

Name of Claimant **KUROYAMA, Mrs. Chieno**

Case **86**

Custodian File **1692**

<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. 75.00	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
		1500.	150.	12.50 75.00						237.50
<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 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									237.50	

CASE NO: 86

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) CHIENO KUROYAMA

PROCEEDINGS AT HEARING

IN THE MATTER OF THE "INQUIRIES ACT."
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

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Kamloops, B.C.

May 6, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) CHIENO KUROYAMA

PROCEEDINGS AT HEARING

20 APPEARANCES:

R.W. KENNEDY, Esq.,

appearing for the
Dominion Government.

R.J. McMASTER; Esq.,

appearing for the
Claimant.

J.R. COLLEY, Esq.,

Secretary to Kamloops
Sub-Commission.

G.N.R. UPTON, Esq.,

Official Interpreter.

G. HAMBLETON, Esq.,

Official Reporter.

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MR. McMASTER: I call Mrs. Kuroyama.

(MRS) CHIENO KUROYAMA, the Claimant herein,
being first duly sworn, testi-
fied through the official in-
terpreter as follows:

MR. McMASTER: Your honour, in this case the claim
as to value remains the same, \$4,000.00. The
Custodian sold the property, however, for \$1500.00,
which would make the net claim \$2500.00.

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DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, did you instruct Mr. Leckie to prepare
this statement with regard to your real property
with respect to which you are claiming and is
that your signature on the statement?

A: Yes.

Q: Are the contents of the statement true to the
best of your knowledge and recollection?

A: Yes.

20 MR. McMASTER: I would ask to file that statement as
Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. McMASTER: I file on behalf of my learned friend
as the next exhibit what purports to be an apprai-
sal with respect to this property purporting to be
signed by H.G. Winter. The document appears to
be undated.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. McMASTER: I would ask my friend to advise me now
or to undertake to advise me before the hearings

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at Vancouver as to the date of that appraisal.

MR. KENNEDY: I might refer my learned friend to a report we have, that our information is that the report is dated the 20th of April, 1943 from the information on our file.

MR. McMASTER: On the copy of the Analysis of Claim that my friend has delivered to me, that refers to some report by H.G. Hinton, not by this appraiser.

10 MR. KENNEDY: I am quite sure it is a typographical error. It is described as "Hinton" inaccurately on the Analysis.

MR. McMASTER: Perhaps my friend would be good enough to check on that and advise me at a later date.

MR. KENNEDY: Very well.

MR. McMASTER: Thank you.

If I might refer to Exhibit No. 1, your honour. The property was situated at 112 Kingsway Street in Port Alberni, B.C. It was a rooming house, two and a half storeys, 32 feet by 60 feet. There were 12 bedrooms and a living and dining room, kitchen, two toilets, one on the main and one on the second floor, and three sinks in all. The building was a frame building set on concrete blocks, and the description of the finish of the building appears on the statement. It was operated as a rooming house. The size of the lot was 33 feet by 125 feet, and the property was purchased about 1933 for \$3500.00. The rooming house was situated close to the railway station

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in a residential district, about one-half block from the business area. The claimant shows improvements to the premises which cost approximately \$1,000.00, and were done in 1934, the year after purchase, and states that in addition to improvements, new window frames were built in and the ordinary repairs were also done as required. She draws attention to the fact that there were two toilets, one on the main floor and one on the second floor and three sinks, one on each floor, and one in a private room, No. 8. The appraiser states that there was but one toilet and two sinks. She says that when she left the property was clean and in quite good repair, and she considers the appraisal at \$1400.00 was much below the fair market value. She also states that she considers that the value of \$4,000.00 which she has placed on it is a fair value. At the foot of the statement and on the back she continues, that as a rooming house proposition when operated by her, gross revenues amounted to an average of about \$2400.00 a year and she considered that the property would be worth at least \$4000.00 when sold by the Custodian in April 1945.

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Q: Witness, I produce to you two snapshots. Do those two snapshots show a side view of the premises with respect to which you are claiming?

A: That is the two, and together they make one photograph of the length of my house.

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Q: Yes. And the photograph of the part with the

chimney showing is the back part of the house?

A: Yes.

Q: When were those pictures taken?

A: This is from the side, this is the front, and this is the rear of the house. 1935 or 1936.

MR. McMASTER: I would file those as the next exhibit.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3)

10 MR. McMASTER: Your honour, I have here a copy of an insurance policy on these premises. Rather than file the policy, perhaps my friend would examine it and admit that it appears to be a copy of an insurance policy on these premises. The policy is dated April 10, 1941 and refers to the boarding house of this claimant, being situated on the east side of Kingsway Street, and giving the address of it in Port Alberni. The insurance is for \$2500.00. Does my friend concur that that appears to be the document?

MR. KENNEDY: Yes.

20 MR. McMASTER: Can my friend advise me as to the assessed value of the property at the date of sale?

MR. KENNEDY: We have what purports to be an assessment notice.

MR. McMASTER: This is an assessment notice for the year 1945 with respect to these premises, showing the value of the land at \$420.00 and the value of the improvements at \$2900.00. That is produced from the Custodian's file.

30 Would my learned friend advise me as to whether this property was sold to the tenant who was

operating the premises?

MR. KENNEDY: Our information is that it was sold to Amer Singh and Gurba Singh. Whether or not they were the tenants, I don't know.

MR. McMASTER: Your witness.

MR. KENNEDY: It would appear that they were not, because in the accounts statement, a chap by the name of Hughes is mentioned as the tenant.

THE COMMISSIONER: Have you any examination, Mr. Kennedy?

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CROSS EXAMINATION BY MR. KENNEDY:

Q: Witness, have you had any previous experience as an expert in assessing the value of real estate?

A: Beyond buying my own premises I have had no experience.

MR. KENNEDY: The general line of defence in connection with this claim, your honour, will be that the property was sold at a fair valuation considering the times and conditions.

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That is all.

THE COMMISSIONER: Thank you.

(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.

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

J.R. Archibald

J.R. Archibald
Sub-Commissioner

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86-

1948 NOV 19 1947

ACKNOWLEDGED

MAY 6

C A N A D A

DEPARTMENT OF SECRETARY OF STATE

NOTIFIED

APR 15 1948

TO:

THE HONOURABLE MR. JUSTICE HENRY IRVINE BIRD, A JUSTICE OF
THE COURT OF APPEAL FOR THE PROVINCE OF BRITISH COLUMBIA,

A Commissioner appointed by His Excellency the Governor
General in Council of the Dominion of Canada pursuant to
Order-In-Council, P. C. 1810, dated the 18th. day of July,
A.D. 1947, as amended by Order-In-Council, P. C. 3737 dated
the 17th. day of September, A.D. 1947, under the Inquiries
Act, R. R. C. 1927, to inquire into and report upon the
claim of persons of the Japanese Race, who were evacuated
from the protected area of the Province of British Columbia
and resident in Canada as at the 18th. of July, A.D. 1947.

THE PETITION AND CLAIM OF MRS. CHIENO KUROYAMA, (Regis-
tration No. 07654), of the City of Kamloops, in the Province of
British Columbia,

HUMBLY SHEWETH:-

1. That I am of the Japanese Race, having naturalized
some 35 years ago through my husband and was evacuated from the
protected area, namely the city of Port Alberni, Vancouver Island,
of the Province of British Columbia and resided in Canada as at
the 18th. day of July, A.D. 1947.

2. That I was on all days and dates material to this
petition and claim was owner of Real property which was vested
in the Custodian and which was disposed of by the Custodian
for less than the fair market value thereof at the time of sale
resulting in loss to me equal to the difference between the
amount received from the sale and the fair market value, namely
\$2590.00 particulars of which are as follows;

1. Boarding house known as 112 Kingsway, Port Alberni,
British Columbia and the legal description of which is known as
Roll No. 24, Lot 18, Block 103, District Lot 1, Map 197 of the
City of Port Alberni, in the District of Alberni, Vancouver Is-
land, British Columbia.

File 1692

Kamloops

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A. Sold as of April 9th. 1945 by the Custodian for \$1500.00 which netted to me the sum of \$1410.00.

B. This property consists of house and lot. The house is very large, used as a boarding house. It consists of 12 bedrooms, 1 very large Club room with a Pool table, spacious waiting room and dining room, kitchen and bathroom with large storage room and a large attic. This property was purchased by me some 16 years ago for \$3500.00 and was then unfinished and I have spent further \$1000.00 to complete same.

C. At the time of my evacuation the above-mentioned property was in good state of repairs having painted completely some three or four years prior to the date of evacuation, and the house was occupied to its full capacity.

That I claim the said house and lot was sold and disposed of by the Department of the Secretary of State on the days and dates hereinbefore mentioned at a loss to me, the sum of \$2590.00 as I am of the opinion that the price of the said house and lot and the true market value thereof is \$4000.00.

D. Therefore I claim the sum of \$2590.00.

WHEREFORE I PRAY:

1. That my claim for the said sum of \$2590.00 be allowed and paid.
2. And for such further and other relief as the nature of the claim may require.
3. And I request that my hearing be allowed at Kamloops, British Columbia.

AND I, as in duty bound will ever pray etc.,

DATED at the City of Kamloops in the Province of British Columbia this 15th day of November, A.D. 1947.

CHIENO KUROYAMA

PETITIONER AND CLAIMANT

C A N A D A

DEPARTMENT OF SECRETARY OF STATE

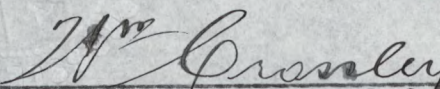
) IN THE MATTER of a
)
) Petition and claim of
)
) MRS. CHIENO KUROYAMA,
)
) Registration No. 07654

I, CHIENO KUROYAMA, Registration No. 07654, of
the City of Kamloops in the Province of British Columbia,
make oath and say:-

1. That I am the person mentioned and described in
the Petition attached hereto.
2. That I have duly read over the said Petition.
3. That the facts set forth in the Petition hereunto
annexed are true to the best of my knowledge, information,
and belief.

SWORN to before me at the
City of Kamloops in the
Province of British Columbia
this 15th day of November,
A. D. 1947.

) CHIENO KUROYAMA


A Notary Public in and for the
Province of British Columbia.

Mrs. C. Kuroyama
(Claimant's Name)

REAL ESTATE
(Other than farm)

07654
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
112 King sway, Port Alberni B.C. Rooming house 2 1/2 stories - 32x60	12 bedrooms and living, dining, kitchen - 2 toilets one on main and one on second floor - 3 series in all	Frame siding on posts set on concrete blocks. - ship lap walls (papered) inside - bir floors - tin paper + gravel roof - no cellar or furnace	rooming house	33x125-		about 1933-
Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale		

close to Railway station - residential district - about 1/2 block from business area

\$3500.00

Improved house - installed plumbing & toilets; paper comp. - lte partitions for all rooms; rebuilt stairways - re-papered throughout - built new stairway to attic - hired carpenter and bought materials - this work done in 1934 - cost approx \$1000.00

\$14000.00
(Land, building & improvements)

Comments re upkeep of premises:

In addition to improvements noted opposite new window frames (larger) were built in - ordinary repairs were also done as required.

Comments re Appraiser's report not covered above:

there were 2 toilets (one on each floor) and 3 series (one on each floor) and one in private room no 9. appraiser states but one toilet and 2 series. when I left this property was left clean and in quite good repair. I believe the appraisal at 1400 was much below a fair value for this property.

Comment I left the property in the hands of Turner Bros, real estate agents Port Alberni who rented after I was evacuated for 28 per month. The custodian collected this rent till he sold the property in Apr 1945 - ~~from~~ according to statements sent to me apart from some \$7.00 expended for repairs in (and in Mar 1945) the custodian disbursed no other amounts for repairs up to the time of sale in 1945. I am advised that the house was reported to the house dirty, needing paint inside & out and neglected (in July 1944) and if this was so then the custodian was at fault. As a rooming house P.T.O.

CKUROYAMA

SIGNATURE

connect (ctd)
proposition (when operated by me) gross revenues amounted to
an average of about \$2400⁰⁰ per year. - I consider that
this property would be at least worth \$4000⁰⁰ when
sold by the Custodian for \$1500 in April 1945 -

86-1
EXHIBIT No. 86-1
DATE MAY 6 1948
FILED BY Mr. Masto
C

Lot 18 Block 103

EXHIBIT No. 86-2
DATE MAY 6 1948
FILED BY J.W. MacArthur

Building is a Japanese Boarding House

708

Building is approx 32 ft x 60 ft 2 1/2 stories

Partitioned off into 8 rooms on 2nd floor and into 7 rooms on ground floor

Partitions are mainly of sheepsap shumberg (1) sink (1) toilet

on 2nd floor (1) sink on ground floor

No Heating Building is on concrete blocks Roof needs Restumping

my appraisal \$1400⁰⁰

J.H. G.W. enters

EXHIBIT No.

86-7
MAY 6 1948

DATE

FILED BY

Mr. [unclear]

fu
e

S. 86-3

