Name of Claimant TANII, Kichiji Case 333

Custodian File 1400

| REAL PROPERTY | | | | | | | | | | | 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% there-of | 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 | |
| 700.00 | | | | | | | | | | | 400.00 |

| PERSONAL PROPERTY | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 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 & Not Found & Recorded Now Missing | 45% of amount in next preceding column | |
| | | | | | | | | |

| NETS | | | | | | |
|---|---|---|---|---|---|---|
| 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 | |
| | | | | | | |

| MISCELLANEOUS CHATTELS | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 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 | Application of % ratio to amount in next preceding column | Sale Price of goods Sold by Tender | 12% of Sale Price | |
| | | | 46% | 393.75 | 181.12 | | | 181.12 |

| | |
|---|---|
| TOTAL RECOMMENDATION | 581.12 |

1540

CASE NO: 333

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B.C.

June 8, 1948

IN THE MATTER OF THE CLAIM OF

KICHIJI TANII

PROCEEDINGS AT HEARING

Original

CASE NO: 333

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 Grand Forks, B.C.

June 8, 1948

IN THE MATTER OF THE CLAIM OF

KICHIJI TANII

PROCEEDINGS AT HEARING

20 APPEARANCES:

| | |
|---|---|
| HAROLD W. McINNES, Esq., | appearing for the Dominion Government |
| A.E. COBUS, Esq., | appearing for the Claimant. |

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| | |
|---|---|
| L.A. DODD, Esq., | Secretary to Grand Forks Sub-Commission |
| MRS. I.C. SMITH, | Official Interpreter |
| G. HAMBLETON, Esq., | Official Reporter |

30

MR. COBUS: The claim, your honour, of Tanii, Kichiji, which is No. 80 on the Secretary's list, and I take it that will become Case No. 333.

KICHIJI TANII, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: Your honour, I would ask leave to amend this claim which was originally shown as a real
10 estate claim and a personal property claim. Under the real estate claim as we have amended it, we value the property at $3000.00 and credit the Custodian with $1400.00, leaving a net realty claim of $1600.00, but the claimant's interest is a half interest in the property, therefore his claim here for realty is $800.00, a half of $1600.00.

With respect to the personal property claim, we have eliminated the typed items -- they are
20 being abandoned; the items under numbers 1, 4 and 5, but we have placed under "personal property" where we believe it belongs, a claim for nursery stock. The realty, as will be seen, is a greenhouse property, and that has been dealt with as real estate on the front side of the claim form, and under personal property we show nursery stock, $787.50, and a half interest therein, which is this claimant's interest, $393.75.

30 MR. McINNES: What credit?

MR. COBUS: There is no credit on that item because the whole property was sold for a lump sum of $1400.00 and credit has been given for that.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning real estate for which you are submitting a claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signa-
10 ture? A: Yes.

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

A: Yes.

MR. COBUS: I would ask to file the real estate statement, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: The subject matter of the realty claim, your honour, was about one acre of land located at 3650 Carnarvon Street, Vancouver, B.C., and
20 built on this parcel of land were two greenhouses, one 20 feet by 55 feet and the other 25 feet by 40 feet. It was of frame and glass construction, the floors were earthen. In addition, there was a boiler house measuring 15 feet by 20 feet wide, frame walls, a concrete foundation and floors. The roof of the boiler house was of shingles, and the steam boiler installed in the boiler house was used for piping heat to the greenhouses. The property was used as a commercial greenhouse
30 property. It was purchased in 1939, in the

month of September, at a cost price of $3000.00. He describes the locality of the property as being a good residential area in Point Grey.

With respect to improvements made by the claimant, he says that he and his co-worker cultivated and fertilized ground about a third of an acre for the growing of nursery stock, and they did that by the use of some hired and some of their own labour. He estimates the cost of that improvement at $750.00. In addition, they put in about 1500 feet of drainage ditches with cedar covers at a cost of approximately $500.00. The estimated value of the property at the date of sale is given as $3000.00 for the land and improvements, and his half interest is shown as $1500.00.

Then the statement of the witness goes on: The greenhouses were in quite good condition when he was evacuated in March, 1942. He considers that the valuation of $1300.00 was much below a fair value for this property. "They were erected in 1926" I take it refers obviously to the buildings. He says that the property was assessed in 1942 for $2200.00, made up of $1000.00 for improvements and $1200.00 for land. He says that it was excellent land for the growing of nursery stock and the property, with the greenhouses, was well located and adapted for a commercial nursery business of trees, plants, flowers, bulbs. His co-owner, T. Sato, and he

were doing a very nice business, he says, and in 1941 their turnover was about $2500.00. He says that it was a young business, sales having commenced just two years before evacuation. Their stock was being built up, and he says the business would have increased every year. He is given to understand that the Custodian's appraiser considered the property from the viewpoint of a subdivision into building lots, but he says
10 and he and his co-owner never considered it from that angle as they had intended to carry on as nurserymen. He believes that this property as a greenhouse property and nursery establishment would be worth at least $3000.00.

I believe the amount is omitted. I would ask leave, your honour, to amend that to show the amount of $3000.00 in the blank that was left towards the bottom of the statement.

THE COMMISSIONER: Very well, that will be allowed.

20 MR. McINNES: I am sorry, what is that amendment?

MR. COBUS: It is the second to last line in the statement. We show a blank there. It should be filled in with $3000.00.

MR. McINNES: All right.

MR. COBUS: That is the estimated value.

Q: Witness, I produce to you a statement concerning the nursery stock for which you have submited a claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signa-
30 ture? A: Yes.

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

A: Yes.

MR. COBUS: I would ask to file the personal property statement as the next exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to the last exhibit, the statement includes a list of the nursery stock which was left on the property when he and his co-partner were evacuated, amounting to $787.50 at retail prices. An explanatory note is given at the bottom of the statement to the effect that the claimant had asked one Edward Dolby to take care of their property and prevent trespassing. He rented his mother's house, that is, the claimant's mother's house, to the son of Dolby at less rent than he would otherwise have taken as a consideration for Dolby acting as caretaker. However, he points out, Dolby had no right to dispose of any of the nursery stock. The claimant says he reported the stock in his J.P. form to the Custodian and estimated the value at $800.00. He says that the prices noted on the statement above for the nursery stock are retail prices and are the actual market figures in each instance for which they sold from their stock during 1941. He believes that this is a fair and proper basis for estimating the value, and he explains it on thebasis that his claim for half interest is $393.75.

Q: Witness, have you been to the coast recently?

A: Yes, I have.

Q: How long ago? A: Two weeks ago.

Q: When you were in Vancouver, did you have an opportunity to go out and look at this property of yours? A: I did.

Q: Did you meet the person who was in occupation of the property? A: Yes, I did.

Q: Do you know his name? A: I have forgotten.

10 Q: Was it Mr. Dolby? A: I didn't think so.

Q: Well, you knew Mr. Dolby? A: No, it wasn'tMr. Dolby.

Q: Did you ask the present occupant whether he owned the property? A: Yes, I did.

Q: And what did he say?

MR. McINNES: Well, that is hardly evidence. I don't want to limit my friend, but --

THE COMMISSIONER: Well, I am going to allow it subject to your objection.

20 A: He bought the property from Mr. Dolby for $4000.00.

Q: For $4000.00? A: Yes.

MR. COBUS: I would ask my learned friend to produce the appraisal.

MR. McINNES: I have two of them, one from Johnson Reeve and Watson dated the 18th of February, 1944 in which they suggest the present value of the property is $1300.00 including $100.00 salvage of the boiler, and they suggest that if they

30 receive an offer of $1200.00 it would be advis-

able to accept it. There is also a statement from the Royal Trust Company; they apparently recommend that $1450.00 is the top price.

MR. COBUS: I would ask to file both appraisals, your honour, as one exhibit.

(APPRAISALS MARKED EXHIBIT NO. 3)

MR. COBUS: I would like to call attention to the first page of the Royal Trust report, that they say: "No work has been done to the grounds
10 this season, and the greater part of the stock seems to have been sold off. Some of it is reported to have been stolen. Some trees, shrubs, plants and flowers are still on the property."

Q: Witness, when you were evacuated, in your statement you said that you had asked Mr. Dolby to keep an eye on the property. Did you give Mr. Dolby or anyone else authority to sell the nursery stock that was on the property at that time?

A: No, I never said anything of the sort.

20 MR. COBUS: I have a card from the City of Vancouver Assessment Office addressed to Kichiji Tanii and Tasaku Sato, Vancouver, B.C., which bears on the reverse of the card "City of Vancouver Assessment Roll, 1942." It covers Lot 1, Block R, District Lot 139, and the assessment shown, on this card at any rate is $1100.00 for improvements and $1200.00 for land. I wonder if my learned friend has any information in his file which would save my filing this card?

30 MR. McINNES: The assessed value of the land in

1941 was $1200.00 and the improvements $1000.00, a total of $2200.00.

MR. COBUS: Well, that is very close, your honour.

MR. McINNES: That was for 1941.

MR. COBUS: That is right.

Your witness.

MR. McINNES: It is submitted, your honour, that this real estate claimed for was sold for its fair market value and above the appraised value. It
10 is further submitted with reference to the shrubs and plants that they were planted in the ground and therefore form part of the premises sold -- they went with the place; and in the alternative, it is submitted that this property was rented to Dolby by the claimant and that these plants and shrubs never came into our custody and control and do not come within the Terms of Reference.

20 CROSS EXAMINATION BY MR. McINNES:

Q: Witness, you, in answer to your counsel's question, said you had signed a J.P. form. Will you look at that? A: Yes.

Q: That is dated the 18th of March, 1942.

A: Yes.

Q: Under the statement of personal property owned, the words are typewritten, "Whole contents and furnishings of home have already been sold to a second hand store. Garden tools valued at
30 about $50.00 in barn, half interest.

A: Yes.

Q: Now, I am directing to your attention the statement of all real property on the first page, and you have here Lot 1, Block R. District Lot 139, that is 3850 Carnarvon, planted in flowers, half interest only. A: Yes.

Q: Do you remember filling that out?

A: Yes.

Q: Now, when you left this place, it was rented to
10 Mr. Dolby by you? A: I didn't rent it to him, but I just asked him to keep watch on the things.

Q: Well, he was living on it, wasn't he?

A: Yes, but he didn't rent it.

Q: All right. Was Mr. Dolby living on the place?

A: There was no house.

Q: Just these greenhouses? A: Yes.

Q: But you told Dolby to look after it for you, is that right? A: Yes.

20 Q: Well, then, he subsequently bought it?

A: I think so; I don't know.

Q: Well, now, I understand that he bought it in April, 1944. A: Yes.

Q: You remember receiving a letter from the Custodian telling you that? A: Yes, I do.

Q: Now, when you had this conversation with the new owner about two weeks ago, did he tell you what year he bought it from Dolby?

30 A: (Interpreter to Witness)

Q: Now, that is a very simple question.

A: I didn't ask him, so he didn't tell me.

Q: All he told you was that he paid $4000.00 for it?

A: Yes.

Q: Was the place still being operated as a greenhouse? A: Yes.

Q: Were there lots of plants and shrubs there?

A: There were no shrubs or anything outside the greenhouse, but there were some that he was growing in the greenhouse.

10

Q: And the place appeared to be well kept up?

A: Yes, I think so.

MR. McINNES: Yes. I think that is all, thank you.

MR. COBUS: I don't know, your honour, whether I need pursue the question of the rental of the greenhouse property. The witness in his statement said that he had rented his mother's home to the son of Dolby, but in his statement he says that he had asked Dolby to look after the property.

20

MR. McINNES: Yes, I didn't understand the situation.

THE COMMISSIONER: I don't think you need to pursue that.

MR. COBUS: Yes, he cleared it up.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.
Gordon Hambleton
G. Hambleton, Official Reporter

30

I hereby certify that the foregoing transcript purports to be a true and accurate record of the evidence adduced before me.
M.M. Colquhoun
M.M. Colquhoun
Sub-Commissioner

SEE CLAIM 333-A - ,TASAKU SATO
1/2 INTEREST.
ALSO CLAIM #1285.

---

Amended - Realty 1/2 int. B 800 Nett.
8/6/48 Mul. P.P. 1/2 " $393.75 "

333

NOV 25 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

1400

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

(1) NAME TANII (Print) Surname Kichiji (Mr.) Given Name (RCMP) Reg. No. 01833

(2) Pre-Evacuation Address 2993 West 23rd Ave., Vancouver, B.C.

(3) Present Address K. V. R. PRINCETON, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 3850 Carnarvon St., Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
A 6583 A 6590 BLK, "R" Lot 1 DL 139

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) ~~Residence~~ Type of business NURSERY
(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.) JOINT OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $2300.00
(ii) Buildings - - - - - - - - - - - - - - - $1650.00
Stocks $1057.50
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $5007.50
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - - - - - - - - - - - - - - - - - - $5007.50 3000
(v) Amount at which Custodian sold property and credited your account - - $1186.65 1400
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $3820.85 - 1600
My share of claim $1910.42

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
2993 West 23rd Ave., 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
Some packed: some loose

(over)

3584

(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")

IN CUSTODIAN'S CARE

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

| | | |
|---|---|---|
| 1. | On attached list (Do not know what | Estimated Value $ 585.50 |
| 2. | Custodian did with them) | Estimated Value $ |
| 3. | | Estimated Value $ |
| 4. | 1 Truck | Estimated Value $ 650.00 |
| 5. | Rent for House | Estimated Value $ 300.00 |
| 6. | | Estimated Value $ |
| 7. | | Estimated Value $ |
| 8. | | Estimated Value $ |
| 9. | | Estimated Value $ |
| 10. | | Estimated Value $ |

TOTAL CLAIM FOR PROPERTY LOSS $ 1535.50

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) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - $ 3445.92

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

Greenwood, preferred; Nelson, if necessary

(b) Do you require the services of an interpreter at the hearing? Yes or no Yes

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, Kichiji Tanii of the town
of Princeton 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 Greenwood )
in the Province of B. C. )
this 19th day of November )
A.D. 1947. )

K Tanii

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.

PERSONAL PROPERTY

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

1. LIVING ROOM FIXTURES
Chesterfield Suite(Chesterfield & 2 Chairs)
Two Occasional Chairs, End Table, and two
Small Round Tables, Radio Lamp, Bridge Lamp,
Chandelier and wall light bracket fixtures. Est.Value$250.00

2. DINING ROOM FIXTURES
Mahogony Table, 6 Chairs & Buffet.....Est. Value115.00

| | | | |
|---|---|---|---|
| 3. | Bookcase | Est. Val. | 20.00 |
| 4. | 2 Dressers....@ 12.50 | Est. Val. | 25.00 |
| 5. | 1 Small Desk | Est. Val. | 6.00 |
| 6. | 2 Mirrors | Est. Val. | 15.00 |
| 7. | 1 Double Bed | Est. Val. | 25.00 |
| 8. | 1 Single Bed | Est. Val. | 14.50 |
| 9. | 1 Child's Cot | Est. Val. | 10.00 |
| 10. | Dinner Ware(China) | Est. Val. | 45.00 |
| 11. | Cabinet (10 x 12) | Est. Val.. | 15.00 |
| 12. | Cabinet (9x9) | Est. Val. | 25.00 |
| 13. | Cabinet (3x25) | Est. Val. | 20.00 |
| | | | $585.50 |

Numbers 4 to 9 (inclusive) are the Bedroom Fixtures

K Tanii
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 333-1
DATE 8 June 1948
FILLED BY claimant

01833
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 |
|---|---|---|---|---|---|---|
| #3550 Carnarvon St. Vancouver, B.C. — two adjoining greenhouses and a boiler house | The greenhouses are 20'x55' and 20'x140' respectively — frame and glass construction — earth floor — the boiler house is about 15'x20' — brick walls, concrete foundation and floors — shingle roof — steam boiler and piping to greenhouses | | Commercial greenhouse property | about 1 acre | 1929 | Sept |

Greenhouses are equipped with about 1000' of steam pipes.

| Type of Locality | Cost Price | Improvements made by Claimant | Estimated Value | Date of Sale |
|---|---|---|---|---|
| Good residential area in Point Grey | $3000.00 | (1) Cultivated and fertilized grounds (about ½ acre) for growing of nursery stock — some forced, some under labour — estimated cost 750.00 (2) Put in about 1500' of drainage ditches (clay drains) — cost approx. 750.00 | $3000.00 (land + improvements) | 1/2 int'd = 1500.00 |

Comments re upkeep of premises:

Comments re Appraiser's report not covered above: The greenhouses were in quite good condition when I was evacuated in March 1942. I consider that the valuation of 1300.00 was much below a fair value for this property. They were built in 1936 — comment — My property was assessed in 1941 for $2200 — 1000 improvements and 1200 on the land. This was excellent land for growing of nursery stock and the property, with the greenhouses, was well adapted for a commercial nursery business of trees, plants, flowers, bulbs, etc. — My co-owner Y. Sato and I were doing a very nice business and in 1941 our turn-over (gross) was about $2500.00. This was a young business, sales having commenced just 2 years before evacuation and business was being built up and the business would have increased every year. I understand that the Custodian's appraiser considered the property from a view-point of subdivision into building lots, my co-owner and I never considered it from that angle as we intended to carry on a nursery and felt that the property as a greenhouse was worth at least $3000.00 when evacuated by the Custodian in Apr. 1942 for $1400.00.

K Tanii
SIGNATURE

K Tani
(Claimant's Name)

PERSONAL PROPERTY

01833
Reg. No.

| Type of BUSINESS | Location | Gross Turnover 1941 | Average Mark Up | Net Income 1941 | Estimated Value of Goodwill |
|---|---|---|---|---|---|
| nursery and greenhouse | 3350 Carnarvon St Vancouver | appx $2500 | — | — | not claimed |

Description of Stock-in-trade at evacuation: ~~(Attach inventory with cost prices)~~

Whether prices mentioned are wholesale or retail: Retail prices

| | | | |
|---|---|---|---|
| 200 flowering cherries | @ 100 | — | 20000 |
| 50 wisteria | @ 150 | — | 7500 |
| 25 tree peonies | @ 150 | — | 3500 |
| 150 peony roots | @ 50 | — | 7500 |
| 75 lilac bushes | @ 100 | — | 7500 |
| 230 evergreen trees | @ 50 | — | 11500 |
| 25 flowering Japonica | @ 200 | — | 5000 |
| 50 Japonica Chinee | @ 50 | — | 2500 |
| 50 Lilac seedlings | @ 75 | — | 3750 |
| 300 misc. bulbs & tree seeds | @ Bulbs (mixed) | | 7500 |
| | | | 2500 |
| | | | $ 75750 |

I PURCHASED THE BUSINESS

| Date of Purchase | Price | Value Stock Date of purchase | Value of Furniture equipment & Fixtures at date of purchase: | Value of Goodwill at date of purchase: |
|---|---|---|---|---|
| — | n/a | — | | |

Furniture equipment and fixtures acquired after purchases: New or Used at Date Acquired

| Description | Date Acquired | Price Paid | Condition when Evacuated: | Estimated value at date of Evacuation: |
|---|---|---|---|---|
| n/a | | | | |

EXHIBIT No. 332-2
DATE 8 June 1948
FILLED BY Claimant

List of Accounts Receivable and Accounts collected by Custodian Attached: n/a

Method of Storage and arrangements made at time of evacuation: I asked Edward Dolby to care-take of the property and prevent trespassing - and rented my mother's house to his son at a nominal rent that I would otherwise have paid as a consideration for my Dolby acting as a caretaker. However he had no right to dispose of any of the nursery stock. I reported the stock in my S.P. declaration to the Custodian and estimated the value at $8000.00

Additional comments, if any: The prices noted above for the nursery stock are retail prices and are the actual market figures, in each instance for retail use sold from our stock during 1941. - I believe this is a fair and proper basis for estimating value - and on this basis my claim for ½ interest (other ½ interest is J. Sato) is for $3933.14

K Tani
SIGNATURE

THE ROYAL TRUST COMPANY

VANCOUVER, B.C.

EXHIBIT No. 333-3
DATE 8th June 1948
FILED BY Crown

April 10th, 1942

RE: TASAKU SATO
Registration #00377

LOCATION AND NATURE OF BUSINESS:

East side of Carnarvon street, between 21st and 23rd avenues. Street number 3850 Carnarvon. Nursery - trees, plants, flowers and bulbs.

PARTICULARS OF OWNERSHIP:

One half interest in the above property, legally described as Lot 1, Block R, D.L. 139. The owner of the other half interest is said to be Kichiji Tanii, at 2993 W.23rd Avenue, Vancouver. I am informed that these two individuals are cousins and are in partnership in this nursery business.

A search of the title at the land registry office, on April 9th, 1942 shows the following:

Registered owners - Kichiji Tanii and Tasaku Sato
2993 - 23rd Avenue West
Vancouver, B.C.

Indefeasible Title No. 42675-L mailed to Masaki Tanii on September 8th, 1939.

No encumbrances.

FINANCIAL POSITION etc.:

Both partners are understood to be at a camp for Japanese. No work has been done to the grounds this season, and the greater part of the stock seems to have been sold off. Some of it is reported to have been stolen. Some trees, shrubs, plants and flowers are still on the property. The partners being away, no particulars could be obtained regarding any other assets and any liabilities. The turnover, however, could not have been very great. The partners appear to have operated the nursery in conjunction with gardening. Their income tax returns, if filed, would be useful in this regard.

The land comprises approximately one acre. It is suitable for the prupose and has practically all been under cultivation.

Valuation of land alone as a whole - $750.00.

The buildings comprise two glass houses, one 16' by 52' and the other 20' by 40'. Connecting with the glass houses is a frame boiler house with "Ideal" hot water boiler. Frame shed 12' by 12' attached to boiler house.

The shed was locked up but I understand it contains some garden tools. The key is said to be with Sato's uncle, whose name and address I was unable to obtain. There was a garden lawn roller apparently in good condition in the boiler house.

No liabilities, so far as could be ascertained.

INSURANCE IN FORCE:

Nil, so far as could be ascertained. We have arranged for temporary cover on the glass houses, boiler house, and shed, in the sum of $500.00 and $50.00 on tools and equipment, all for the account of Tasaku Sato.

EXISTING CONTRACTS AFFECTING BUSINESS:

Nil, so far as could be ascertained.

PROSPECTS FOR CONTINUED OPERATION OF BUSINESS:

Poor. The owners, I am informed, are now in a camp for Japanese.

GENERAL:

The property is now idle and, considering the season of the year, we are of the opinion that it would not be possible to realize more than $500.00 for the green house and communicating buildings plus $150.00 for the heating plant, miscellaneous tools and equipment, plus approximately $50.00 for entire nursery stock on the grounds, making a total of $700.00, to which the account of Tasaku Sato would be entitled to one half.

Green house properties depreciate very quickly. Nursery grounds soon run wild, and if this property is not disposed of very soon, the above valuation of $700.00 will have to be discounted.

Total valuation of land, buildings, equipment and stock $1,450.
subject to depreciation owing to the property being idle.

RECOMMENDATIONS:

That the property, including nursery stock and equipment, be sold as soon as possible.

That the asking price as a whole be $1,750.00 to test the market and be prepared to reduce that figure.

That a suitable "For Sale" sign be placed on the property now.

That the nursery stock be sold, if possible by itself, for $50.00 cash or better now as a whole. Alternatively it might be sold piece meal. Edward Dalby, 2993 West 23rd Avenue might be a suitable man to undertake that work. On being interviewed, he said he was acting as caretaker of the property. His telephone number is Bayview 6002M. He also said that he rented 2993 West 23rd Avenue from Tanii, who is believed to be Sato's partner in this business.

rented from Mr. Muir 305 Jackson Avenue at $25 per month

NOTE:

Interviewed Mrs. Sato at 1810 Burrard Street, Vancouver, where she resides with her two small children. She, through an interpreter, furnished the following information:

Rental of the two rooms - $5.50 a month. Paid to the end of April. Her husband is at Arrowhead, B.C. in a camp. The banking account is with the Imperial Bank, Granville and 4th Avenue.

Tanii (the other partner) has the title to the nursery property.

CONTENTS OF TWO ROOMS AT 1810 BURRARD STREET:

| | |
|---|---|
| Beach kitchen stove | $25.00 |
| Side board | 7.50 |
| Kitchen table and two chairs | 3.50 |
| One double bed, spring and mattress | 12.00 |
| One cot | 4.00 |
| One dresser | 5.00 |
| One sewing machine (old) | 15.00 |
| Odds and ends | 2.50 |

Have checked file 11978 (1810 Burrard) but there is nothing on file to indicate that Mrs. Sato left goods at that address. Presume, therefore, that chattels were taken with her at time of evacuation

"E.R."
Dec. 31/46

As a forced sale less than the above figure might have to be accepted. Mrs Sato stated that all the above effects were paid for.

RECOMMENDATION:

After provision has been made for the family, that the effects no required by them be sold and credited to this account.

"A.M.J. ENGLISH"

Manager

Office of the Custodian
Japanese Evacuation Section
506 Royal Bank Building
Vancouver, B. C.

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

August 23rd 1948

J. Spratt.
J.S.R.

EXHIBIT No.
DATE
FILED BY

Attached to 333-3

JOHNSON, REEVE and WATSON
Estate Agents

Bank of Nova Scotia Building
602 West Hastings Street
VANCOUVER, B. C.

18th February, 1944.

The Custodian's Office,
675 West Hastings Street,
Vancouver, B.C.

File No. 1514-1400

Dear Sir: re Catalogue No. 35
Lot 1, Block "R" D.L. 139
3850 Carnarvon Street.

On the 19th July last, we filed with you a schedule of valuations made, which included the above property as appraised at $1,300. We now beg to submit our written report at the request of Mr. Douet, of your office as follows:-

Land The area of the land is approximately one acre, the dimensions of the boundaries being as follows:

| | | |
|---|---|---|
| North | 296.95 feet | |
| East | 155.15 feet | |
| South | 287 | feet with a gore on the Southwest corner 15.8 feet |
| West | 142.82 feet. | |

The land was formerly used as a nursery garden, but is in a neglected condition having been vacant and unused for a considerable time.

The Southerly portion of Block "R" has been subdivided into Lots 2 to 7 and we have previously reported to you on the value of Lots 6 and 7 with the house known as 2993 West 23rd Avenue. The property in question might be made available for subdivision if 22nd Avenue were extended between MacKenzie Street and Carnarvon Street, which would open up both this parcel of land and the land immediately north, which, as far as we know, has not been subdivided. If this were done, the North 33 feet of this land would have to be dedicated to the City for street purposes. As subdivision would involve provision of a water main and a sewer and we do not know whether the City would be willing to undertake this installation at the present time. We should mention, however, that the land to the North of 21st Avenue and some lots on the South side of 21st Avenue have been subdivided and buildings erected. There has been considerable activity in this neighbourhood recently. A subdivision of this property would provide 8 lots with a frontage of 37 feet each and a number of lots of that size have been sold further North for $200. each, which would give a gross price of $1,600.

Buildings There are two green houses adjoining each other and a boiler house with a boiler and heating system for the green house also some sheds.

It is unlikely that the property would be required for a nursery garden and if the property is to be regarded as a subdivision project, these buildings would be of no value except what salvage could be recovered. The buildings are badly depreciated and the cost of removing them would very likely offset any salvage value.

JOHNSON, REEVE and WATSON
Estate Agents



Bank of Nova Scotia Building
602 West Hastings Street
VANCOUVER, B. C.

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

18th February, 1944.

Appraisal In view of the expense of subdividing and selling the lots, we are of the opinion that the present value of the property is $1,300, in which we have included the sum of $100. as salvage value of the boiler.

We think that in the circumstances, if you receive an offer of $1,200, it would be advisable to accept it and if you receive an offer of a little less than this, we would suggest that you might refer the matter back to us for further consideration and in such case we would make another inspection of the property.

Yours faithfully,

JOHNSON,REEVE & WATSON

per "D.W.Reeve"

DWR

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

August 23rd 1948

J. Spratt
E.R.