

Name of Claimant

YADA, Kuniye  
YADA, Hideo  
8533, 4580

Case 54

Custodian File

<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 % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
600.00	30.00 12.50									42.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										42.50



Jap. Comm.  
Case No. 54  
K. & H. Yada  
June 24/49  
TPH .....

Vancouver, B. C.,

June 24th, 1949.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

D.T.B. BRAIDWOOD, Esq., and  
J. CAMPBELL, Esq., appearing for the Dominion  
Government.

F. DREW PRATT, Esq., appearing for the  
Claimants.

- - - - -

MR. BRAIDWOOD: My lord, last night you suggested  
Mr. MacLennan might go on first this morning,  
10 but since then I have talked with Mr. Pratt and  
Mr. MacLennan, and with your Lordship's permission  
Mr. Pratt's remarks this morning are intended to  
be very brief, and Mr. MacLennan is quite content  
to let Mr. Pratt proceed first this morning.

I am calling your attention, my lord, to  
Cases 54 to 59 inclusive, in which Mr. Pratt is  
interested.

THE COMMISSIONER: Yes, Mr. Pratt.

20 MR. PRATT: My lord, in two of those cases, 54 and 55,  
I am prepared to dispose of them this morning,  
but I am going to ask the indulgence of the  
Commission in the other cases for the reason  
there is to be a family get-together, and I  
haven't received any instructions from Mr.  
Yada, who is down to see me in Vancouver, and  
I put up the proposal to him but he hasn't  
given me any answer. The two cases I suggest  
that should be closed now are very brief, and  
30 if your Lordship will grant me that indulgence,



## Discussion.

I would like to stand the other four over. I may not have anything further to say on them, but I would like to leave the door open.

THE COMMISSIONER: We will stand them over until the opening day in September, which is September 12th. They can be spoken to then, and if necessary a date assigned.

MR. PRATT: Thank you, my lord.

10 Now, the first case that I wish to deal with this morning is No. 54, the case of Mr. and Mrs. K. Yada, and that is a very short and simple case. It deals with a sale of a lot at the corner of Cassiar and Hastings Street in the city of Vancouver, the property being on the north-east corner, known as Lot 21 of subdivision 22, of the south half of Lot 48.

20 This is a corner lot, my lord, and in July of 1943, the Custodian obtained an appraisal from Messrs. Johnson & Reeve for some \$600.00, and the point I wish to bring out here is the property was not sold until April 10th, 1946, approximately, or almost three years later, to Mr. Branca, for \$600.00.

Some three years had gone by, and I think your Lordship could take notice of the fact that values of properties had increased over that period of time.

30 Now I have traced the matter in the Land Registry Office, and I have been in contact with Mr. Ellis, solicitor for the Imperial Oil



## Discussion.

and I have a letter from Mr. Ellis, a copy of which I have given to my learned friend, and I beg leave to file this letter. It is addressed to myself, and dated June 20th, 1949. (Reading).

The period between the purchase by Mr. Branca on April 10th, 1946, and October, 1946, is a matter of five months, and I would submit in that period of time there wouldn't have been a sufficient or a marked rise in the values to justify a sale for \$600.00 in April.

10

THE COMMISSIONER: Have you any information as to what the other properties involved in that transaction consisted of?

MR. PRATT: My lord, I can only give you what I know myself, and they were three vacant lots, of which this was the corner lot, and I think it is common knowledge that a corner lot is worth at least 25% more than inside lots.

20

THE COMMISSIONER: Obviously the land here had a value to the Imperial Oil Company, because of the fact they could get the whole of it.

MR. PRATT: I don't think I can dispute that at all, but I think the difference or the spread is such that it would certainly show that the price of \$600.00 in April of that year was not justified. I would like to tender this letter, my lord, as an exhibit.

(LETTER MARKED EXHIBIT NO. 54-2).

30

THE COMMISSIONER: Mr. Pratt, I assume that this



## Discussion.

property was constantly offered for sale by the Custodian during the interval of three years. Have you any information as to that?

MR. PRATT: No. I searched the files of the Custodian, after the Kamloops hearing, and this is all that I could find, that on January 21st, 1946, there was an offer of \$600.00 by George Calacroff, a member of His Majesty's Forces. Then going back to October 11th, 1945, there was an offer of \$600.00 by Harry Muller Rekart, of Steveston. Now, that is what the Custodian's file discloses.

10

THE COMMISSIONER: To whom was the sale made?

MR. PRATT: There is a letter on file, my lord, of April 10th, 1946, a letter to Harry DeGraves a acknowledging the cheque of Branca for \$540.00, and a registered deed in the name of Angelo Branca.

THE COMMISSIONER: There had been two previous \$600.00 offers, neither of which were accepted?

20 MR. PRATT: Yes, but the third one was accepted. The difference, of course, was made up of the adjustments.

THE COMMISSIONER: Yes.

MR. PRATT: But there is such a marked rise in a matter of five months that I think that the Custodian could have obtained a better offer than was obtained for this property.

30

That is about all I have to say, my lord, on that case, and I frankly have endeavoured to obtain other valuations but have not been



successful.

THE COMMISSIONER: Very good.

MR. BRAIDWOOD: My lord, I, too, have searched the material provided to me, and I find that the first offer was made in December, 1944, for \$450.00. This offer wasn't accepted. It was made by a man named Power. In July, 1945, a second offer was obtained from Loewen & Harvey in response to the catalogue at \$500.00, and that offer was not accepted. In October of 1945 a letter from a man called Reckard was received, which my friend has referred to, and an offer of \$600.00 was made at that time, in October, 1945, and before it was accepted it was withdrawn. Then in January, 1946, an offer was received from a man called Calacroff, again for \$600.00, and before it was accepted it was withdrawn.

10

Then comes Mr. Branca's offer in 1946, and on behalf of Mr. Branca Mr. De Graves filed an offer of \$600.00 in March of 1946.

20

So there were altogether five tenders, my lord, two of which for \$600.00 were withdrawn before acceptance, both the latter being in 1945.

By 1946, apparently for some reason the Custodian decided the \$600.00 offer should be accepted, and it was so done.

30

Now, I would like to point out that this



## Discussion.

property was appraised by Johnson, Reeve & Watson. Mr. Reeve appraised it at \$600.00, and the last paragraph of his appraisal is interesting. He says, (reading). The fact my friend has put to you as to the type of land in the vicinity is perfectly correct, but apparently this property would only be of interest for some specialized purchaser for some definite purpose that he had in mind. I think your Lordship has indicated that already to Mr. Pratt and 10 if he probably agrees that/the Imperial Oil Company could get those three properties together for that specific purpose it might be of value to them.

I submit Mr. Reeve's appraisal was a careful one, and the history of the property shows that over a period of years attempts were made to sell the property through the catalogue, and a number of offers were obtained, none of which 20 exceeded Mr. Reeve's appraisal, and I submit your Lordship should have no difficulty in finding that Mr. Reeve's appraisal was very close to the mark in establishing the fair market value of this property.

MR. PRATT: But still my friend must bear in mind this was three years before the sale took place.

THE COMMISSIONER: Well, the conditions here are peculiar. It is obvious that the claimants' lot 30 had no particular value, independent of the



## Discussion.

adjoining property. It has been shown that efforts were made to sell it for a period of three years prior to 1946, which, as we all know, was a period of a rapidly rising market, and if the property had had special value, undoubtedly offers greater than the appraisal would have been received in that interval.

10 I am not greatly influenced by the fact that the three lots, including this corner lot, were subsequently sold for a substantially greater price. However, I think I should give some consideration to that factor. On the overall recommendation, claimants will receive only 5% of the price paid to the Custodian. In this specific instance, I would allow \$150.00 in lieu of the overall recommendation.

(Concluded)

20

*I hereby certify the foregoing to be a true and accurate report of the said proceedings.*

*J. P. Harrobin*  
Deputy Official Stenographer

30



CASE NO: 54.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B.C.,

February 9th, 1948.

IN THE MATTER OF THE CLAIM OF  
KUNIYE YADA and HIDEO YADA.

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).

10

Kamloops, B.C.,

February 9th, 1948.

IN THE MATTER OF THE CLAIM OF  
KUNIYE YADA and HIDEO YADA

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the  
 Dominion Government.

F. DREWE PRATT, Esq.,

appearing for the  
 Claimants.

A. WATSON, Esq.,

Secretary.

G.N.R. UPTON, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

30



K. Yada,  
In Chief.

MR. HUNTER: My lord, this is a very simple case and my defence will be based purely upon the question of fair market value of the real property.

THE COMMISSIONER: That is to say, your contention being that the fair market value was realized?

MR. HUNTER: Quite, my lord.

KUNIYE YADA, one of the Claimants herein, being first duly sworn, testified as follows:

10 DIRECT EXAMINATION BY MR. PRATT:

MR. PRATT: My lord, I have been endeavouring to compile these forms. I have given my learned friend, Mr. Hunter, one and this is for your Lordship in this case.

(STATEMENT MARKED EXHIBIT NO. 1)

Q Mrs. Yada, what is your full name, please?

A Kuniye Yada.

Q And you are the owner of some real property with one Hideo Yada? A: Yes.

20 Q Where was that property? A: It was right at Hastings and Cassiar.

Q At Hastings and Cassiar in the City of Vancouver?

A City of Vancouver, B.C.

Q And consisted of what? A: Consisted of property right on the corner of Hastings and Cassiar.

Q Would that be one lot on the corner?

A One lot, yes.

Q And if I may lead -- the dimensions of that lot were 48 x 122 feet? A: I think so.

30



K. Yada,  
In Chief.

Q And what did you -- by the way, what is the relationship of Mr. Hideo Yada to you?

A He is my husband's brother.

Q Your husband's brother. Your brother-in-law, then?

A Brother-in-law, yes.

Q And what did you and your brother-in-law pay for this property?

A: We paid \$600.00.

Q When?

A: Well, that was

either in 1939 or '40, I think.

10 Q You don't remember the exact date?

A No, I don't remember.

THE COMMISSIONER: '39 or '40?

MR. PRATT: '39 or '40.

Q And there were no improvements on the lot?

A No, there was no improvements.

Q I see. And you set a value here of \$2000.00 for that property?

A: Yes, sir.

Q You base that valuation on what grounds, Mrs. Yada?

A I don't know what you mean.

20 Q Well, why do you think it was worth \$2000.00 when it was sold by the Custodian?

A Oh, because, you know, --

MR. HUNTER: Excuse me, my lord, I wonder if the witness would speak a little more loudly.

THE COMMISSIONER: Mrs. Yada, would you speak up a little louder so that counsel may hear you as well as myself?

MR. PRATT: Q: Yes, Mrs Yada, go on, now.

A When I got the property, if someone had offered me \$2000.00 I wouldn't have sold it anyway.

30



K. Yada,  
In Chief.  
Cross-Exam.

Q You wouldn't have sold it if you were offered  
\$2000.00? A: No, I wouldn't  
have sold it because it was very valuable to me  
and I wanted to keep it, if possible.

Q I see. Now, what was the purpose of buying that  
lot? A: Well, we had  
planned on building an apartment in that block.

Q An apartment in that block?

A Yes.

10 Q All right. Now, Mrs. Yada, I understand from you  
that your brother-in-law is unable to be here today?

A No, he wasn't able to be here.

Q I see. Is there anything else now you can add to  
this? Were you offered anything for the lot at  
any time after you bought it?

A Yes. It was -- was it the year 1941? -- there  
was one fellow, I can't remember his name, but he  
was -- he wanted to buy that lot for \$1500.00 then.

20 Q He wanted to buy the lot for \$1500.00. You don't  
remember who that was, though?

A I can't remember him. I didn't have any intention  
of selling the property, so I didn't even bother  
asking his name.

MR. PRATT: I see. I think that is all this witness can  
give, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

30 Q Mrs. Yada, your brother-in-law isn't here, and I  
presume that you are making this claim for him  
as well as for yourself, is that correct?



A Yes, sir.

Q Now this individual that offered you \$1500.00, did he say why he wanted the property?

A Yes, he said he wants to build a store there.

Q Wanted to build a store?

A Yes, sir.

Q What kind of a store -- did he say?

A Well, I can't say what kind of a store, drug store, I think he told me.

10 Q I beg your pardon? A: You know, like a pharmacy.

Q A drug store, a chemist's shop?

A Yes, sir, something like that.

Q Now, as I understand it, this is a business area, isn't it? A: Yes.

Q And the only business close by is a grocery store on the south-west corner, is that correct?

A Yes.

20 Q And there is a gasoline service station opposite, is that correct? A: Yes, sir.

Q Are there any other businesses there?

A No, there isn't any.

Q Those are the only businesses. How far are you from the North Burnaby shopping district?

A We were three blocks from the North Burnaby.

Q And there is quite a shopping district there, isn't there? A: Oh yes.

30 Q Have you any knowledge of fair market value other than this chap who offered you \$1500.00 for the property? Have you any other knowledge of what



lots in that vicinity were selling for at that time?

A No, sir.

Q You hadn't any personal knowledge?

A No, sir.

Q How concrete was this offer of \$1500.00, that is how did it come about? Just explain to his Lordship what happened?

10 A: I think it was in the year that the war broke out, the man came into the store, that grocery store that was on the corner of Hastings and Cassiar that was owned by myself, and he came into the store and wanted to know who owned that property across the street, so I told him it was my property. He wanted to know whether I wanted to sell that property. And you know, of course, I asked him how much he want to buy it for, and he said \$1500.00 -- I think \$1500.00 for it. But, of course, you know I didn't have any intention of selling it so I simply refused him.

20 Q Was he of the Japanese race, or was he a --

A No, he was an Occidental.

Q I see. Did anybody else make any offer to you at all?

A: No, not then.

Q Or at any time ?

A: Yes, Mr. Stevens was wanting to buy that place once. He was a fellow that bought the store from me in Vancouver.

Q Did it get around to anything concrete or was it just sort of a vague desire to buy?

A Well, I don't know about that, but --

30 THE COMMISSIONER:Q:He didn't go any farther than to say



K. Yada,  
Cross-Exam.  
Re-Direct  
Exam.

to you that he would pay \$1500.00 and you said  
"No"? A: Yes, sir.

MR. HUNTER: Q: Well, was Mr. Stevens the man who  
offered \$1500.00? A: No, it wasn't  
him; it wasn't Mr. Stevens. The man that offered  
me \$1500.00, he was a stranger to me.

Q Did Mr. Stevens make an exact offer?

A No, he didn't.

10 Q You just told him you weren't interested; is that  
correct? A: No, I told him  
I wanted to keep the property.

Q Do you know anything about the other lots in this  
block? Do you know whether they had reverted to  
the City for taxes? A: I don't know  
anything about it.

RE-DIRECT EXAMINATION BY MR. PRATT:

Q Mrs. Yada, you don't know who owns the property  
now, I suppose, of your own knowledge?

20 A No, I don't think --

MR. PRATT: I don't think this lady can assist us  
further in this claim.

THE COMMISSIONER: Very well. Mr. Hunter, at what  
price did the Government sell?

MR. HUNTER: \$600.00, my lord.

THE COMMISSIONER: When was the sale made?

MR. HUNTER: 1946.

MR. PRATT: In that connection, my lord, I draw your  
attention to the appraisal which was made in

30 1943. At that time, the Johnson-Reeves' appraisal



K. Yada,  
(Discussion)

of July 19th, 1943, which they set at \$600.00,  
and you will note that is two years after that  
when the sale was consummated.

THE COMMISSIONER: There is an argument open on that.

MR. PRATT: Yes. Also, I don't know if I should at this  
stage indicate to my learned friend what my  
further evidence will be --

THE COMMISSIONER: You are under no obligation to.

MR. PRATT: Well, if it will assist him to expedite this  
10 matter, I can tell him right here. I propose  
to adduce evidence to show that the purchaser  
of this property from the Custodian sold it  
a few weeks later for \$3000.00.

That is all, Mrs. Yada, thank you.

(Witness aside)

THE COMMISSIONER: That is all the evidence you have  
here. All right, the next claim, Mr. Secretary.

(PROCEEDINGS ADJOURNED SINE DIE)

20

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

*Gordon Hambleton*  
"G. HAMBLETON"  
Official Reporter.

30



DEC - 3 1947

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

8553  
4580

Handloop  
Littler

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

(1) NAME KUNIYE YADA and HIDEO YADA (RCMP) Reg. No. 06758 06550  
(Print) Surname Given Name

(2) Pre-Evacuation Address 3390 HASTINGS St. E., VANCOUVER, B.C.

(3) Present Address D'ARCY, B.C.

(4) REAL ESTATE

(a) Street Address (if any) \_\_\_\_\_  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) \_\_\_\_\_  
Subdivision Twenty-two (22) of the South Half ( $\frac{1}{2}$ ) of Lot Forty-eight (48), Town of Hastings, Suburban Lands, Plan 363.

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

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

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

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

- (i) Land - - - - - \$ \_\_\_\_\_
- (ii) Buildings - - - - - \$ \_\_\_\_\_
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ \_\_\_\_\_
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 2,000.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 600.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,400.00

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation \_\_\_\_\_
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) \_\_\_\_\_
- (c) How stored or packed at time of evacuation \_\_\_\_\_

(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")

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

- 1. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 2. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 3. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 4. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 5. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 6. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 7. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 8. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 9. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_
- 10. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_

TOTAL CLAIM FOR PROPERTY LOSS \$ \_\_\_\_\_

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) - - - - - \$ \_\_\_\_\_

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

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 )  
Province of British )  
Columbia, TO WIT: )

WE, KUNIYE YADA and HIDEO YADA . . . . . of the *Not declared*  
of D'Arcy . . . . . 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 <sup>our</sup> my knowledge, information and belief and we 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 )  
of )  
in the Province of British Columbia, )  
this day of November, )  
A.D. 1947. )

*Kuniye Yada*  
*Hideo Yada*

) 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.



January 6th 1948.

Mr. Kuniye Yada,  
D'Arcy, B.C.

Dear Sir,

We notified you to appear at Lytton on Wednesday the 21st of January to give evidence in support of your Japanese property claim. Please disregard this notice, as other arrangements are being or will be made as to when and where you will be required to appear before the Commission. In this connection we will advise you in due course. It will therefore not be necessary for you to appear on the 21st of January.

Yours truly,



SECRETARY

AW/W.



YADA, HIDEO,  
YADA, KUNIYE,  
(Claimant's Name)

REAL ESTATE  
(Other than farm)

06550 and 06758.

Reg. No.

Subdivision 22 of the South Half (S. 1/2) of Lot 48,  
Town of Hastings, Suburban Bands, Plan 363.  
(co-owners).

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

Vacant land.

48' x 122'

1939 or

1940

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential and  
commercial.

\$600.00

none

\$ 2,000.00

Comments re upkeep of premises:

Valuation of Appraiser made on July 19th, 1943, property sold in April 1946  
when values had materially increased.

EXHIBIT No. 54-1  
DATE 9 Feb. 1948  
FILED BY J. J. [unclear]

Comments re Appraiser's report not covered above:

Made in July 1943

Hideo Yada  
Kuniye Yada  
SIGNATURE By  
K. Yada  
K. Yada



3 copies  
Mr. Boardman  
today

**BUELL, ELLIS, SARGENT & RUSSELL**  
**SENKLER, BUELL & VAN HORNE**

TELEPHONE,  
PACIFIC 9281  
CABLE ADDRESS "SENKS"

*Barristers & Solicitors*

202-206 PACIFIC BUILDING  
744 WEST HASTINGS STREET

**VANCOUVER**  
CANADA

WILLIAM SENKLER BUELL, K.C. (1941)  
THOMAS E. H. ELLIS      JOHN P. SARGENT  
E. M. RUSSELL

June 20, 1949.

F.D. Pratt, Esq.,  
Barrister and Solicitor,  
602 W. Hastings St.,  
Vancouver, B. C.

EXHIBIT No. 54-2  
DATE 24 June 1949  
FILED BY F. D. Pratt.

Re: Mr. and Mrs. K. Yada - Hastings and  
Cassiar Property

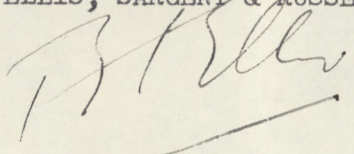
Dear Sir:

In reply to your letter of June 15th the amount paid for the entire property purchased by our clients, Imperial Oil Limited, is the amount shown in the Deed in the Land Registry Office, namely, \$9,000.00.

This amount was paid for the three lots as a unit and not as a total amount for three separate lots. It is not possible, therefore, to give you the exact amount which could be applied to subdivision 22 as we do not believe our clients would have been interested in purchasing subdivision 22 by itself.

Yours faithfully,

BUELL, ELLIS, SARGENT & RUSSELL

Per: 

TEHE/HS

RECEIVED  
JUN 22 1949

P.S. The negotiations for the purchase of this property by our clients were completed in or about October, 1946 at which time our clients then agreed to purchase the property involved.



January 6th 1948.

Mr. Hideo Yada,  
D'Arcy, B.C.

Dear Sir,

We notified you to appear at Lytton on Wednesday the 21st of January to give evidence in support of your Japanese property claim. Please disregard this notice, as other arrangements are being or will be made as to when and where you will be required to appear before the Commission. In this connection we will advise you in due course. It will therefore not be necessary for you to appear on the 21st of January.

Yours truly,

*h*  
SECRETARY

AW/W.



December 5th 1947.

F. Drewe Pratt, Esq.,  
Solicitor,  
Bank of Nova Scotia Building,  
602 West Hastings St.,  
Vancouver, B.C.

Dear Sir,

Re Claim of Kuniye Yada and Hideo Yada *Lynn*

Referring to your letter of the 2nd inst.-

It will be in order for the above claims to be  
declared by claimants when they attend the hearing  
to submit evidence on behalf of their claims.

Yours truly,

*K*  
SECRETARY TO THE COMMISSION.

AW/W.



BANK OF NOVA SCOTIA BUILDING  
602 HASTINGS ST. WEST

VANCOUVER, B. C.

December 2, 1947.

A. Watson, Esq.,  
Secretary to the Commission,  
506 Royal Bank Bldg.,  
675 West Hastings St.,  
Vancouver, B.C.

Dear Sir:-

Re - KUNIYE YADA and HIDEO YADA :

I now enclose forms of claim, in duplicate, signed by each of the above parties who are now resident at D'Arcy, B.C. Please note that these claims have not been declared as required in your notice; this is due to the fact that they are a long distance from a commissioner or notary public, and I would suggest that the claims could be completed in this respect when the parties attend at the hearing in Vancouver. If this is not acceptable kindly let me know by return and I will see what can be done to meet this situation.

I am,

Yours very truly,

FDP/W.

Encls.

