

Name of Claimant

SUGIURA, Matsu

Case.....226.....

Custodian File

10621

<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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
1100	55.00 12.50									67.50
<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 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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	75.00	34.50					34.50
TOTAL RECOMMENDATION										102.00

CASE NO: 226

JAPANESE PROPERTY CLAIMS COMMISSION

Vernon, B.C.

April 30, 1948

IN THE MATTER OF THE CLAIM OF

MATSU SUGIURA

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 M.M. COLQUHOUN, SUB-COMMISSIONER)

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Vernon, B.C.
April 30, 1948

IN THE MATTER OF THE CLAIM OF
MATSU SUGIURA

PROCEEDINGS AT HEARING

20 APPEARANCES:

- | | |
|----------------------|---|
| D.S. McTAVISH, Esq., | appearing for the
Dominion Government. |
| R.J. McMASTER, Esq., | appearing for the
Claimant. |
| ----- | |
| T.J. MARRION, Esq., | Secretary to Vernon
Sub-Commission. |
| G.N.R. UPTON, Esq., | Official Interpreter. |
| G. HAMBLETON, Esq., | Official Reporter. |

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T. Matsumoto
In Chief

MR. McMASTER: Your honour, I would like to call the case of Matsu Sugiura. This is a case where the claim was filed in Toronto and it was asked to be put on the Vernon list, and it did not appear on the original list. I would call the daughter to give evidence.

(MRS) TATSUYO MATSUMOTO, a witness called on behalf of the Claimant, being first duly sworn, testified as follows:

10 DIRECT EXAMINATION BY MR. McMASTER:

Q: Witness, you are the daughter of the claimant in this case? A: Yes.

Q: And she has asked you to give evidence on her behalf? A: Yes.

Q: Would you speak up, please, so the Commissioner can hear you? A: Yes.

Q: Did you instruct me to draw this statement with regard to the real property with respect to which your mother is making a claim, and is that your signature on the statement? A: Yes.

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

A: Yes.

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

(STATEMENT MARKED EXHIBIT No. 1)

MR. McMASTER: On behalf of my learned friend, your honour, I file as the next exhibit two letters which purport to be valuations: one is by J.R. Reid and Company dated July 18, 1944, and the

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Y. Matsumoto
In Chief

other is by Pemberton Realty Corporation dated August 4, 1944, relating to this property.

(LETTERS MARKED EXHIBIT NO. 2)

10 MR. McMASTER: If I might refer to Exhibit No. 1, your honour. The property was situated at 763 Pender Street, Vancouver, B.C. It was a house with six rooms, three downstairs and three upstairs, a bathroom, and full basement, frame structure, with concrete blocks on the foundation, fir
20 floor, purchased in April 1936 for \$450.92 which was made up of \$300.00 cash and the balance by the assumption of tax arrears. The property is situated in a working class residential district. Noted on the statement are extra improvements to the property which were made in the years shown. The claimant is unable to give the exact cost of those improvements, and this witness states that the estimated value at the date of sale was \$2,000.00, and comments on the statement that the property
30 was purchased from a friend to prevent the same from going to tax sale, and, in view of the cheapness of the original purchase price and the renovation done, she considers the property was worth \$2,000.00 at the date of sale, August 30, 1944.

She draws attention to the fact that Pemberton's appraisal, which I filed on behalf of my learned friend says that the inside was in first class repair. She also states that she understands that the tenant alleged to the Custodian that he spent \$600.00 on the premises.

Your witness.

MR. McTAVISH: It is submitted, your honour, that the real property was sold for its fair market value. I put in as Exhibit No. 3 a photograph taken April 8, 1943 showing the property.

CROSS EXAMINATION BY MR. McTAVISH:

Q: Witness, would you identify this as the house for which you are claiming?

10 A: Yes, that is the house.

(PHOTOGRAPH MARKED EXHIBIT NO. 3)

Q: Witness, you leased this house to Charles Robert Evans, is that correct? A: Yes.

Q: What rent did he pay? A: He just took it over on the consideration of paying the tax as it came due and the water rates.

Q: He was just to pay the taxes and water rates on the property? A: Yes, no actual rents involved.

20 Q: Was this dwelling situated at 763 Pender Street east or west? A: East.

Q: Pender Street East. Is that an Occidental district or Japanese district? A: Yes, it is made up of -- the population there is chiefly Italian and Chinese.

MR. McTAVISH: That is all, your honour; it is purely a question of value.

THE COMMISSIONER: All right.

(Witness aside)

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.

M.M. Colquhoun
"M.M. Colquhoun"
Sub-Commissioner.

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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

[Signature]

10621

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

(1) NAME SUGIURA MATSU (RCMP) Reg. No. 01406
(Print) Surname Given Name

(2) Pre-Evacuation Address 763 E. Pender St. Vancouver B.C.

(3) Present Address c/o Mrs T. Matsumoto Grandrod B.C.

(4) REAL ESTATE
(a) Street Address (if any) 763 E. Pender St. Vancouver B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 28. Block 67 D2. 181. Group 1. N.W.D. Map 196

(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 - - - - - \$ _____
(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) - - - - - \$ 2000
(v) Amount at which Custodian sold property and credited your account - - - \$ 1100
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 900

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation at above address in basement
(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 unpacked

(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")

Charles Evans

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

- | | | | |
|-----|--|--------------------|--------------|
| 1. | <i>furniture & household goods listed with</i> | Estimated Value \$ | |
| 2. | <i>Custodian less notes returned to claimant</i> | Estimated Value \$ | <i>75.00</i> |
| 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 \$ *75.00*

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) - - - - - \$ *975.00*

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

Yts Vernon BC

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, *M. Sugawara* of the village *Grandbrook* 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 *city*)
of *Toronto*)
in the *county* of *Yond.*) *Matsu Sugawara*
this *13th* day of *December*)
A.D. 1947. *Fa Brewin*) 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.

CAMERON.WELDON & BREWIN
BARRISTERS & SOLICITORS

CABLE "RUERMAS" TORONTO
TELEPHONE ADEL.4391

A.J.P. CAMERON ROY WELDON
A.F. BREWIN

STERLING TOWER
TORONTO 1, CANADA

December 17, 1947.

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

Re: Japanese Canadian Claims

Dear Sir:

We enclose herewith claim forms completed
by M. Sugiura.

Yours very truly,

CAMERON, WELDON & BREWIN

per:

L. A. Brewer
per H.C.

FAB:HC
Encl.

MATSU SUGIURA
(Claimant's Name)

REAL ESTATE
(Other than farm)

01406
Reg. No.

763 Pender St. Vancouver B.C.

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	6 3 Down 3 upstairs Bath on Full basement.	Frame Structure Concrete Blocks. 7 in 7 lock	Dwelling	25' x 122'	1936	April

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Working class residential	\$450 ⁹² (300 ⁰⁰ cost + balance by assumption of tax assess)	Re-shingled Roof & Veranda Re-constructed Porch & Sidewalk Built wooden elevated walk West side + rear. Built Blue back steps Repapered living & dining rooms + 3 rooms upstairs Repainted kitchen + Hall & Vanished Bathroom repairs New front fence Put on galvanized iron sheet roofing garage + woodshed Pump in a used water tank Don't recall cost	\$2000 ⁰⁰	1936

Comments re Appraiser's report not covered above:

We purchased the premises from a friend to prevent same going to tax sale. In view of the cheapness of the original purchase & renovation done I consider the property was worth 2000⁰⁰ at the date of sale (Aug 30/44). Note that Pemberton's appraiser says that the inside was in first class repair.

We understand the tenant alleged to the custodian he spent \$600⁰⁰ on the premises.

- Laid Linoleum 3 upstairs rooms 1936
- " " living room 1940
- " " kitchen 1941
- " " Hall 1940
- " " steps 1940
- Installed new electric fixtures 1941

[Signature]
SIGNATURE

EXHIBIT No 226-1
DATE 30 April 1948
FILLED BY Claimant

TELEPHONE: PACIFIC 6433

"Homes a Specialty" FOR OVER 20 YEARS

10621

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

July 18, 1944.

No. 172

763 E. Pender

This property comprises a 25 ft. lot on which is erect
erected a six room house with basement, furnace and
bathroom.

The lot is approximately 8 ft. below street level
and there is a wood shed on the lane.

Valuation \$1200.

EXHIBIT No.

226-2

DATE

30 April 1948

FILLED BY

Claimant on behalf
of crown

10621

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

August 4, 1944

free

Catalogue #172

763 East Pender St., 28/67/196-181

Lot 25 by 122

This is a very old two storey frame house of six rooms - three down with bath and three bedrooms up. Full basement. No furnace, wood foundation. The interior is in first class condition. The outside is fairlyrundown and in need of repairs.

Value for sale \$1,050.00

PEMBERTON REALTY CORPORATION LTD.

W G Moore

WGM/B

W. G. Moore

EXHIBIT No. 226-2
DATE 30 April 1948
FILLED BY Claimant on behalf of crown

SUGIURA, Matsu
763 Pender St., Vancouver, B. C.
Evac. File 10621



Picture Taken April 8, 1943

EXHIBIT No. 526-3
DATE 30 April 1948
FILLED BY Crown