

Custodian File 1396

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
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:		
		1900	190	00 12.50		% of Total Amount		% of Total Amount		202.50
<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										202.50

CASE NO: 249.

JAPANESE PROPERTY CLAIMS COMMISSION.

Grand Forks, B. C.,

March 1st, 1948.

IN THE MATTER OF THE CLAIM OF

UMAJIRO HAMAMOTO.

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

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Grand Forks, B. C.,

March 1st, 1948.

IN THE MATTER OF THE CLAIM OF

UMAJIRO HAMAMOTO.

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.

G. HAMBLETON, Esq.,

Official Reporter.

30

M. Hamamoto,  
In Chief.

MR. McMASTER: No. 4 on the list, Mr. U. Hamamoto.

I will ask the claimant's daughter to give the evidence, my lord. I think it will make it easier.

He is here, if we need to call him.

THE COMMISSIONER: Very well.

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

DIRECT EXAMINATION BY MR. McMASTER:

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

Q And did you and your father instruct me to prepare this statement with regard to the property with respect to which your father is claiming, the real property? A: Yes.

Q Would you be good enough to sign this statement, please? A: (Witness complies).

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

20 A Yes.

MR. McMASTER: I file that as Exhibit No. 1, my lord, the statement with regard to real property.

(STATEMENT MARKED EXHIBIT NO. 1).

MR. McMASTER: The Reporter doesn't need to take this down, but I will refer to Exhibit No. 1. (Reading).

I would ask my friend if he would be good enough to produce Mr. Mather's report of April 29th, 1942.

30 I am producing from the Custodian's file a report purportedly made by J.D. Mather, dated

M. Hamamoto,  
In Chief.  
Discussion.

April 29th, 1942.

MR. HUNTER: You are calling him as a witness, Mr. McMaster, are you?

MR. McMASTER: Not necessarily, my lord.

MR. HUNTER: Well, I would just like to make sure upon what grounds this report is going in, my lord.

THE COMMISSIONER: For what purpose do you propose to put it in, Mr. McMaster?

10 MR. McMASTER: The report, my lord, indicates that the premises were in good condition and that the barn and the property was also in good condition at the time Mather saw it.

THE COMMISSIONER: You are seeking to qualify Mather as an expert in building construction, is that the situation?

MR. McMASTER: No, my lord, all I want to draw attention to in this case is that near the time of evacuation, to an independent observer who is not necessarily a real estate expert, the property appeared to be in  
20 good condition.

THE COMMISSIONER: I see.

MR. McMASTER: And some time later when the appraisal was made, it is alleged that it was not in good condition. That is my only purpose in filing this, my lord.

THE COMMISSIONER: We will take it for what it is worth.

MR. McMASTER: Very well, my lord.

(REPORT MARKED EXHIBIT NO. 2).

30 THE COMMISSIONER: It will also be open to you to call Mather himself as to the extent of his observation

M. Hamamoto,  
In Chief.  
Discussion.

or opportunity for observation.

MR. McMASTER: I expect, my lord, at some stage Mr. Mather will be called either by my friend or myself with respect to these properties.

THE COMMISSIONER: I was referring to your friend.

MR. HUNTER: For my friend's information I am not proposing to call Mr. Mather, as far as I know. I don't consider him an expert in anything.

MR. McMASTER: That is very interesting, my lord.

10 Your witness.

THE COMMISSIONER: I notice in Exhibit 1 the claimant puts a value of \$4000.00 on the property, but nowhere does it appear on what foundation he bases that valuation.

MR. McMASTER: I am sorry, my lord. Normally speaking, the statement is there. It is pointed out, the purchase price of the property and the improvements, and the condition of repair.

20 THE COMMISSIONER: We can take it that that is his estimate of value.

MR. McMASTER: Yes, my lord.

THE COMMISSIONER: All right.

THE WITNESS: There is about \$1000.00 come in every year from the crop.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value. I would file a copy of the -- or perhaps I had better put the original in, my lord --

THE COMMISSIONER: What was the sale price?

30 MR. HUNTER: \$1900.00, my lord.

M. Hamamoto,  
Discussion.  
Cross-Exam.

MR. McMASTER: And the date, Mr. Hunter?

MR. HUNTER: The date it was sold was August 18th, 1944.

THE COMMISSIONER: And the price was \$1900.00.

MR. HUNTER: \$1900.00, my lord. The appraisal of  
Coulthard, Sutherland & Company, Limited, dated  
the 26th of April, 1944, is for \$1782.00.

(APPRAISAL MARKED EXHIBIT NO. 2).

CROSS-EXAMINATION BY MR. HUNTER:

10 Q Witness, you have never been in the real estate  
business, have you? A: I beg your  
pardon?

Q You have never been in the real estate business?

A No.

Q And you have no special knowledge of real estate  
values? A: The land itself  
cost \$3500.00.

Q I am not asking as to the cost, I am just asking  
i if you have any special knowledge of real estate  
20 matters; just yes or no?

THE COMMISSIONER: Q: Well, it is a fact, Miss Hamamoto,  
that you didn't pretend to be an expert on the  
valuation of land and buildings, isn't that so?

MR. McMASTER: Q: Do you understand what the Judge  
asked you? A: Yes.

Q Would you be good enough to answer him then?

A No.

MR. HUNTER: That is all, my lord.

MR. McMASTER: My lord, I have the original agreement  
30 for sale with regard to the premises. I wonder if

M. Hamamoto,  
Discussion.

my friend would like to look at it, then I won't need to file it; just to confirm the purchase price.

MR. HUNTER: That is correct, my lord. I would point out, my lord, that the date had some significance.

THE COMMISSIONER: Mr. McMaster, I wish you would tell the Claimant that he can do his collaborating with the witness when she comes out of the witness box.

10 MR. McMASTER: Thank you, my lord. I am sorry.  
That is all, my lord.

MR. HUNTER: I should like, my lord, to observe that the price of \$3500.00 in that agreement for sale was for a purchase in 1928, one of the highest times in history.

MR. McMASTER: It would be a matter of evidence, my lord. That is stated in her statement.

THE COMMISSIONER: That is right. That is all we require, thank you, Miss Hamamoto.

20 MR. McMASTER: Yes.

(Witness aside)

THE COMMISSIONER: It is purely a question of valuation.

MR. HUNTER: Yes.

(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.



NOV 25 1947

base 249

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]*

1396  
*[Signature]*  
Nelson

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

(1) NAME HAMAMOTO UMAJIRO (RCMP) Reg. No. 04920  
(Print) Surname Given Name

(2) Pre-Evacuation Address P.O. Box 118 STEVESTON B.C.

(3) Present Address R.R. No 1, GRAND FORKS B.C.

(4) REAL ESTATE

(a) Street Address (if any) 674 RAILWAY AVE., STEVESTON B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
LOT 5, SECTION 1, BLOCK 3 NORTH, RANGE 7 WEST,  
MAP 940.  
RICHMOND.

NOTIFIED

(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)	- - - - -	\$	<u>4,000.00</u>
(v) Amount at which Custodian sold property and credited your account	- - -	\$	<u>1,900 -</u>
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - -	\$	<u>2,100 -</u>

\$3,500 - PURCHASE PRICE  
1,500 - IMPROVEMENT

(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

(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) - - - - - \$ 2,100.00)

(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 yes

*Nelson (Greenwood, B.C. preferred)*

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, UMAJIRO HAMAMOTO of the CITY  
of GRAND FORKS 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 )  
of Grand Forks )  
in the Province of BC )  
this 15<sup>th</sup> day of November )  
William Eberly )

*U. Hamamoto*

A.D. 1947 Supplementary Magistrate in and for the County of Yale, Province of British Columbia. ) 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.

REAL ESTATE  
(Farm Land)

UMAJIRO HAMAMOTO  
(Claimant's Name)

04920

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared							
Cultivated not planted	beds 1/4	Jan 9 1928	H. Rosovsky	\$3500 <sup>00</sup>	Cultivated & planted in hay & fruit trees	House + Barn	\$4000 <sup>00</sup> (Land & Premises)
Cultivated and not in crop							
List Crops							
Loganberries 3/4							
Rasp 1/4							
Currents 1/4							
Veg. & straws 3 1/2							
(1942 crop not yet planted)							
Total	4 3/4						
	5						

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation, plants, trees or special equipment)

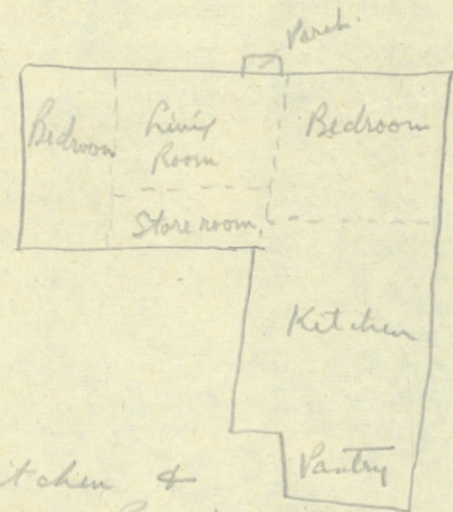
EXHIBIT No. 249-1  
DATE 1 Mar 1948  
FILED BY J. R. Mcmaster

Description	When Made	Cost
Cultivated the land and planted small fruit plants		
Fenced the whole property (barbed wire)		
Put in drainage ditches.		

BUILDINGS

Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
------	------	--------	------------	---------------	-----------------	---------------------	----------------------------	-----------------

House (4 rooms - 674 Railway Ave. Stevenson BC)	18' x 32' siding with struts 8' x 14'		Added extra room in 1938 or 1939 10' x 18' cost approx \$100 material + \$80 <sup>00</sup> for carpenter. In 1941 put on a front porch about 5' x 6' cost about \$30 <sup>00</sup> for materials only.					
Garage	10' x 12'	Rough			On property date of purchase Repaired & re-roofed			
Barn	30' x 30'				On property date of purchase Re-roofed in 1934 or 1935			



Kept house in repair & painted. Last painted in 1941. Repapered all rooms except kitchen & bedroom with building paper in 1941. Re-roofed in 1941.  
Comments re Appraiser's report not covered by above information:

The property was left by us in good condition as confirmed by Mr. Mathers report of Apr 29/42. There was no sign of the floor sagging when I left & I have no knowledge of the foundations requiring repair, except with respect to the small room at the back (Pantry) as indicated in the appraisal the property was in good location and surroundings. The land was good land for berries & vegetables.

When I left I gave a lease of the farm land to a neighbor for \$100<sup>00</sup> per year & to rent the house to Mr. Bordelaine for \$45<sup>00</sup> per mo. upon Mr. Hamamoto's the condition that he would give up possession at the end of the war.

Assessed value Buildings \$920.00 Land \$1305<sup>00</sup>

SIGNATURE

EXHIBIT No. 249-2  
DATE 1 mar 1948  
FILED BY  
R. J. mcWaster

1396

R.P. 3

Form 43.  
Paymaster 120.50  
Int. 28.50  
249.00

Registration Number 04920  
HAMAMOTO, Umajiro  
P. O. Box 118, Steveston, B. C.

100  
60  
160

LOCATION AND NATURE OF PROPERTY

Lot 5, Sec. 1, Block 3 North,  
Range 7 West, Map 940, Dist. of  
New Westminster.

OWNERSHIP

The property is held by Hamamoto, under Agreement of Purchase from Mrs. Eeda Walters of 2412 Roanokae Street, Seattle, Wash., under which there is still owing the sum of \$1570, payable at the rate of \$10 per month, together with interest payable half yearly at 5%. Provided, however, that if the monthly payments are not promptly met, the interest rate will be increased to 7%.

LAND AND BUILDINGS

The house is a small 4 room bungalow type, frame, shingle roof, in fairly good condition. There is also a frame, shingle roof barn on the property. This building is also in good condition.

INSURANCE

Policy #6255098, New England Fire Insurance Co. for \$500, covering building.

TAXES

Taxes paid to December 31, 1941.

FINANCIAL POSITION

In addition to the amount owing on the property to Mrs. Walters, Hamamoto owes to one Wakita at Steveston, the sum of \$100. The amount shown in Form "JP" owing to the Royal Bank of Steveston of \$30 has been paid. Inventory attached hereto. It is to be noted that the 7 Fishing nets, Piano and Coal Stove, shown in Form "JP", have been disposed of by Hamamoto.

REMARKS

The land is leased to one Mathew McNair of Steveston for the sum of \$100 per annum, payable in advance. This lease has been drawn up and although not yet executed, Mr. McNair has stated that he is satisfied with the lease and is going ahead with it. The house is rented to one Joseph Bordeleau for the duration at \$5 per month, who will occupy the premises when Hamamoto is evacuated. Hamamoto owned a boat and some fishing nets. He was indebted to the B. C. Packers in the sum of \$549.90. They took over his boat and certain nets to clear the debt and in addition, paid him the sum of \$115.

Registration Number 04920

HAMAMOTO, Umajiro

RECOMMENDATION

I would recommend that the Leases of the property above be approved. The rental from these properties will be sufficient to provide for taxes and for the interest payable to Mrs. Walters and I have recommended to Hamamoto that he endeavor, from earnings from these, to forward the necessary funds to provide for the \$10 a month, monthly payments.

April 29, 1942.

*A. Mather*

Registration Number 04920

HAMAMOTO, Umajiro

INVENTORY

2 Tables

6 Chairs

Oilcloth on Kitchen Floor

200" Garden Hose

1 Lawn Mower

1 Book Case

The following items they expect to take  
with them on evacuation.

1 Hand Plough

1 Sewing Machine

1 Electric Iron

1 Heater

April 29, 1942.

COULTHARD, SUTHERLAND & CO., LTD.

249-3  
EXHIBIT No. \_\_\_\_\_  
DATE 1 Mar 1948  
FILED BY  
J.W.G. Hunter

609 Columbia Street,  
New Westminster, B. C.  
26th April 1944

Catalogue #756

File 1396

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

Dear Sir:-

Re: Lot 5, Sec. 1 B3N/7W Map 940  
Steveston Townsite

This property at #674 Railway Ave, is a four room house 32 x 18. Exterior-Siding, roof very good, post foundations in very poor condition, badly in need of paint. Interior-papered with building paper, which is loose, rough and dirty, floors fair, but sagged, City light and water, stove heated. Plumbing-sink, outside toilet. There are two old sheds at the back which are very dilapidated. The land consists of 5 acres having a frontage of 264' on Railway Ave. and a depth of 825'. All under cultivation and fenced. A few loganberries black currants and 12 fruit trees. Good location and surroundings.

VALUATION:	Improvements	\$532.
	Land	<u>1250</u>
		\$1782

Yours very truly,  
Coulthard, Sutherland & Co. Ltd.  
"F.H. Coulthard"

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

Date: April 9th 1948

*mw*

M. Searby