

<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
550						Commissioner's award				150
<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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										150.00

CASE NO: 228

JAPANESE PROPERTY CLAIMS COMMISSION

Vernon, B.C.

April 30, 1948

IN THE MATTER OF THE CLAIM OF

SUMIYE WATANABE

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)

10

Vernon, B.C.

April 30, 1948

IN THE MATTER OF THE CLAIM OF
SUMIYE WATANABE

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.

30

MR. McMASTER: This is the case of Sumiye Watanabe.

SUMIYE WATANABE, the Claimant herein, being first duly sworn, testified as follows:

10 MR. McMASTER: Your honour, in this case it has come to my attention that the property claimed by the claimant is registered jointly with his wife, and his wife is here if it is necessary to call her. I understand she has agreed to join in the claim and have him give evidence, and I would ask to have the claim amended to show in their joint names, Mrs. Kana Watanabe and Mr. Sumiye Watanabe.

THE COMMISSIONER: Amendment granted.

MR. McMASTER: And I would ask leave to increase the amount of the claim with respect to the real estate by \$50.00, so that the claim is \$1,000.00. The Custodian sold it for \$525. I would ask leave to abandon the claim with respect to personal chattels.

20

DIRECT EXAMINATION BY MR. McMASTER:

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

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

30 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 what purports to be an appraisal of these premises by Johnson Reeve and Watson dated July 19, 1943.

(APPRAISAL MARKED EXHIBIT No. 2)

MR. McMASTER: I would ask my friend if he would be good enough to produce the appraisal made by Messrs. Ker and Ker in this case to be filed.

10 MR. McTAVISH: Once more, this is not an appraisal, this is a report to the Custodian on the property.

MR. McMASTER: I file this on your behalf, Mr. McTavish.

MR. McTAVISH: Yes.

MR. McMASTER: I file on behalf of my learned friend a report or appraisal dated July 3, 1942 purportedly made by Messrs. Ker and Ker Limited. Why I refer to this as an appraisal is because of the last statement on page two: "The sale value of
20 this property on today's market would be approximately \$1000.00 gross. This property was inspected on July 3rd, 1942 by Mr. J.M. Anderson, Rental Manager and the writer."

(APPRAISAL MARKED EXHIBIT No. 3)

MR. McMASTER: Referring to Exhibit No. 1, your honour, this is a house property.

Q: What was the address of the property, again, witness?

A: 843 Keefer Street.

30 Q: 843 Keefer Street.

A: Yes.

MR. McMASTER: Six rooms, frame finish, used as a dwelling. It was purchased in 1939 for \$700.00. The claimant had the foundations repaired and also two chimneys at a cost of about \$100.00. He states that when he purchased the premises, the interior of the house was very dirty and the ground had not been cared for, and the witness imagines that that is the reason he got it at a good price. He states: "We cleaned the place up and made repairs as above. We rented the premises when we left for \$15.00 per month to a Mrs. Chapman and, from the report of Ker and Ker, it would appear that she looked after the place. We note that Ker and Ker reported in July 1942 that the rent was fair and they estimated the market price to be \$1000.00. We had \$1000.00 insurance on the place. While the house was old, it was clean inside and quite livable. We are prepared to accept Ker and Ker's appraisal of July 3, 1942 as the fair market value at the time, namely, \$1000.00."

Would my friend admit the assessed value on the land was \$450.00 and on the buildings \$350.00 in 1942? I think that appears in Ker and Ker's report.

MR. McTAVISH: I haven't got that, your honour.

MR. McMASTER: It is on the file, at any rate, your honour.

I would ask my friend to admit that the taxes were \$32.80 per year.

MR. McTAVISH: I haven't got that, your honour.

MR. McMASTER: It is also in Ker and Ker's report.

Your witness.

MR. McTAVISH: It is submitted, your honour, that the real property was sold for its fair market value.

CROSS EXAMINATION BY MR. McTAVISH:

Q: Whereabouts is Keefer Street? A: The house number?

Q: Where is Keefer Street in the City of Vancouver?

10 A: Oh. Well, Keefer Street is next to Pender street. It is on the south side of Burrard Inlet.

Q: Would you agree with the statement with regard to location in Johnson Reeve and Watson's appraisal in which they state it is a poor working class district in the east end?

MR. McMASTER: Your honour, I would just like to point out: Several times my friend has asked about the type of people that live in the vicinity of these premises. I take it that we are dealing with the situation as at the date of sale. The Commission-
20 er has so ruled. Now, is my friend talking about the time this man evacuated or at the time the
p property was sold?

MR. McTAVISH: I am questioning not the type of people living in the locality, I am asking about the location.

MR. McMASTER: You are speaking about their financial circumstances.

MR. McTAVISH: Q: This was a working class district in
30 the east end of Vancouver, is that correct?

A: Well, nearly all the people works around there.

Q: What kind of work?

A: Labour or anything. They are mostly all residential people, the houses, you know, all living houses.

Q: It is all residences? A: Yes.

Q: How old are the residences? A: Well, I don't remember exactly.

Q: How old was your house, the one that you are claiming for? A: Why, I don't know.

MR. McTAVISH: That would appear to be all, your honour; it is purely a question of value, again.

MR. McMASTER: No questions, your honour.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify that the foregoing is a true and accurate transcript of the proceedings herein.

Gordon Hambleton

G. Hambleton
Official Reporter.

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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.

30

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

W. J. [Signature] *7/14/47*

[Signature]
Vernon

22

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

(1) NAME MR. WATANABE SUMIYE (RCMP) Reg. No. 02659
(Print) Surname Given Name

(2) Pre-Evacuation Address 347 CORDOVA ST E. VANCOUVER B.C.

(3) Present Address OYAMA B.C.

(4) REAL ESTATE

(a) Street Address (if any) 843 KEEFER ST, VANCOUVER B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
obtainable as the custodian

(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.) owner

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

- (i) Land - - - - - \$ 500.00
- (ii) Buildings - - - - - \$ 450.00
- (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) - - - - - \$ 950.00 1000

(v) Amount at which Custodian sold property and credited your account - - - \$ 525.00 525

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 425.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation 843 Keefer st. and 347 cordova st. E. 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 the property was rented to the tenant at 843 Keefer st. and the property left at 347 cordova st. was partly packed and (over) stored in a room.

(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")

the custodian care

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

- | | | |
|--|--------------------|-------------------------|
| 1. <i>Range with sawdust burner (843Keefer)</i> | Estimated Value \$ | <i>95⁰⁰</i> |
| 2. <i>Lenoleum for 4 rooms (")</i> | Estimated Value \$ | <i>25⁰⁰</i> |
| 3. <i>8 blinds (")</i> | Estimated Value \$ | <i>5⁰⁰</i> |
| 4. <i>Beds, bureau and house hold</i> | Estimated Value \$ | |
| 5. <i>goods left at 347 Cordova St 6.</i> | Estimated Value \$ | <i>200⁰⁰</i> |
| 6. _____ | Estimated Value \$ | <i>325⁰⁰</i> |
| 7. <i>Sold by the custodian</i> | Estimated Value \$ | |
| 8. <i>Range at 25⁰⁰</i> | Estimated Value \$ | |
| 9. <i>property left at 347 Cordova 39⁰⁰</i> | Estimated Value \$ | <i>64⁰⁰</i> |
| 10. _____ | Estimated Value \$ | <i>261⁰⁰</i> |

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) - - - - - \$ *686⁰⁰*

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

Vernon

(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:)

I, *Sumiye Watanabe*
of *Oyama*

of the _____
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 *Vernon*)
in the Province of *British Columbia*)
this *24th* day of *November*)
A.D. 1947 *Lucy Joyce*)

Watanabe

A Notary Public for the Province of British Columbia

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.

SUMIYE WATANABE
 (Claimant's Name) and
KANA WATANABE

REAL ESTATE
 (Other than farm)

02659
 95886
 Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
House	6	Frame	Dwelling	25' x 122'		1939

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
working class district	\$700 ⁰⁰	Had foundation repaired and also two chimneys at cost of about \$105 ⁰⁰	\$1000 ⁰⁰

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

When we purchased these premises the interior of the house was very dirty and the grounds had not been cared for. I imagine that is the reason we got it at a good price. We cleaned the place up and made repairs as above. We rented the premises when we left for \$15⁰⁰ per month to a Mrs. Chapman and from the report of Ker + Ker it would appear she looked after the place. We note that Ker + Ker reported in July 1942 that the rent was fair and they estimated the market price to be \$1000⁰⁰. We had \$1000⁰⁰ insurance on the place. While the house was old it was clean inside and quite livable. We are prepared to accept Ker + Ker's appraisal of July 3, 1942 as to the fair market value at that time, namely \$1000⁰⁰.

Assessed value 1942

Land	450
Bldg	350
	<u>\$800</u>

M. Watanabe
 SIGNATURE

EXHIBIT NO. 228-1
DATE 30 April 1948
FILED BY Claimant.

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 10653/14114

Dear Sir:

Catalogue No. 127
Lot 32 Block 77 D. L. 181
843 Keefer Street

We have inspected this property and beg to report as follows:- ^{XX}

<u>Location</u>	Poor working class district in East End.
<u>Land</u>	25' x 122', 6 feet above side walk. Wood steps.
<u>Building</u>	1 and 2 storey frame building on wood foundations. 4 rooms and bath above, 1 room on ground level.
<u>Condition</u>	Very old and dilapidated. ^{XX}
<u>Rent</u>	\$15.
<u>City</u>	
<u>Assessment</u>	\$800 (Land \$450 Building \$350) ^{out}
<u>Taxes</u>	\$32.80 ^{XX}
<u>Appraisal</u>	We are of the opinion that the value of this property is not more than \$550.

Yours faithfully,

JOHNSON, REEVE & WATSON

per *[Signature]* ^{XL}

EXHIBIT No. 228-82
DATE 30 April 1948
FILLED BY Claimant on behalf of Crown

July 3rd 1942.

File Number 10653

Registration Number 05886

WATANABE, Kana (Mrs. Sumiye)

843 Keefer Street, Vancouver, B.C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
JUL 6 1942

LOCATION AND NATURE OF PROPERTY:

843 Keefer Street, Vancouver, B. C.
Lot 32, Block 77, D.I. 181, Group 1,
New Westminster District.

OWNERSHIP:

WATANABE, Kana and Sumiye

BUILDING:

This is a very old frame house situated on the North side of Keefer Street on the rear of the Lot. It is located between Hawks and Campbell Avenues. It is built in an "L" shape and high off the ground. It has two rooms, sawdust bin, etc. in the basement but no furnace. The exterior is very dilapidated and run down, and the grounds are also run down. There is a side stairway entrance into kitchen. The interior is in far better condition than the exterior. There is a living-room, 2 bedrooms, kitchen, bathroom and pantry. It is heated with a stove. 4

LAND:

The size of the Lot is 25 x 122

TAXES:

No arrears.
1942 Taxes, gross \$34.11, rebate \$1.30, nett \$32.81.

ASSESSMENT:

Assessment of Land	\$ 450.00
Assessment of Building	\$ 350.00
Total Assessed Value	\$ 800.00

INSURANCE:

As Mr. Watanabe had already been evacuated it was impossible to check the particulars of the Insurance. According to your Form it expires on March 12th 1943. We think it would be advisable to check and ascertain if this is correct. The policy is for \$1000 which is sufficient coverage for the dwelling.

We think all insurance policies should be left on file with the Agents taking care of the property so that in the event of a loss they would be in a position to make the necessary adjustments on behalf of the Office of the Custodian or the owner. It is our understanding that there has already been a fire on Japanese property located on Cordova Street.

FINANCIAL POSITION:

As previously stated Mr. Watanabe had already been evacuated and it was therefore impossible to check the financial position of this property, but we understand that the Certificate of Title is on file in the Land Registry Office, Court House, Vancouver, B.C.

It was also impossible to check the personal financial position of the owners.

EXHIBIT No. 228-3
DATE 30 April 1948
FILLED BY
Claimant on behalf
of crown

Green
k

We note that attached to the J.P. Form there is a list of accounts outstanding due Mr. and Mrs. Watanabe for groceries, etc. purchased from their store. Subsequently we received another memorandum from your Department wherein an additional debtor was mentioned, namely, Mr. Byers, owing the sum of \$12.97. Is it the desire of the Office of the Custodian that we endeavor to collect these accounts on behalf of the evacuee. We note that the bills receivable have been taken over by the Canadian Credit Men's Trust Association for collection. It is possible of course that these accounts were included in the amount which they are to collect.

We presume that your Department is arranging matters with his creditors. If there are any steps you wish us to take in this connection please advise.

FURNITURE:

The furniture listed on the J.P. Form is on the property. It is as follows:-

- 1 kitchen range with sawdust burner attached
- Linoleum for three rooms
- 1 gas plate.

REMARKS:

As shown on the Office of the Custodian Form, the owners of the property rented same to Mrs. S. Chapman on a monthly basis at \$15.00 per month. Mrs. Chapman has paid her rent to July 15th 1942. It is rented for the duration. The owners pay water rates, which are paid to June 30th 1942. Mrs. Chapman is now occupying the premises and she appears to be a very good tenant.

We regret the delay in forwarding this Report but it was necessary to call at this property seven times prior to finding the tenant at home. We mention this to point out to you that in many instances it is necessary to make from one to three calls to inspect the property. Consequently a considerable amount of time and gasoline is wasted in this connection. A large percentage of the houses have no phone.

RECOMMENDATIONS: In connection with this property we recommend that the above arrangement be allowed to stand. We instructed Mrs. Chapman to pay her rent, commencing July 15th 1942, to this office as no other Agent was shown on the Form. We trust this is satisfactory and will meet with the approval of your Department.

THE RENTAL VALUE:

In our opinion a rental value of \$15.00 would be correct for these premises.

THE SALE VALUE: The sale value of this property on today's market would be approximately \$1000 gross.

This property was inspected on July 3rd 1942 by Mr. J.M. Anderson, Rental Manager and the writer.

KER & KER LTD.

Per.

Alan N. Ker