtolmney for \$12.50 per month each.

VALUATION:

Improvements.....	\$1528.00
Lot.....	<u>200.00</u>
	\$1728.00 ↙

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,


F. H. Coulthard.

8

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base 32

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

ACKNOWLEDGED

8211
Lillooet

TO: The Commissioner,
Office of the CUSTODIAN,
Royal Bank Building,
Vancouver, B.C.

NOTIFIED

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

NAME HASEGAWA Hana (Mrs.) R.C.M.P. Reg. No. 08395
Pre-Evacuation ADDRESS 616 Ewen Avenue, New Westminster, B.C.
Present Address P.O. Box 188, LILLOOET, B.C.

REAL ESTATE Legal description; New Westminster, B.C.
256 Boyne Street, Lot 7, Block 23, Lot 757.

TYPE OF REAL PROPERTY
1/2 lot of 256 Boyne St., Residence Bldg.
1/2 lot of 256 Boyne St., Site for a New Store Building
partially under construction.

INTEREST IN PROPERTY; Sole Owner.

FAIR MARKET VALUE AT DATE OF SALE.

Land..... \$300.00
Buildings..... \$2788.00

Total Value..... \$3088.00

AMOUNT AT WHICH CUSTODIAN SOLD PROPERTY AND CREDITED MY ACCOUNT

\$1643.79

REAL PROPERTY LOSS \$1444.21

(Over)

PERSONAL PROPERTY CLAIM ; None.

TOTAL CLAIM for REAL PROPERTY.....\$1444.21

Place at which claimant prefers to be heard... Vancouver, B.C.

DOMINION OF CANADA)

Province of British Columbia
TO WIT:)

I, *Hana Hasegawa* of the *Village*
of *Kulford* in the Province of British Columbia,

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the *Village*)
of *Kulford*)
in the *Province* of *British Columbia*)
this *28th* day of *November*)
A.D. 1947.)

Hana Hasegawa

[Signature]

A Commissioner for taking Affidavits within British Columbia.

Mrs. Hana Hasegawa
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 32-1
DATE 13 Jan 1948
FILED BY
R. J. McMaster

08395
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
House and partly constructed store premises.	4 rooms	frame duplex, siding lined in + shingles; cement foundation; 2x10 floor joists; piping & plumbing for water pipes	other duplex	40.5 x 120	But lot about	1938

Type of Locality	Cost Price
Working man's residential district	Lot bought at last sale - do not remember price but think about \$300.00

Comments re upkeep of premises:

Improvements made by Claimant

Estimated expenses:	
Lumber	832.00
Doors, windows + nails	123.00
3 coats paint + wages to painter	165.00
Right fixtures + installation	73.00
Sinks, bath, pipes plumbing + labor	285.00
Cement foundation	85.00
wages for carpenter	120.00
	<u>2483.00</u>

Estimated Value	Date of Sale
\$2000.00	
Commenced construction on store -	
Cement + labor	110.00
plumbing + labor	75.00
lumber	44.00
carpenter	

Comments re Appraiser's report not covered above:

1. I think he made a mistake re size of house
2. He apparently did not realize that the foundations of the store were on the same property. In any event he did not place any value thereon
3. His appraisal is below the assessed value and the cost of the lot, improvements and I do not believe that it represents a fair market value at the date of sale -

H. Hasegawa
SIGNATURE