

<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
		2000	200	200.00 12.50						412.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										412.50

CASE NO: 246.

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B. C.,

March 1st, 1948.

IN THE MATTER OF THE CLAIM OF
KIYOSHI IMAI.

PROCEEDINGS AT HEARING.

CASE NO: 246.

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)

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Grand Forks, B. C.,
 March 1st, 1948.

IN THE MATTER OF THE CLAIM OF
KIYOSHI IMAI.

PROCEEDINGS AT HEARING.20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
 Dominion Government.

R.J. McMASTER, Esq., appearing for the
 Claimant.

A. WATSON, Esq., Secretary.
 G.N.R. UPTON, Esq., Official Interpreter.
 T.P. HORROBIN, Esq., Official Reporter.

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K. Imai,
In Chief.

MR. McMASTER: I will call No. 9 on the list, my lord, Kiyoshi Imai. I don't think we will need an interpreter in this case.

KIYOSHI IMAI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Witness, did you instruct Mr. Leckie to prepare this statement (producing) with regard to the real property with respect to which you are claiming?
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A Yes, I did.

Q Would you be good enough to sign it, please? Are the statements contained therein true to the best of your knowledge and recollection?

A Yes, sir.

MR. McMASTER: I file that as Exhibit No. 1.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. McMASTER: I would ask my friend to admit that the assessed value on the buildings is \$270.00 and on the improvements \$2370.00.
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MR. HUNTER: What is that?

MR. McMASTER: I am sorry. On the land, \$270.00 and on the improvements \$2370.00.

MR. HUNTER: Correct, my lord. That was the assessed value for 1942.

MR. McMASTER: My lord, I understand that the Custodian refers in a memorandum in his files to a particular appraisal on this property. There were two appraisals produced to me, one by Coulthard, Sutherland & Company, dated April 27th, 1944, for
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K. Imai,
In Chief.

\$1517.00 and one of Johnson, Reeve & Watson of
February 26th, 1945, for \$1900.00.

MR. HUNTER: I think in the memorandum with regard to the
real estate claim, Mr. McMaster, you will find
reference to another appraisal by a Mr. Fairhall.

MR. McMASTER: That was what -- \$2485.00?

MR. HUNTER: \$2485.00.

MR. McMASTER: Coulthard, Sutherland & Company, April
27th, 1944, \$1517.00, and Johnson & Reeve, February
10 26th, 1945, \$1900.00, and then Mr. Fairhall's valua-
tion, I don't have the date, of \$2485.00.

THE COMMISSIONER: When was the property sold?

MR. HUNTER: Apparently it was sold in December, 1944,
my lord.

MR. McMASTER: Do you know the price?

MR. HUNTER: \$2000.00.

THE COMMISSIONER: Just a moment. Reeve appraised in 1945
at \$1900.00. Surely he would not appraise after
the sale.

MR. McMASTER: I take it the appraisal was made after the
20 s sale. Apparently it was made after the sale.
I don't know why, unless his letter was dated 1945
and he made the appraisal before that.

MR. HUNTER: The date of the sale was December 4th, 1944.
The only thing I can conclude from that is that
sometimes the appraisers telephone their appraisal
in and we don't receive it until some time afterwards.
In that case it would be two months later.

THE COMMISSIONER: The sale was December, 1944, and for
30 \$2000.00. You do not know the date of Fairhall's

K. Imai,
Discussion.

appraisal?

MR. HUNTER: No, my lord. There is only an extract of it here.

MR. McMASTER: On behalf of my learned friend, I will file the analysis and the two appraisals by Johnson & Reeve, and by Coulthard, Sutherland & Company. The extract from Fairhall's valuation is here also.

(DOCUMENTS MARKED EXHIBIT NO. 2).

10 MR. McMASTER: Now, if I might refer to Exhibit 1, my lord, the premises were at Steveston and consisted of a shop and rooms and a dwelling at the rear of the building. The details are shown on the form. The premises were used as a store and living quarters, the one portion, and the other portion is residence. It was deeded to the claimant by his father in 1941 and there was no consideration for the transfer and he doesn't know what his father paid for the building.

20 THE COMMISSIONER: Does he disclose here how he arrives at his valuation?

MR. McMASTER: Mr. Leckie prepared this statement, my lord, and I think probably it does. He points out, my lord, the rentals that were collected by the Custodian were \$22.00 per month which was one factor and the assessed value of the property which was quite high as I have indicated. The total assessment was \$2640.00. Apparently on the basis of that information, plus the general market conditions in 1945, he has placed a value of \$2900.00 -- or December, 30 1944, rather, I am sorry. Your witness.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value. I call to your Lordship's attention that on the claim form the amount credited to the Custodian is \$1767.50. It should, of course, be \$2000.00.

THE COMMISSIONER: Does that represent the difference?

MR. HUNTER: I can give it to you in a second, my lord. The real estate commission was \$200.00 and a valuation fee of \$28.50, charges for advertising \$4.00, and he was allowed an adjustment on the taxes of \$2.54, water \$1.43. It is a straight question of value, my lord; there are no questions.

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(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. H. Robin

"T.P. H. ROBIN"
Official Reporter.

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Case 246

DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

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

ACKNOWLEDGED

9999
by Farkas

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

(1) NAME IMAI KIYOSHI (MR) (RCMP) Reg. No. 10688
(Print) Surname Given Name

(2) Pre-Evacuation Address STEVESTON, B.C.

(3) Present Address GREENWOOD, B.C.

(4) REAL ESTATE
(a) Street Address (if any) 705 #1 ROAD, STEVESTON, B.C.
City or Municipality, Province

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

NOTIFIED

2

SOUTH HALF OF LOT SEVEN (7), BLOCK TWO (2)
SECTION TEN (10), BLOCK THREE (3), NORTH RANGE
SEVEN (7), MAP 249

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

(i) ~~Farm~~
(ii) Residence Type of business SHOE REPAIR
(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) - - - - - \$ 2,900.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 1,767.50 2000

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1,132.50

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation

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

(c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

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

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

TOTAL CLAIM FOR PROPERTY LOSS \$ _____

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 1,132.50

- (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

Greenwood preferred; Nelson, if necessary

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 B. C.)
TO WIT:)

I, Kiyoshi Imai of Greenwood in the City of 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 Greenwood)
in the Province of B. C.)
this 21st day of November)
A.D. 1947. La Dadds)

X. Imai
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.

*Notary Public in & for the Province of
British Columbia, Canada.*

Kiyoshi Imai
(Claimant's Name)

REAL ESTATE
(Other than farm)

10688

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
Premises #705 - #1 Rd Steveston, BC. (2 buildings - shop & rooms fronting on street dwelling on rear of lot)	① Front building - 1 story store and 6 rooms - bath (cniil + toilet) - 22' x 54' ② Rear building - 1/2 story - 5 rooms + bath (cniil + toilet) - 32' x 18'	① Frame siding painted - on porch - shingle roof - v. joint - var. floors ② Frame siding painted - shingle roof - v. joint. painted - var. floors - on porch set in cement - full basement (dirt)	① store & living quarters ② Residence in rear	25' x 132' + a lane in rear	Deeded from father 1941	UCC
Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value	Date of Sale	

Fair mixed res-
idential and busi-
ness locality

no consideration
on transfer from
father to me. I
do not know what my
father paid for the
property or when the
buildings were er-
ected

\$2900.00

Comments re upkeep of premises:

The buildings were
in fair condition
and repairs were
attended to as needed.

EXHIBIT No. 246-1
DATE 1 Mar 1948
FILED BY
R. J. McMaster.

Comments re Appraiser's report not covered above:

When I was evacuated in June 1942, the front building
was in fair shape. No such conditions existed re roof, foundation, or
generally, as Coulthard's state in their appraisal of 1 Apr '47, which
appraisal has been shown to me. In my opinion none of the appraisals
obtained by the Custodian show the fair market value of this property.
Comments. The Custodian rented the front building for \$10.00 per month and
the rear building for \$12.00 per month and he accumulated to me for the
rents until he sold the property. The municipal appraiser valued
the land at \$270 and the improvements at \$2340.00 for the purposes
of the 1942 taxes. I believe that my estimate of \$2900 would
reasonably represent the fair market value when this property
was sold by the Custodian in Dec 1944

K Imai
SIGNATURE

C O P Y

JOHNSON, REEVE AND WATSON

EXHIBIT NO. 246-2
DATE 1 Mar 1948
FILED BY R. J. Macmaster,

Bank of Nova Scotia Building,
602 West Hastings St.,
Vancouver, B.C.
26th February, 1945.

The Custodian's Office,
Room 509 Royal Bank Building,
Vancouver, B. C.

File No. 9999
Evacuee Section
Attention of Mr. K.W. Wright

Dear Sir: re Catalogue No. 809
705 No. 1 Road, Steveston, B.C.

We have inspected this property and beg to report as follows.

The dimensions of the land are approximately 25 feet by 132 feet. There is a 33 ft. lane at the rear with deep drainage ditches.

There are two buildings, one fronting on the street and comprising a one storey wood frame shop and rooms and the other fronting on the lane, a one storey wood frame dwelling of 5 rooms.

We are informed that the building in front had been condemned because it was dilapidated and unsanitary. The purchaser is now making the necessary repairs, which we should estimate at approximately 75 per cent of the cost of a new building of the same kind. The size of the building is approximately 22 ft. by 66 ft. in two sections. It is built on wood sills and the interior is lined with V-joint. The shop front is of light sheet glass in small panes.

The house at the rear is approximately 22 ft. by 36 ft. with a low ceiling basement space 22 ft. by 26 ft. The foundation posts are on wood blocks, the construction is light and there is a settlement in the middle of the North wall. The ceilings and walls are lined with wood and the only plumbing is a sink and w.c.

We are of the opinion that the value of this property is \$1,900.

Yours faithfully,

JOHNSON, REEVE & WATSON

per "D. W. Reeve"

DWR

C O P Y

COULTHARD, SUTHERLAND & CO., LTD.

609 Columbia Street,
NEW WESTMINSTER, B.C.

Catalogue #809.
File: 9999.

April 27, 1944.

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B. C.

APPRAISAL

RE: S $\frac{1}{2}$ of Lot 7, Block 2, Section 10, B3N/7W, Map 249,
Steveston Townsite.

Dear Sir:

This property is located at #705 No. 1 Rd. and consists of two buildings, front and rear.

The front is rented to Mr. Whitehead for \$10.00 and water. It is a one story frame building with store front and measures 22' x 54'. The exterior is siding painted grey. The roof is poor and the post foundation is rotten. The interior is "V" joint and the floors are sagging. It is divided into eight small rooms by rough partitions (unpainted). The plumbing consists of sink and toilet. There is stove heat and city light and water. It is in extremely poor condition throughout and in a fair business locality.

The rear building is a five roomed bungalow rented to Mr. Bjorinson for \$10.00 and water. It measures 32' x 18'. The exterior is grey siding and the interior is painted wood walls, floors and roof are good. There is a sink and toilet and stove heat, city light and water. The foundation is posts on cement blocks. Under the house is a storage room with dirt floor. The residential district is very poor. There is an open ditch at the front for sewerage. The lot measures 22' x 132'.

VALUATION:

Front building.....	\$816.00
Rear Building.....	576.00
Lot.....	<u>125.00</u>
	\$1517.00

Yours very truly,
COULTHARD, SUTHERLAND & CO. LTD.,

(signed) F. H. Coulthard.

COPY

Mr. Fairhall's Valuation on Catalogue No. 809.

705 No. 1 Road, Steveston - Lot S $\frac{1}{2}$ 7, Blk.2, D.L. 10, Tp.
B3N/7W, Map 249.

\$2,485.00.

/1944.