Name of Claimant ARAI, Yu Case 66

Custodian File 12990

REAL PROPERTY

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
450.	39.20 22.50 16.70										39.20

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

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	
5.00	3.00	00.90	60%	5.00	3.00	10.00	1.20	5.10

TOTAL RECOMMENDATION 44.30

CASE NO: 66.

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.,

February 11th, 1948.

IN THE MATTER OF THE CLAIM OF

YU ARAI

PROCEEDINGS AT HEARING.

Original.

CASE NO: 66.

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).

Kamloops, B. C.,

February 11th, 1948.

IN THE MATTER OF THE CLAIM OF

YU ARAI

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
R.H. McMASTER, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
G.N.R. UPTON, Esq.,	Official Interpreter.
G. HAMBLETON, Esq.,	Official Reporter.

MR. McMASTER: My lord, in this case the claimant is the mother of the witness who I am now calling. She is at New Denver and I understand is there because she is in ill health and she has asked that her son be permitted to give evidence on her behalf.

MASANOBU ARAI, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, I produce to you the claim form. Do you recognize your mother's signature on that claim form? A: Yes, that is the signature.

Q Were you personally present when she swore that declaration or not? A: No, I was not.

THE COMMISSIONER: The fact that it appears to be sworn will be taken as sufficient.

MR. McMASTER: Q: Witness, would you mind advising the Commissioner as to your present age?

A I am twenty-six years of age.

THE COMMISSIONER: Q: Twenty-six? A: Yes.

THE COMMISSIONER: Speak up, Arai, because all of us must hear you.

MR. McMASTER: Q: You would be about twenty when you were evacuated then; is that correct?

A Yes.

Q Witness, the statement that I have made to the Court is correct, that your mother is an invalid and lives at New Denver; is that correct?

A Yes.

Q And is unable to appear before the Commissioner, and she has asked you to give evidence on her behalf?

A Yes.

Q Prior to your evacuation did you live with your mother at the Coast? A: Yes, sir.

Q In Vancouver was it? A: Yes, sir.

Q Did you instruct Mr. Leckie to draw this statement on behalf of your mother with respect to the real property? A: Yes, sir.

Q Would you be good enough to sign it, please?

A (Witness complies).

Q Are the contents of that statement true to the best of your recollection and information?

A Yes.

MR. McMASTER: I file that as Exhibit 1, my lord.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. McMASTER: I draw attention, my lord, to the fact that this property is situated at 5325 David Street in Vancouver. It has four rooms on the main floor and two rooms upstairs, unfinished. It is out in the Collingwood District and in a good residential area, mainly an Occidental area. The property was purchased, my lord, for $850.00, and considerable improvements were put on it. I have the deed of purchase dated April 7, 1928. I don't think I need to file that. If my friend would like to just take a look at it --? And then the statement of the claimant is that he lived at home and that he is familiar with the property and with regard to the appraiser's report, which I presume my

friend will be filing, which was dated in May, 1944, this witness disagrees with the description of the house as being " a shack", and also disagrees with its valuation of the property at $500.00.

Q Now, witness, have you caused any inquiries to be made with respect to the value of houses comparable with this house in the City of Vancouver?

A "Inquiries", does that mean now or before I was evacuated?

Q No, I mean either now or before -- at any time?

A Yes, sir.

Q Would you just briefly tell the Commissioner what inquiries you have caused to be made and what information you received as a result of those inquiries?

A I wrote to the neighbour that lives across the street.

Q Would you give the name, please?

A Mrs. Johnson, and her address is 5336 David Street. She lived across the street from us and she is a very good neighbour. I wrote to her because when I was in Vancouver last she told us that our house was sold and re-sold again after; the tenant, Mr. Wingrove, who rented it and bought it from the Custodian, had re-sold it. She said it was not quite a year after buying it and she wrote me the letter towards the end of January, if I remember right now, saying that it was sold for a little over $2300.00 -- I forget the figure, but it is in the letter. Another fellow bought it after that again for $4300.00.

Q Now did she advise you as to what changes in the property Mr.--is it Wingrove?

A Wingrove.

Q --Mr. Wingrove had made between the time of buying it from the Custodian and reselling it about a year later? A: He put in a cement basement and he put in a toilet, that was all.

MR. HUNTER: I am sorry, my lord, could I have the last sentence read, please?

(Answer read by Reporter).

THE COMMISSIONER: Q: When was this property sold by the Custodian?

MR. McMASTER: Perhaps my friend would advise us.

MR. SHEARS: August 28th, 1945.

THE COMMISSIONER: How much money?

MR. SHEARS: $450.00.

MR. McMASTER: Q: Now to the best of your knowledge, witness, was your mother at any time charged with the sum of $97.00 for the erection of a porch and the putting in of a toilet? A: Yes, sir.

Q By the Custodian? A: Yes, sir. The Custodian sent the plans to us and we okayed it.

Q And was your mother also charged with the sum of $49.00 by the Custodian for certain repairs to the premises that Mr. Wingrove had made?

A He was given credit for it.

Q Yes, on the rent. A: Yes.

Q Now do you know anything about the sale of any property near your premises which took place in or about 1942? A:. The property

across the street and below us was sold for $1200.00 and I believe the house was not as good as ours.

Q Yes. What sort of a house was it?

A Well, it had no basement. It was of similar structure but it had no basement and it was a little smaller.

Q Yes, and how did the size of the lots compare?

A Well, it was a similar sized lot, though.

Q You would say the properties were somewhat comparable?

A Yes.

Q And it sold for how much? A: $1200.00.

Q Do you know in what year? A: It was about a year before we evacuated.

Q That would be around 1941? A: No, about 1940, I guess.

Q About 1940. Do you know of any other property which s sold around your place around the time you evacuated? A: I couldn't say offhand.

Q Now, witness, did you ask Mr. Leckie to prepare a statement, with regard to your mother's personal chattels, and give him the information?

A Yes.

Q Is that the statement? A: Yes, that is the statement.

Q Would you be good enough to sign it, please?

A (Witness complies).

Q Are the statements contained in that true, to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I file that as the next exhibit, my lord.

(STATEMENT MARKED EXHIBIT NO. 2).

MR. McMASTER: On behalf of my learned friend I would file, my lord, the analysis of claim which shows, of the items with respect to which claims are made, three items not found, at dresser and blinds and door mats, for each of which the claimant has claimed $5.00.

(CLAIMS ANALYSIS MARKED EXHIBIT NO. 3).

MR. McMASTER: I draw attention to the statement which has been filed by the witness as to personal chattels.

"Description of storage of goods: All of the above were in the house when my mother and I left in October, '42. The key was given to Mr. Griffiths, a neighbour. I understand Mr. Wingrove, the tenant, to whom my mother rented her house, moved in a few days later. My sister advised the Custodian in November, 1942, of the renting to Wingrove and of his agreement to have the chattels placed in the basement and to look after same."

I understand, my lord, these premises were sold on August 28th, '44, for $450.00 and that the appraisal which was made in May '44 was for $500.00 and the assessed value of the land is $170.00 and on improvements $450.00.

That is all. Your witness.

MR. HUNTER: It is submitted that the real property and the personal property sold was sold for its

fair market value. It is submitted that the balance of the personal property claimed for had no value.

THE COMMISSIONER: Yes.

CROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Arai, did you know this Mr. Griffiths who was looking after your property? A: Yes, sir.

Q Did you ever have any correspondence with him?

A Yes, we did.

Q I beg your pardon? A: Yes, we did.

THE COMMISSIONER: Speak up, please, now, Mr. Arai.

MR. HUNTER: Q: I just wondered whether you would know his signature and writing if I showed you a letter. Would you know whether that is his writing and signature? A: Yes, that is his signature, yes.

MR. HUNTER: This is a letter dated November 26th, 1942, my lord.

THE COMMISSIONER: This is the tenant, is it?

MR. HUNTER: This was the agent who was looking after the property, my lord.

THE COMMISSIONER: Oh yes, go on.

MR. HUNTER: It says, "None of the furniture left in the house is of value. It will be stored as such in the basement. Some had to be burned, such as mattresses and slats. Sink back, floor and walls were rotten with moisture. A new sink has been fixed by tenant temporarily and the house now looks tenantable. I have advised Mr. Wingrove to

keep a detailed list of improvements for future reference.". Signed, C.W. Griffiths.

MR. McMASTER: My lord, before that letter is filed, I would like to inquire from my learned friend as to whether it was in the file when the file was produced to me or to Mr. Leckie.

MR. HUNTER: I presume it was, my lord. I just pulled it off the file.

MR. McMASTER: Thank you.

THE COMMISSIONER: What is the date of the letter?

THE SECRETARY: November 26, 1942, my lord.

(LETTER MARKED EXHIBIT NO. 4).

MR. HUNTER: What do you wish us to do, my lord, insofar as -- for instance, here is a mass of correspondence relating to the condition of the property from the various people like the Health Department -- do you want somebody from the Custodian's Department to prove that it was received?

THE COMMISSIONER: Well my thought would be that you are going to have to prove that by someone who writes from the Department.

MR. HUNTER: From the Department?

THE COMMISSIONER: From the Health Department. It all comes from the Health Department, does it?

MR. HUNTER: No, there is the odd letter here. The house, as you probably know, was considered unsanitary and we were forced to fix it up, and there are letters there from the Health Department and answers from the Custodian and correspondence back and forth.

THE COMMISSIONER: I would be disposed to accept it for

what it is worth, but if your friend attacks the factual basis for it, then you will appreciate that I can't give very much value to these unsupported letters. It puts you in much the same position as claimants' counsel have been in regard to proof by affidavit, and so on.

MR. HUNTER: Well, that is what I am anxious to find out because I don't want to go to any more expense than is necessary. On the other hand, I don't wish to embarrass my friend by putting in something that he doesn't consider will stand up.

MR. McMASTER: I would like to ask my friend as to whether this correspondence refers to repairs that were required to be made to the premises which were made, in fact, and which were charged to the claimant.

MR. HUNTER: Yes, that is so.

MR. McMASTER: Well such being the case, my lord, I don't think that it is very relevant because obviously these repairs were made, the matters complained about in those letters were dealt with, and it was charged against the claimant and the property was in the shape it was when it was sold, and the claimant had expended the money to put it into that shape.

THE COMMISSIONER: Well you will get the benefit of that, Mr. McMaster. I will receive the correspondence for what it is worth and naturally I will hear argument on the whole thing when it comes a along later.

MR. HUNTER: It all seems to be relating to repairs,

and so forth. I suggest it be filed as one exhibit.

THE COMMISSIONER: Very well. Call it "letters relating to repairs which were required to be made by public Health authorities and which repairs were made". Does that meet the situation from your point of view, Mr. McMaster?

MR. McMASTER: And charged to the claimant.

THE COMMISSIONER: And charged to the owner or the claimant.

MR. HUNTER: I would suggest there is no need to read this into the record, my lord.

THE COMMISSIONER: No, none. You can file it and I will have to read it. I don't think there is any purpose in taking the time now to read it.

MR. HUNTER: I thought I would go over it and indicate, so it will be on the record, what it refers to.

THE COMMISSIONER: Very well.

MR. HUNTER: First is a letter from the Custodian to Griffiths relating to certain repairs which they discussed and the question of unpaid taxes.

Next, a letter from Griffiths to the Japanese Security Commission mentioning certain repairs which it will be necessary to have made, the steps, toilet, sewer connections.

THE COMMISSIONER: Couldn't we describe it generally as correspondence relating to repairs required to be made by the Health or other authorities?

MR. HUNTER: I think so, my lord.

THE COMMISSIONER: All right.

(CORRESPONDENCE MARKED EXHIBIT NO. 5).

MR. HUNTER: Q: Mr. Arai, what type of a basement did you have here? A: It was a full basement but it had a dirt floor.

Q Dirt floor? A: Yes.

Q What were the walls? A: The walls were shiplap and shingles on the outside.

Q They weren't brick or concrete, just boards up against the earth? A: Oh, we had a high basement, it wasn't dug out of the ground.

Q There was no excavation? A: No excavation.

Q I see. In other words, the house was what -- on cedar posts? A: Yes, sir.

Q And this cellar that you talk of was above ground, below the main floor of the building, and really made out of shiplap, nailed against the cedar posts, I presume, was it? A: As far as I remember, I guess that is right.

Q I am sorry, I didn't hear that.

A As far as I remember I believe that is what it was.

Q I see. And how high was the basement?

A There were six feet, I guess.

Q In other words, the first floor of the house, or the floor of the house, was about six feet above the ground, is that correct?

A Yes.

Q And was approached by steps, was it?

A Yes, sir.

Q Did you buy this house new? A: My dad

built it.

Q He built it? A: Yes.

Q When did he build it? A: Soon after he purchased the property.

Q I see. What was your dad's occupation?

A At that time he was a confectionery store.

Q Operated a confectionery store? How many rooms in this house -- you say four rooms?

A Two unfinished upstairs.

Q I see. Did you use the upstairs? A: Yes.

Q Did you have a staircase? A: Yes.

Q How big was the upstairs? A: It was the whole length of the house.

Q I see. Was it a square house or pitched roof?

A Pitched roof.

Q And how tall would the house be from the main floor up to the peak?

THE COMMISSIONER: I think it is fair to estimate somewhere between 20 and 25 feet; there are many such places in South Vancouver.

MR. HUNTER: Well, the reason I am asking this, my lord, is that our valuator doesn't show anything like that up there at all; apparently considered they weren't even rooms.

MR. McMASTER: Maybe he didn't go upstairs.

THE COMMISSIONER: Q: I take it, it was an attic, was it, Arai? You got upstairs and there was a roof over the ground floor ceiling and then above it was unfinished?

A By "unfinished" I mean we had -- the room was liveable,

but I mean it wasn't papered, finished, like downstairs, you know.

Q Was it boarded? A: It was all boarded and had a fir floor in it and it was all, you know, liveable up there, completed, and yet not finished.

MR. HUNTER: Q: The toilet was an outside toilet, wasn't it? A: Yes.

Q No basement in the house? A: We had a basement.

Q No basin? A: Well, --

THE COMMISSIONER: Q: Wash basin. A: No.

MR. HUNTER: Q: Just a sink? A: Just a sink.

Q Hot water? A: No.

Q Just cold water? The building was out of plumb, wasn't it? A: No, I don't think so.

Q Do you know? A: Not for sure but it didn't look that way.

MR. HUNTER: That is all, my lord.

THE COMMISSIONER: Q: Do you know when your father b built it, approximately? A: I think he started building right after he got the property and I think we were able to move in around '30 or '31.

MR. HUNTER: My lord, the deed is dated 7th of April, 1928.

THE COMMISSIONER: Q: Well, it is fair to say it was built by your father between 1928 and 1931? A: Some place between that.

THE COMMISSIONER: Any re-examination, Mr. McMaster?

MR. McMASTER: None, my lord.

THE COMMISSIONER: Thank you, Mr. Arai.

(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.

case 66 DEC - 9 1947 NOTIFIED N

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

12990

Kamloops Reborn

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

(1) NAME ARAI (Print) Surname Yu Given Name (RCMP) Reg. No. 14991

(2) Pre-Evacuation Address 5325 DAVID ST., VANCOUVER, B.C.

(3) Present Address NEW DENVER, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 5325 DAVID ST., City or Municipality, VANCOUVER, Province B.C.

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

A 2722
LOT 4
BLK 26
D.L 37

(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.) SOLE OWNER

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

(i) Land - - - - - - - - - - - - - - - - $ 350.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 1200.00
(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) - $ 1550.00
(v) Amount at which Custodian sold property and credited your account - - $ 450.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1100.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
5325 DAVID ST., VANCOUVER, B.C

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

(c) How stored or packed at time of evacuation
AS WAS

(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") TENANT'S CARE AND CUSTODIAN

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

1.	KITCHEN STOVE	Estimated Value $ 5.00
2.	DINING TABLE	Estimated Value $ 5.00
3.	CHAIRS	Estimated Value $ 4.00
4.	DRESSER	Estimated Value $ 5.00
5.	CHEST OF DRAWERS	Estimated Value $ 20.00
6.	BLINDS	Estimated Value $ 5.00
7.	DOOR MATS	Estimated Value $ 5.00
8.	MEDICINE CABINET	Estimated Value $ 1.00
9.		Estimated Value $ 60.00 Dollars
10.		Estimated Value $

RECEIVED $10.00

TOTAL CLAIM FOR PROPERTY LOSS $ 40.00

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) - $ 1140.00

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

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

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA)
of)
TO WIT:)

I, [illegible] of the Village of New Denver 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 New Denver in the Prov of BC this 6 day of December A.D. 1947. Paul Broughton

Commissioner for Taking Affidavits within British Columbia

[illegible]

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.

AS I AM AN INVALID I HAD TO WRITE TO MY SON FOR CONSULTATION.

TELEPHONE PACIFIC 9164

Campbell, Brazier, Fisher & McMaster

Barristers and Solicitors

A. T. R. CAMPBELL
C. W. BRAZIER
A. W. FISHER
R. J. McMASTER
A. J. F. JOHNSON

ROYAL BANK BUILDING
675 WEST HASTINGS STREET
VANCOUVER, B.C.

15

OUR FILE No.

1742

case 66

December 20th, 1947.

Mr. Watson,
Secretary,
Japanese Claims Commission,
Court House,
Vancouver, B.C.

arai yu

Transferred to Kamloops

Dear Sir:

Re: YU ARAI, Reg. No. 14991.
New Denver, B.C.

Kindly be advised that we have received word from the son of the above-noted claimant that his mother, the claimant, is an invalid. She filed her claim showing her residence at New Denver, B.C. He advises that it is his desire to give evidence on her behalf. As the son, Masanobu Arai, is resident in Kamloops, it would be appreciated if you could arrange to have the claim heard in Kamloops.

We would suggest that you might be good enough to make a note on your file so that when notices of hearings are sent out, a copy of the notice will go to the son, Masanobu Arai, 135 West Victoria St., Kamloops, as well as to the claimant.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per: R. J. McMaster

McM:MM

notify son to appear at Kamloops
" claimant at New Denver.

New Denver, B.C.
Dec. 6, 1947.

The Commissioner
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

Dear Sir,

Enclosed please find claim form completed.

Regret delay as the time was not sufficient as I had to write to my son for consultation with respect to claim.

I trust that the claim will be given consideration.

Yours truly,

G Arai.

(Mrs) Ufu Arai
(Claimant's Name)

REAL ESTATE
(Other than farm)

14991
Reg. No.

Landlord

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
Dwelling house - land + premises known as #5325 David St. Vancouver	4 rooms (kitchen, living + 2 bedrooms - down) 2 unfinished rooms (up)	all wood, built on cedar posts but full cellar; ship lap + paper inside; fir flooring -	Residence	33 x 100' ±		

Type of Locality
Collingwood District (nr Park) - Good residential area - Few Japanese in district

Cost Price
Property bought as vacant land 15 yrs ago by mother + mrs Nagie - sons (1 apt each) - father erected house - when partly finished took over co-owner's interest at $250.00 - House then finished + family moved in. —

Improvements made by Claimant
A - Custodian before sale to tenant Wingrove expended $97.00 from monies to mother's credit to erect a complete new porch
B - In June 1941. I put a new 3 x shingle roof on the house - had an estimate of $200.00 (labour + materials) from Carlton Eash + Door Co. but did work myself, using same materials as they specified.
C - also fenced front + one side - own labour - labour (estimated) at $50; materials cost about $25.00 - total around $75.00 —

Estimated Value Date of Sale
$1550.00

EXHIBIT No. 66-1
DATE 11 26 1948
FILED BY R.J. McMaster

Comments re upkeep of premises:
Repairs were done as necessary and the premises were fairly well kept up -

Comments re Appraiser's report not covered above:
I do not agree with the appraisers report, dated in may 1944, which I have seen, as to his description of the house as being a shack. also I disagree with his valuation of the property at $500, which I consider to be very much under a fair market value -

Comments: I am fully aware and have full knowledge of all matters concerning this property having lived there continuously with my father (up until his death) and with my mother up until our evacuation in Sept 1942

M Arai
SIGNATURE

Mrs (Mo) Arai
(Claimant's Name)

EXHIBIT No. 66-2
DATE 11 Feb 1948
FILED BY R. J. McMaster

PERSONAL CHATTELS

14991
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
1 Chest of drawers (meat-safe part of same)	1936	new	$60.00 (wholesale)	good	$20.00
1 Kitchen stove	1937	"	$55.00	fair	5.00 (Salvage value only)
1 Dining table	1941	used	$12.00	fair	5.00
1 Dresser	1933	new	$35.00	fair	5.00
6 Blinds	{3 in 1941 / 3 previously}	{new / new}	{don't remember / " " }	good	5.00
2 Rubber door mats	1941	new	don't remember	good	5.00
Chairs (1 arm - 4 dining & 2 kitchen)	all about 10 yrs old	new	" "	fair	4.00
medicine cabinet	1941	new	made at school (materials cost $2.00)	new (never used)	1.00
					$50.00

Description of Storage of Goods:
All of the above were in the house when my mother and I left in Oct '42. The key was given to Mr Griffiths, a neighbor. I understand Mr Wingrove the tenant to whom my mother rented her house moved in a few days later. My sister advised the Custodian in Nov 1942 of the renting to Wingrove and of his agreement to have the chattels placed in the basement and to look after same

General Statement as to Chattels not Described above:
— None being claimed —

Additional Comments, if any: In fixing the above values, my mother & I have taken into consideration their condition and age and the fact of their being used articles. We have set values, in each instance, at what we considered to be the minimum amount they would bring if sold —

M. Arai
SIGNATURE

ANALYSIS OF CLAIM

Re: Personal Property of Mrs. Yu ARAI, #14991. File 12990

EXHIBIT No. 66-3
DATE 11 Feb. 1948
FILED BY R. J. McMaster.

Amount	Goods	Auctioned	Sold (To tenant)	Abandoned	Not found
4.00	Chairs	(1 arm chair - $1.00 (Broken chairs (& bedstead - 1.75			
1.00	Medicine Cabinet	Cupboard .25			
20.00	Chest of Drawers		(Chest of Drawers (& Meat Safe $10.00		
5.00	Kitchen Stove			Kitchen Range	
5.00	Dining Table			Old H.M. Table	
5.00	Dresser				X
5.00	Blinds				X
5.00	Door Mats				X
50.00		Auctioned $3.00	Sold - $10.00		

TOTAL RETURNS:

Sale to tenant	$10.00
Sold at auction	4.00
	14.00
Less auction expenses:	1.19
Net proceeds	$12.81

Nov. 26th 42

None of the furniture left in the house is of value. It will be stored as such in basement.

Some had to be burned, such as "Mattress's and Slats."

Sink, back, floor of walls were rotten with moisture. A new sink has been fixed by tenant temporarily and the house now looks tenantable.

I have advised Mr. Wingrove to keep a detailed list of improvements for future reference for Mrs. Arai.

C.W. Griffiths

EXHIBIT No. 66-4
DATE 11 Nov 1948
FILED BY
J.W.G. Hunter

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

Date. March 16/48

E. M. Young
Signature

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. 12990

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

EXHIBIT No. 66-5 (14 pages corr).
DATE 11 Feb 1948
FILED BY
J.W.G. Hunter

February 12, 1943.

EVACUATION SECTION
REC'D FEB 15 1943
FILE NO 12990

Mr. C. H. Griffiths,
5320 McHardy Street,
Vancouver, B. C.

Dear Sir: Re: Mrs. Yu ARAI, 5325 David St.

With reference to the note on the January rental statement recently to hand, we would advise that as there are unpaid taxes amounting to $63.76 on this property, we are hesitant to have the sewer connection from the main sewer to the property fixed up at a cost of $41.00.

However, you might kindly let us know what the cost would be to complete the connection to the house plumbing (if any) and what the approximate cost would be of fixing up a toilet and sink.
In order to keep the cost down, possibly you could procure the above items second-hand, but we await your news on the above in due course.

Thanking you for the trouble you are taking with this matter, we remain,

Yours truly,

P. Douet
Administration Department

PD/MFP

(Pen Answer)

Mr. P. Douet: It was your suggestion that we make this house sanitary by providing sewer, toilet and sink instead of paying the taxes. For myself I have no choice, but the tenant wants the improvement. I personally would rather clear the property of taxes if it was mine, but I think the tenant is entitled to some consideration on a 15.00 rental that should only be about 10.00. The cost of a toilet and sink properly finished would be about the sum on separate sheet attached.

Yours sincerely Chas. W. Griffiths

66-5

COST OF PLUMBING AT 5325 David St.

Cost of City Sewer Connection to Property Line.....	41.00
" " Sewer, Property line to Toilet Location.....	15.00
Approx. Cost of Toilet and Sink, Roughin & Finish ...	110.00
Plumbing Permit	2.00
Approx. Cost of Preparing Back Porch for Toilet room..) Carpentor's Labor & Lumber .....)	-45.00
	$213.00

There is a bundle of shingles in the basement of the house that would do for the roof of back.

EVACUATION SECTION

REC'D FEB 15 1943
File 12990

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

Date March 11/48.

E. M. Young
Signature

66-5

To Mr. Douay

Japanese Security Commission,

Attached please find Rent from Mr. Wingrove for the month ending Aug 15th 1943.
A few days ago I was over at this house, and noticed the unsafe condition of the back stairway.
A new set of steps is required, but it does not seem economy to do this unless the back porch was repaired or renewed.
I would suggest that I take steps to rough in for a toilet and sink, payment for this could be deferred until funds are available
If the plumbing roughing in was thus commenced, some action on your part to get the sewer laid might be expected.
Sewer connection has been long over due, the City might well wait for taxes until the house has been made inhabitable and sanitary.

Yours sincerely Chas W Griffiths

Sep 2 nd 1943.

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

Date. March 1/48. ..... E. M. Young...
Signature

66-5

12990

October 27, 1943.

Mrs. Yu Arai,
Japanese Registration No. 14991,
Tashme, B. C.

Dear Madam:

Re: 5325 David Street, Vancouver.

With reference to our letter of the 4th instant, we understand from Mr. Wingrove, the tenant, that he has not yet heard from you in connection with the offer he made to you to purchase the above property. As already advised you, if this house is not sold privately then it will be advertised for sale. In the meantime, we would advise that the porch and steps are now in such a dangerous condition that they are beyond repair, and as provision has to be made for space for a toilet, bathtub etc., it is proposed to build a new porch complete as per estimate attached, the cost being $97.00--the toilet etc. would be taken care of later.

Some little time back you requested us to advise you what repairs etc. had been done by the tenant, and we enclose copy of Mr. Wingrove's note to us regarding this which shows an expenditure of $49.00, apart from labour in cleaning up the premises, nails, and odd lumber.

In view of the urgency of this matter, if you are not going to sell the property to Mr. Wingrove, we would propose to have this work put in hand forthwith, paying for same from funds we have accumulated from rent received plus further rents which will be to hand in the near future. If the property is sold, then of course the work referred to would be undertaken by the tenant.

Will you please, therefore, advise us one way or the other, as something must be done immediately regarding the back portion of the house.

In order to facilitate your prompt reply, a stamped and addressed envelope is attached.

Yours truly,

P. Douet,
Administration Department

PD:BS
ENCLS. 3

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

Date. March 11/48 Signature E. M. Young

66-5

EXPENSES RE MR. YU ARAI HOUSE

Papering four rooms	$24.00
Base boards etc for same	5.00
Kitchen sink and drain	15.00
Paint & Varnish	5.00
	$49.00

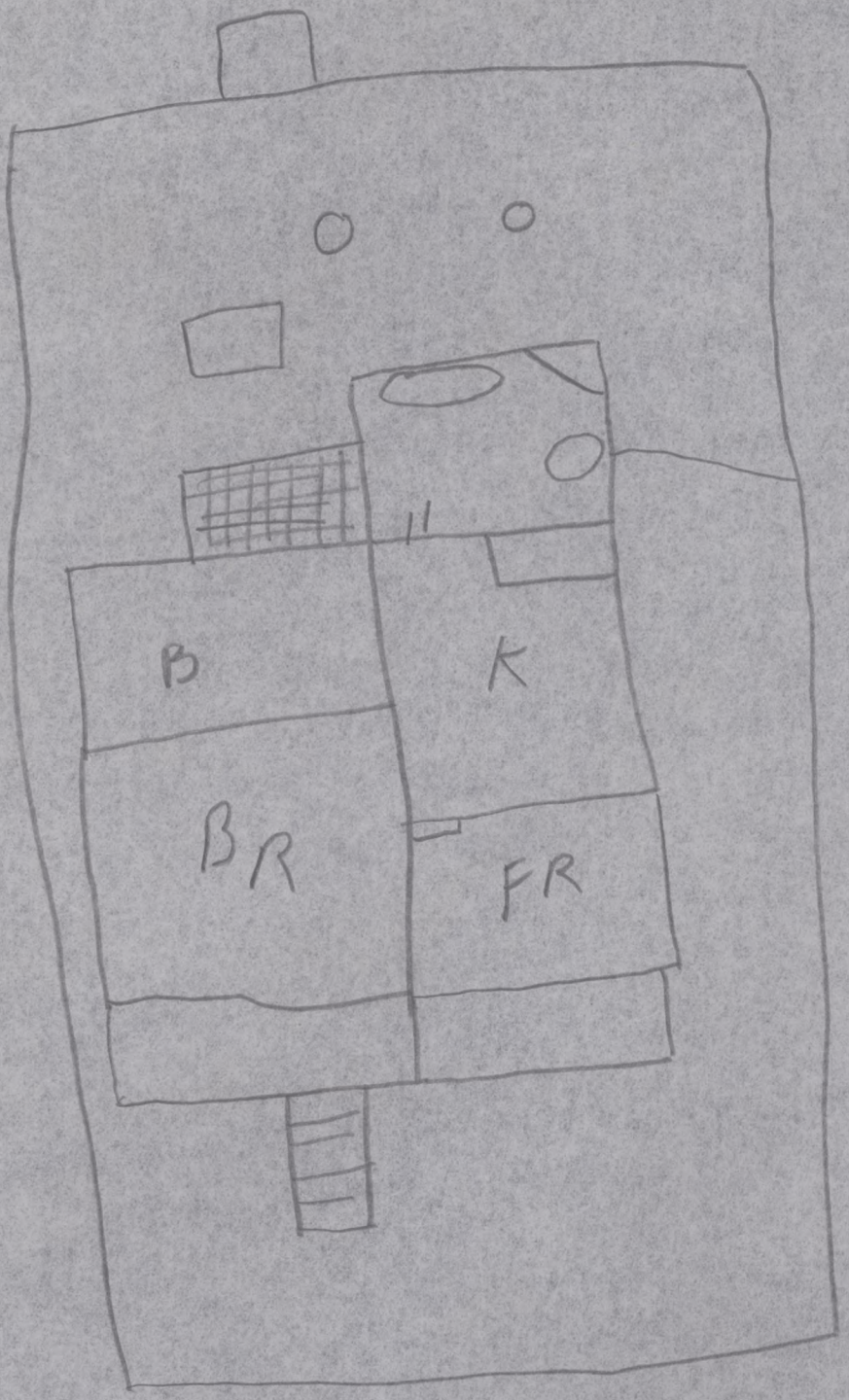
Nails odd lumber & labour also
4 days cleaning up

Electric light bill outstanding (Paid)

Mr. Geo. Wingrove

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

Date March 16/48 Signature..E. M. Young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66-5

EVACUATION SECTION
REC'D OCT 26 1943
FILE NO 12990

4579 Rupert Street, Vanc.

Oct 23 rd. 1943

To effect repairs at 5325 David Street. (Mrs Yu Arai) for

CUSTODIAN OF JAPANESE EVACUEE PROPERTY, per Mr P Douet.

Porch at rear of house.

To rebuild steps, under pin floor, provice 6x6 supports, concrete blocks, 2x8 joist, shiplap outside covered with building paper and slats, re-roof and flash same to house, install two sash (18x18 & 18x36.) and frames. one door and frame at top of stairway.
Inside to be finished with V joint (No trimmings inside or out)
Flooring laid on existing floor with building paper between. One door lock & sash fasteners.

Am informed that there is two bundles of shingles in the basement left by owner, have figured on one bundle only to do roof.

I understand from Mr Griffiths that the Tenant will finish the outside also trimmings of windows and door, so have cut down on these items.

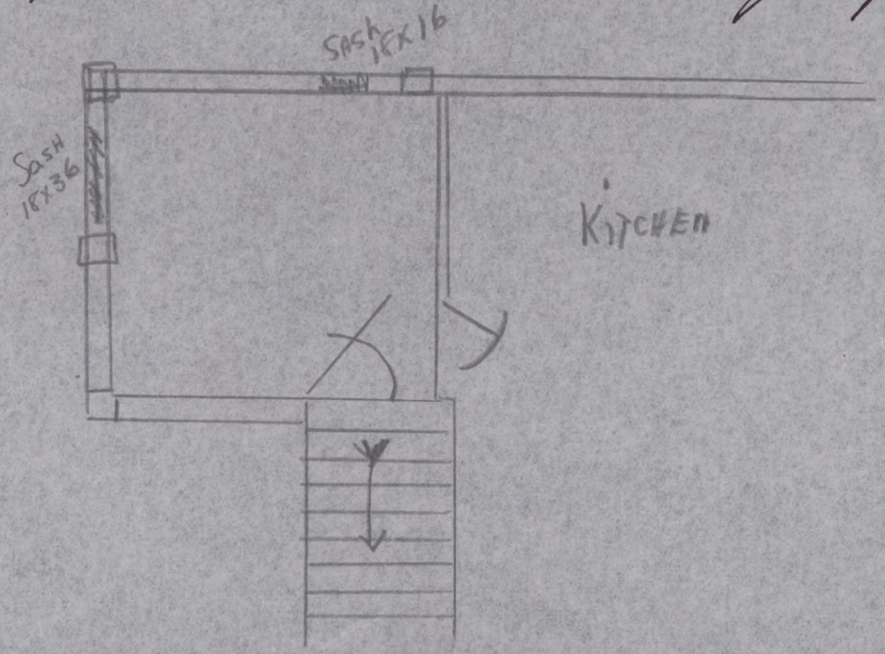
All work to be done to the satis faction of Mr Griffiths who I understand is responsible to you for confirmation.

LABOUR AND MATERIAL as above specification $ 97.00

NINETY/SEVEN DOLLARS

E. B. HALLMAN (Signed)

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date. March 11/48. .....E. M. Young..Signature



66-5

CITY OF VANCOUVER

HEALTH DEPARTMENT

Stewart Murray
M.D.D.P.H.
Medical Health Officer

Evacuation Section
Recd Apl 12 1944
File No. --
Referred Douet

Vancouver, B. C.

April 11th 1944

Custodian of Alien Property,
675 W Hastings St,
Vancouver, B. C.

Attention Mr Douet

Dear Sirs:-

Re: 5325 David Street
Owner - Mrs uy Arai

Complaints have been received lately of the insanitary condition of the outside toilet at the above noted premises.

Your letter of Feb 2nd, 1943, File #12990, stated that funds were being accumulated for the purpose of installing the necessary plumbing and sewer connection.

In view of the condition now existing, I would advise proceeding with this work as soon as possible and will be glad to hear from you as to your decision.

Yours truly,

(sgd) G. A. Rogers

Chief Sanitary Inspector

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

.....M. Scoby.....

Date.March 15th 1948.....

66-5

CANADA

DEPARTMENT OF THE SECRETARY OF STATE

OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 12990

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

April 13, 1944

Mr G.A.Rogers,
Chief Sanitary Inspector,
Health Department,
City of Vanvouver,
City Hall,
453 West 12th Avenue,
Vancouver, B. C.

Dear Sir:

Re: 5325 David Street,
Owner Mrs Yu Arai

We are in receipt of your letter of the 11th instant and note you have received complaints regarding the insanitary condition of the outside toilet at the above premises. The funds we accumulated in connection with ultimately installing the necessary plumbing and sewer connections were utilized to rebuild the back portion of this house---this has been done and provision made for a toilet, etcetra.

We would explain further that this property was heavily in arrears with taxes and these had to be paid.

We have not received any complaint from the tenant for some time regarding the outside toilet but we have some funds on hand and are ascertaining the cost of now installing the toilet, and also connecting up the sink with the sewer.

We will be writing you again on this matter just as soon as we get an estimate for the work, and we take it that it will be necessary for us to write yowm regarding the sewer connection which we believe will cost $41.00

Yours truly,

(sgd) P. Douet

Administration Department.

PD/ER

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

Date.March.15th.1948 ..... M. Scoby

66-5

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE No. 12990

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

April 14th 1944

Mrs Yu Arai,
Registration No.14991,
Tashme, B. C.

Dear Madam:

In our letter of April 11th we informed you that you had a credit balance of $74.34 but would advise that this should be $53.44 as we recently paid the 1943 taxes amounting to $20.90.

In connection with this property we are now faced with having to connect up the house with the sewer, install a toilet, etcetra., the foundations of which were put in when we had the outside porch repaired, as previously advised you.

The City of Vancouver Health Department now insists that this work be put in hand forthwith owing to complaints received, so there is no way of delaying this work.

We are aware that your property has been offered to sale, and of course all work put in on the premises will enhance the value.

Yours truly,

(sgd) P. Douet

Administration Department.

PD/ER

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

M. Scott

Date:. March 15th 1948

66-5

5325 David Street
Vancouver.

EVACUATION SECTION
RECEIVED Apl 17 1944
File No.....
Ans.
Referred Douet

P. Douet Esq.,
Administration Dept.

Dear Sir.

Your letter of April 5th in regards to furniture left on premises. There is very little that was left and practically of no value. I will enclose a list of such.

Your letter of April 13th in regards to purchasing this place you told me that it was unnecessary to bid as I would have first opportunity to meet the highest bidder.

This place has been sadly neglected and very poor condition The house is needing foundations very badly and it will take alarge sum of money to fix same to be safe to live in. However, if the place can be purchased at a reasonably figure I will be interested, I trust that this will meet with your approval and would like to know how this can be arranged. I believe you have a letter on your file were we made a direct contact with owners but they were not interested to sell at that time. No one has ever been around as yet to look the place over in view of buying it.

Yours truly,

(sgd) George Wingrove

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

M. Scoby

Date: March 15th 1948

66-5

Dwelling house at David Street, Property of Mrs Yu Arai

Tenant Mr G. Wingrove

Re Plumbing — Vanc City Plumbing regulations do not allow roughing in except in full, that is, the pipes for bath and wash basin must be completed. the question of installing the fixtures (Bath and basin) can be added at any time later at will of tenant or owner.

This price therefore covers the complete rough work and the setting up of toilet and sink. Also covers the excavation of ground and laying of 4 inch vitrified tile sewer pipe up to the street property line, depth of same to conform to the grade provided by city, and finish 12 inches below ground at Stack outlet. (Approx 60 feet)

½ Galv water supply with Stop and waste, tees provided for future Hot water, bath and basin supply.

$127.50	Labour and material
2.00	Plumbing Permit.
129.50	(One hundred and twenty nine dollars and fifty Cents)

C.W.Griffiths Plumber

5320 Mac Hardy Street Vancouver

April 26th 1944

To Mr Douet
Japanese Security Commission

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

M. Scobey

Date: March 15th 1948

66-5

Evacuation Section
Recd May 2nd 1944
Referred Douet

Vancouver, B. C.

April 29 /

P. Douet Esq.,
Administration Dept.

Sir,

In regards to the Japanese property File #12990 I would like make an offer to purchase same. In regards to chattels of same it would be suitable to see same on Thursday next as that is my day off and would be home at that time.

This is a very poor building and would likely have to be torn down. I could purchase the next lot to same and rebuild if arrangements could be made. The lumber in the house could be used to an advantage.

I could come down on Thursday after you have looked over the place.

Yours truly,

(sgd) George Wingrove

5325 David Street
Vancouver, .

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

M. Seeley

Date: March 15th 1948

66-5

CANADA

DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO. 12990

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

May 4th 1944

Mr C.W. Griffiths,
Plumber,
5320 MacHardy Street,
Vancouver, B. C.

Dear Sir:

Re: 5325 David Street, Vancouver, B. C.
Tenant - Mr G. Wingrove

We thank you for your recent letter giving us the price on the work to be done at the above address, and would say that as the tenant, Mr G. Wingrove, is apparently desirous to purchase this property, we are taking no action in the meantime, regarding the toilet, sewer, etcetera.,

We thank you for your remittance, and enclose our receipt herewith.

Yours truly,

(sgd) P.Douet

Administration Department

PD/ML
enc

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

M. Seeley

DATE: March 15th 1948