

<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
3200	160.00 12.50									172.50
<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			
62.55	36.20	9.06	48.24%	8.00	3.86					12.92
TOTAL RECOMMENDATION										185.42

CASE NO: 414

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C.

June 22, 1948

IN THE MATTER OF THE CLAIM OF

AKIRA IWASAKI

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 H.W. COLGAN, SUB-COMMISSIONER)

10

New Denver, B.C.

June 22, 1948

IN THE MATTER OF THE CLAIM OF
AKIRA IWASAKI

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government.

A.E. COBUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to New
Denver Sub-Commission

MRS. I.C. SMITH,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter.

30

A. Iwasaki
In Chief

MR. COBUS: The claim, your honour, of Akira Iwasaki,
No. 180 on the Secretary's list.

AKIRA IWASAKI, the claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

10 MR. COBUS: I would ask leave, your honour, to amend
the claim, first with respect to the real pro-
perty under 4 (e), by showing a value placed on
the property of \$4000.00 in place of \$4500.00,
and a credit to the custodian of \$3200.00,
leaving a realty claim of \$800.00.

The items under 4 (e)(iii), which are
noted as accounts receivable, certain chattels
and goodwill, with a total of \$6500.00, are
abandoned in full.

THE COMMISSIONER: That is 4 (e)(iii).

MR. COBUS: 4 (e)(iii), \$6500.00.

20 With respect to the claim for personal pro-
perty under 5 (e), we have eliminated the
claim as he has set it up, and now show a per-
sonal chattel claim of \$109.00, the list of which
will be filed as part of the statement. The
credit against that item is \$30.10, leaving a
net personal property claim of \$78.90. The total
claim under 5 (f) is \$878.90.

DIRECT EXAMINATION BY MR. COBUS:

30 Q: Witness, I produce to you a statement concerning
the real property for which you have submitted a

A. Iwasaki
In Chief

claim. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask that the real property statement be filed, your honour, as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

10 MR. COBUS: Turning to Exhibit 1, your honour, the subject matter of the claim is a residence at 2687 Trinity Street, Hastings Townsite, Vancouver, B.C. It consisted of a bungalow and a garage. The house contained six rooms and a bath, the bath being fully tiled, with a three piece bathroom set. The basin was a pedestal type, and a shower had been built into the bathtub. The house was heated by hot air by using a sawdust burner.

20 The land was a lot 33 feet by 140 feet, more or less, purchased by the claimant in 1941 at a cost of \$2000.00. He says that it was purchased under an agreement for sale which was paid off in three months. The locality he describes as being a good residential district, and being mostly occidental. With respect to the house, the house was finished with stucco on the exterior. It had a cement foundation, a full cement cellar, duroid roof, and the interior walls were of lath and plaster. In the

30

A. Iwasaki
In Chief

living room and dining room there were oak floors, and in the rest of the rooms the floors were of fir. The garage was a frame structure with a cement foundation and a cement floor. The roof of the garage was shingled and the garage was equipped with sliding doors. The claimant estimates the value of the property at the date of sale at \$4000.00.

10 As to certain improvements made in 1941, he has listed seven items totalling \$120.00. He believes that the appraisal at \$3200.00 is substantially under a fair market value. He says that the property was owned jointly by his wife, Fuji Iwasaki, and himself, and that he is representing his wife as to her interest in the matter of this claim.

20 With respect to the purchase of the property in 1941, the witness says the property was a very cheap buy. The real estate man informed him that the owner could not carry the property and had to move to a smaller place. He says that it is a very nice property and the house was about ten years old when it was purchased. It was modern and well built. He believes that the property would be worth at least \$4000.00 when sold by the Custodian in July 1944 for \$3200.00.

30 Would my friend produce the appraisal on this realty and a photograph in the file. It is a Pemberton Realty Company appraisal.

A. Iwasaki
In Chief

(Handed to Mr. Cobus)

MR. COBUS: I have had produced what purports to be an appraisal on the subject realty by Pemberton Realty Corporation Limited, Vancouver, dated October 18, 1943. The value placed on the property is \$3200.00. Filed on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

Q: Witness, do you have any snapshots or photographs of this house for which you are claiming?

10 A: No.

MR. MACDONALD: There isn't a picture, your honour, as far as I know.

MR. COBUS: Would my friend produce a report dated the 4th of May, 1943 to the Custodian by the Canadian Credit Men's Association?

(Handed to Mr. Cobus)

MR. COBUS: I have had produced from the Custodian's file, written on Canadian Credit Mens Trust Association Limited stationery, dated -- I see
20 it is dated May 4, 1942, addressed to the office of the Custodian at Vancouver respecting the claimant, Akira Iwasaki at 268 Trinity Street, Vancouver, B.C., and signed for the Credit Mens Trust Association, Limited, by John Cowan, Manager. The report covers more than the realty of this claimant, but has an excellent description of the land and buildings which I would call attention to. It is on page 2 of the report. Filed on behalf of the Crown.

30

(REPORT MARKED EXHIBIT NO. 3)

A. Iwasaki
In Chief

MR. COBUS: Would my friend admit that the assessed valuation of the property in '42 -- I have merely a total -- was \$2250.00?

MR. MACDONALD: I can't remember seeing that.

MR. COBUS: Well, in the Credit Men's Association report, your honour, I believe they do indicate that the assessment in '42 was \$2250.00.

MR. MACDONALD: That is set out in the report.

10 MR. COBUS: Yes. I just called that to the attention of his honour. I am sure I saw that in passing.

THE COMMISSIONER: Yes, assessed valuation \$1850.00.

MR. COBUS: \$1850.00?

THE COMMISSIONER: Yes.

MR. COBUS: Is that perhaps for only the improvements, your honour?

THE COMMISSIONER: The land is assessed at \$350.00 and the buildings at \$1850.00.

MR. COBUS: Yes, your honour.

MR. MACDONALD: That would be \$2250.00

20 MR. COBUS: Yes.

MR. MACDONALD: Well, I haven't anything here telling me anything about the assessment, but I presume that the Canadian Credit Men's Trust Association have a proper record.

THE COMMISSIONER: Yes, they have taken it off the record.

30 MR. COBUS: Q: Now, witness, I produce to you a statement concerning the personal chattels for which you have submitted a claim. Did you instruct Mr. Leckie to prepare that statement for

A. Iwasaki
In Chief

you and is that your signature?

A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

THE COMMISSIONER: That will be Exhibit 4.

(STATEMENT MARKED EXHIBIT NO. 4)

10 MR. COBUS: In the statement marked Exhibit 4, your honour, the witness has set out in full an itemized list with details concerning each item. He has similarly estimated a value for each item. Those values total \$109.00.

20 He says that the articles were left in the attic of 2687 Trinity Street, Vancouver, and he says that the goods claimed comprise part of the furniture, living equipment, and personal effects declared by him as left at 2687 Trinity Street, Vancouver. He points out that the Custodian sold some of the articles claimed specifically, and others, or some, as tools, etc. He has allowed for depreciation on all items, and he says that his wife, Fuji Iwasaki, and himself owned these chattels jointly.

Would my friend produce the Analysis of Personal Property Claim?

(Handed to Mr. Cobus)

MR. COBUS: I file the Analysis on behalf of the Crown, your honour.

(ANALYSIS MARKED EXHIBIT NO. 5)

30 MR. COBUS: I think it is clear, your honour, from the

A. Iwasaki
In Chief

Analysis that the amended claim for personalty raises no issue as to the articles claimed. I might point out that we had abandoned what the claimant originally claimed under "At Port Hammond" in the third column of the Analysis, and then under "At 2687 Trinity Street" we have abandoned the second item "1 shoe."

MR. MACDONALD: No wonder you did. What was the good of that one?

10 MR. COBUS: Well, I might point out, the singular and plural are used quite indiscriminately by the Japanese.

THE COMMISSIONER: I wouldn't be surprised, maybe, if that isn't a piece of machinery or something, because it is in with the handsaw and the Japanese plane, and so on.

MR. COBUS: Yes, your honour. We pursued that possibility, but got nowhere.

20 THE COMMISSIONER: They might have a one-legged man in the family.

MR. COBUS: We have abandoned the inlaid linoleum for the kitchen. We have now claimed for six chairs instead of five. Those were found. We have abandoned one set of 12 Japanese books. Concerning the credit of \$30.10, I should like to read this into the record. We arrived at that by showing tools, \$1.60; wallcloth, \$1.65; kitchen cabinet, \$2.50; two beds and springs, \$17.20; oak buffet, \$3.00; five oak chairs, \$1.75; one oak arm chair, \$2.50; total, \$30.10.

30

A. Iwasaki
Cross exam

Your witness.

MR. MACDONALD: I submit, your honour, that the real property was sold at its fair market value. The personal property that was sold was sold at its fair market value, and the personal property claimed for is claimed at an exorbitant value.

CROSS EXAMINATION BY MR. MacDONALD:

Q: Do you speak English, witness?

10 THE WITNESS: A: Some, yes.

Q: But do you write English?

A: Yes, some.

Q: Do you write English, did you say?

THE INTERPRETER: A: He said he doesn't too well.

Q: Now, this house that you bought, you paid \$2000.00 for it?

A: \$2600.00 I paid.

MR. MACDONALD: Well, it is \$2000.00 we have here, your honour, in the claim form.

20 A: I mortgaged it for \$2000.00, but I paid \$2600.00 for it.

MR. MACDONALD: I think this should be cleared up.

MR. COBUS: I think, your honour, the witness is confused. I can perhaps help my friend. I will file this and that will take care of it, I think. Would you like me to put this in?

MR. MACDONALD: Yes.

RE-DIRECT EXAMINATION BY MR. COBUS:

30 Q: Witness, I produce to you what appears to be an account between Phoebe Townsend McWilliams and

A. Iwasaki
Re-Direct exam

Akira Iwasaki and Fuji Iwasaki dated July 28, 1941, and it concerns the east half of Lot 228, excepting thereout and therefrom the north ten feet thereof, Hastings Townsite, Group 1, New Westminster District. Now, do you recognize that statement?

A: It was a mortgage that I got, \$2000.00.

Q: Well, did you make a cash payment?

A: Yes, cash payment.

10 Q: How much?

A: \$2000.00.

Q: How much money of your own did you put into the property at that time?

A: This was the mortgage that he took over when he bought the house.

Q: Well, what does this mean, "Price of property, \$2000.00?"

A: He paid \$2000.00 to Phoebe Townsend McWilliams, \$2000.00 for the house in cash out of his own money.

20

Q: Well, is this \$600.00 perhaps the amount of interest that accumulated on the agreement for sale to which he refers in his statement?

A: No, the price of the property was \$2600.00, and I paid \$2000.00 in cash and the other \$600.00 was to be paid in installments monthly.

Q: Was that done? Was it paid off in that way?

A: Yes.

Q: Well, then, what is this item under date of July 26, "By cash payment on account \$1000.00?"

30

A. Iwasaki
 Re-Direct exam
 Re-Cross exam

A: I don't quite remember the particulars.

MR. COBUS: I think I should file this statement,
 your honour.

MR. MACDONALD: I would like to see that.

THE COMMISSIONER: Would you show it to Mr. MacDonald?

MR. COBUS: I think you have seen that.

Well, your honour, perhaps one question
 more.

10 Q: You instructed Mr. Leckie to prepare this state-
 ment for you that I showed you, and it was mark-
 ed Exhibit 1; I asked you whether you had in-
 structed Mr. Leckie to prepare this statement
 for you? Did you tell Mr. Leckie that you paid
 \$2000.00 for the property in 1941?

A: I meant to say that I paid in cash \$2000.00.

MR. COBUS: Well, perhaps that will be sufficient.

6 THE COMMISSIONER: You are putting that in as Exhibit
 6?

MR. COBUS: Yes.

20 (STATEMENT MARKED EXHIBIT NO. 6).

RE-CROSS EXAMINATION BY MR. MACDONALD:

Q: Who did you buy this property from?

A: I bought it from Mr. Myer -- I bought it through
 the agent, but the owner was Mr. Myer.

Q: And who was the agent?

A: I don't remember. I think it is on that paper.
 It is on that statement.

Q: Was the agent McWilliams?

A: I bought it from a salesman in that firm.

30 Q: Now these people made out a statement to you on

July 28. Exhibit 6 is a statement that was sent by Phoebe Townsend McWilliams to yourself dated July 28, 1941. You received that statement from him, didn't you?

A: Yes.

Q: Now this is the property that we are dealing with now, the east half of Lot 228.

A: Yes.

Q: That is the property you are claiming for now?

10 A: Yes.

Q: Now you set out in your statement, Exhibit 1, I think it is, that you had paid for this within a period of three months; the whole purchase price had been paid under an agreement for sale and was paid for in three months, is that right?

A: Yes, I did.

Q: And according to this statement, Exhibit 6, it would seem that you bought the property in April, 1941, April the 2nd; is that the time you bought it?

20

A: Yes.

Q: And it would seem that you had paid the whole balance up by the 26 of July, 1941?

A: Yes.

Q: And the price that this agent set out for the property is \$2000.00. A: I don't know how that could be written there, but I paid -- really, the value was \$2600.00, and I was to pay that.

Q: Have you any receipt for the \$600.00?

30 A: I had all therecords, but the Custodian took

them all away.

Q: When did you pay this \$600.00?

A: I don't remember the date exactly.

Q: Was it before April 2, 1941?

A: I don't think so.

Q: Regarding your personal chattels claim of \$109.00, you haven't had any experience in selling second hand goods, have you, second hand furniture and chattels?

10 A: No.

Q: And you have no experience in putting a price on second hand goods?

A: No.

MR. MACDONALD: That is all.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, did you pay the real estate agent a commission as a commission on this property?

A: I don't quite remember.

20 Q: When you were making the deal with respect to the property, did the real estate agent give you an interim receipt?

A: Yes, I did receive it.

Q: How much was this receipt for?

A: The receipt was for \$2600.00.

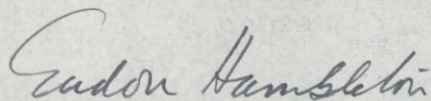
MR. COBUS: Well, I think I will drop it. No further questions, your honour.

THE COMMISSIONER: All right, that is all, thank you.

A. Iwasaki

PROCEEDINGS ADJOURNED SINE DIE.

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



G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

10

H.W. Colgan
Sub-Commissioner

20

30

414

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

ACKNOWLEDGED

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

[Signature] 711

*New Denver
Alberta*

18

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

(1) NAME IWASAKI AKIRA (RCMP) Reg. No. 02408
(Print) Surname Given Name

(2) Pre-Evacuation Address 2687 Trinity St, Vancouver, B.C.

(3) Present Address P.O. Box 443, New Denver, B.C.

(4) REAL ESTATE
(a) Street Address (if any) 2687 Trinity St, Vancouver B.C.
City of Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
E. half 288 1/2, Hastings Townsite, Group 1,
New Westminster District

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence Type of business Service Station + 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 - business
Residence jointly with wife Triji

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$
(ii) Buildings Total - - - - - \$ 4500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) accounts receivable 50.00 - - - - - \$ 650.00
chattels, fixtures, goodwill 600.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 11000.00
(v) Amount at which Custodian sold property and credited your account - - - - - \$ 3418.41
(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - - - - - \$ 7581.59

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation 2687 Trinity St Vancouver, R.R #1 Port Hammond
(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 at 2687 Trinity St stored
after unpacked - at Port Hammond in upstairs room
unpackaged.

(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 no one's care

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

- 1. *2 upholstered chairs, 2 walnut tables* Estimated Value \$ *100.00*
- 2. *1 carpet sweeper Bissell's, 1 bed spring* Estimated Value \$ *22.00*
- 3. *2 hand saw, 1 Japs. plane, 1 pair shears* Estimated Value \$ *25.00*
- 4. *1 blow torch, 1 metal filing box, Business Books* Estimated Value \$ *27.50*
- 5. *1 wall clock, 1 kitchen cabinet, 2 rings, Bed Linen* Estimated Value \$ *36.00*
- 6. *1 oil oil painting for kitchen* Estimated Value \$ *25.00*
- 7. *1 fenced oak Buffet & 5 chairs* Estimated Value \$ *15.00*
- 8. *1 Box of Japanese Ceremonial Dolls* Estimated Value \$ *40.00*
- 9. *1 set of Books* Estimated Value \$ *121.00* *302.50*
- 10. *Not accounted for - Family Photos* Estimated Value \$ *85.82* *received from custodian*

TOTAL CLAIM FOR PROPERTY LOSS \$ *216.68*

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) - - - - - \$ *7798.27*

(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*

New Denver if possible

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, Akir Iwasaki of the Village of New Denver in the Province, 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 Village of New Denver in the Province of British Columbia this 15th day of November A.D. 1947.

Akira Iwasaki

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.

Akira Iwasaki
(Claimant's Name)

EXHIBIT No. H14-1
DATE June 27/48
FILED BY Tobus

REAL ESTATE
(Other than farm)

02408
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
2687 Trinity St, Hastings Townsite, Vancouver, BC Bungalow - + garage (2 1/2 stories)	6 rooms and bath (fully tiled) (3 piece) (pedestal bath - shower and built in bath tub - hut air	① Spaced walls - cement foundation - full cement cellar - Duroid roof - lat + plaster (papered) - living room dinning room all floors Improvements made by Claimant	Residence	33 x 140+		1941
Type of Locality good residential district, mostly accidental	Cost Price 2000 00	② Frame garage - cement foundation - cement floor - shingle roof - sliding doors		Estimated Value	Date of Sale	1400 00

Comments re upkeep of premises:

under agreement
for sale which
was paid off in
three months

Improvements made in 1941

- ① Built extension chimney - cost 20 00
 - ② New inlaid lens for kitchen - " 25 00
 - ③ Wing taps for kitchen sink - " 10 00
 - ④ Built archway - living + dining - 15 00
 - ⑤ Planted shrubbery - room 15 00
 - ⑥ Plumbing - piping to furnace & 25 00
 - ⑦ Lumber for walls - " 10 00
- \$120 00

Comments re Appraiser's report not covered above:

I believe the appraisal at
\$3200. to be substantially
under a fair market
value -

Comment The property is owned jointly by my wife Fuji Iwasaki and myself. I am representing my wife, as to her interest, in the matter of this claim. The property was a very cheap buy. The real estate man informed me that the owner could not carry the property, and had to move to a smaller place. This is a very nice property and a Iwasaki

The house, about 10 yrs. old, when we purchased, is modern and well built. I believe that the property would be worth at least 1400 00 when sold by Custodian in July 1941 for 732 00 00

SIGNATURE

EXHIBIT No. 414 - 2
DATE June 22/48
FILED BY Crown

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street,
Vancouver Canada

October 18, 1943.

Catalogue #269

2687 Trinity St., E¹/₂ 228, Hastings Townsite

This is a 2¹/₂ storey stucco bungalow with 4 rooms on the main floor and 2 finished in the attic. Cement basement; duroid roof. Garage.

Value \$3200

PEMBERTON REALTY CORPORATION LIMITED

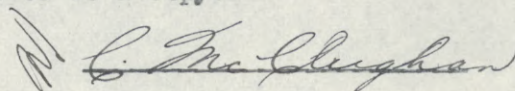
"W. G. Moore"

W. G. Moore.

WGM-JM

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

Sept. 21, 1948



British Columbia Division
THE CANADIAN CREDIT MEN'S TRUST
ASSOCIATION, LIMITED,
Office of the Manager,
John Cowan M.C.I.

May 4th, 1942

Attention: Mr. C.L. Drewry

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

EXHIBIT No. 414-3
DATE June 22/48
FILED BY Crown

Dear Sir:-

Regn. No. 02408
re: IWASAKI, Akira, 2687 Trinity St., Vancouver, B.C.

Pursuant to your instructions of April 8th, 1942, our representative completed an investigation relative to the above. Covering details are shown below in the same order as given in your instructions re agents' reports.

REAL ESTATE AND PERSONAL PROPERTY

1. Location and nature of real estate and personal property:

Nature of realty:

6 room semi-bungalow, garage and lot

Location of realty:

2687 Trinity St., Vancouver, B.C.

Nature of personal property:

Our representative was advised that a quantity of the equipment and tools used in connection with the business has been placed in storage, a similar condition obtaining with respect to household appurtenances. We have, however, been unable to ascertain the location. Iwasaki has been removed to a camp in the Jasper area.

Other personal property is mentioned under the item dealing with schedules in the "Business" section.

Location of personal property:

All the personal property listed is located at the Vancouver Auto Service Garage, Main and Alexander Sts., Vancouver, B.C.

2. Particulars of ownership:

Realty:

The property is registered in the names of Akira and Fugi Iwasaki. Certificate of Title is now in the hands of Messrs. Reed, Wallbridge, Gibson & Sutton, Yorkshire Bldg., Vancouver, B.C.

Personal Property:

We have been unable to determine status of title to personal property although it is claimed by Iwasaki and no liabilities affecting same have been disclosed at this date.

3. Description of Land and buildings:

Description of Land:

Legal: Reported as E $\frac{1}{2}$ Lot 228, Hastings Township.

General: Assessed valuations \$350.00. The lot 33' x 120' is situated on level ground.

Description of buildings:

Assessed valuation: \$1,850.00.

(a) 6 room semi-bungalow with stucco finish, with 4 rooms on main floor and 2 bedrooms on the second. There are hardwood floors in entrance hall and living rooms and good fir floors elsewhere. All the rooms are fairly large. There is a Pembroke bath and shower installation. The basement has a good cement floor and a hot air furnace. The roof is covered with Duroid shingles. Generally the house appears in good repair. There should be a reasonable expectation of realizing at least the assessed values.

(b) Single garage with wood finish. Requires new shingles.

4. Inventories of contents of buildings and other personal property:

All furniture, etc., was removed prior to investigation, from the dwelling at 2687 Trinity Street, Vancouver, with the exception of the following: *"since superceded"*

- 2 cheap single beds
- 1 double bed
- 2 Home-made dressing tables
- 1 Kitchen table
- 1 kitchen stove

A list of additional personal property used in previous operations of the Vancouver Auto Service Garage, is attached hereto.

Re: Regn. No. 02408
IWASAKI, Akira

5. Insurance in force:

Life:

We were unable to find any record of existing policies.

Fire:

Policy written by Royal Insurance Company, covering buildings in the amount of \$2,500.00. Expiration date November 2, 1943. This policy is said to be in the hands of Messrs. Read, Wallbridge, Gibson and Sutton, Vancouver, B.C. Confirmation of that fact is being sought.

6. Particulars of Liabilities:

No liabilities have been disclosed although the 1942 taxes estimated at roughly \$65.00 will be due and payable in the course of two or three months.

We are requesting clearances respecting any liability owing the Departments of Provincial and Dominion Governments.

7. General remarks:

We are advised that Iwasaki purchased the property for \$2,000.00. As already stated, the real estate and buildings should be worth at least the assessed value under present market conditions.

RECOMMENDATIONS

It is suggested the property be either advertised for rent or sale, preferably the latter.

BUSINESS

1. Location and nature of business:

Nature of business:

Service Station and Garage, operated under the name of Vancouver Auto Service.

Location of business:

Corner of Main and Alexander Streets, Vancouver, B.C.

2. Particulars of ownership:

Ownership of the fixtures and equipment listed under item 3 below and previously used in connection with this business, is claimed by A. Iwasaki, although we have been unable to substantiate that feature,

3. Description of financial position:

Statement of Assets and Liabilities:

No liabilities are reported. Our representative was informed in that connection that the Standard Oil Company previously purchased the inventory of gasoline, grease and oil from proceeds of which they, on behalf of Iwasaki, paid certain current liabilities. The residue in

Re: Regn. No. 02408
IWASAKI, Akira

their hands amounted to roughly \$50.00, regarding which they are awaiting instructions of the declarant.

Schedules enclosed herewith:

List of miscellaneous equipment located at Vancouver Auto Service Garage corner Main and Alexander Streets, Vancouver, B.C. \$88.50.

4. Particulars of insurance in force:
No insurance is reported in connection with the business assets.
5. Existing contracts affecting business:
No contracts of this nature have been disclosed.
6. Prospects for continuing operation of business:
There is no prospect of continuing the business due to the fact, as mentioned above, the building has been sublet to other tenants.
7. General Remarks:
The Standard Oil Company have leased the premises and sublet the service station to parties named Leo Furh and Nels Hals.

RECOMMENDATIONS

It is suggested the material be advertised for sale, failing disposal to the present tenant. We have written Messrs. Leo Furh and Nels Hals re their attitude in that regard.

Trusting we may have your further instructions in due course, we remain

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED.

(signed) John Cowan
Manager.

Z:D
Enc.

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

Sept. 20, 1948

M. J. Davidson

Akira Iwasawa

(Claimant's Name)

PERSONAL CHATTELS

02408

Reg. No.

EXHIBIT No. 414-4
DATE June 22/46
FILED BY Tobus

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid <i>appr.</i>	Condition when Evacuated	Estimated value at Date of Evacuation
2 hand saws (Stanley)	1940	new	20 00	good	15 00
1 Jap carpenter's plane	-	"	3 00	"	2 00
1 blow torch	1941	"	6 00	"	5 00
1 metal filing box	1941	"	18 00	"	8 00
1 wall clock	1941	"	5 00	"	4 00
1 kitchen cabinet	1938	"	15 00 (carpenter built)	"	10 00
2 single slat beds (complete)	1940	"	26 00	"	20 00
1 fumed oak buffet + 6 chairs to match	1939	"	32 50	"	25 00
1 Box Jap dolls (7 dolls diff sizes)	1939-1941	"	40 00	"	20 00
			Total claim		<u>\$109.00</u>

Description of Storage of Goods:

kept in attic at 2687 Tremont St - Vancouver -

General Statement as to Chattels not Described above:

all goods claimed are listed

Additional Comments, if any:

The goods claimed comprised part of the "furniture, living equipment and personal effects" declared by me as kept at 2687 Tremont St Vancouver. The custodian sold some of the articles claimed specifically and some as lots etc. I have allowed for depreciation on all items my wife Fuji Iwasawa and I owned that chattels jointly.

a Iwasawa
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 711

EXHIBIT No. _____

NAME Akira IWASAKI

REG. No. 02408

EXHIBIT No. 414-5
DATE June 27/48
FILED BY Brown

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION Apr. 3, 1942	TAKEN BY ?					
EVACUATION Sept 26/42	DATE June 6/42 signed by tenant Mrs. J.A. West					
		<u>At Port Hammond</u>				
Furniture and living equipment of five room house, one sewing machine and personal effects at 2687 Trinity St., Vancouver.	2 only single beds complete with spring & mattress, 1 only double bed. (This item was to be turned over to Mrs. West to recompense her for trouble in disposing of certain goods listed below.)	2 upholstered chairs @\$40. 2 walnut tables 1 carpet sweeper (Bissels) 1 bedspring	100. 00 22. 00))))		
		<u>At 2687 Trinity St.</u>				
List enclosed in ltr. Nov. 20, 1945 signed by IWASAKI.	1 only Home made dressing Table	2 Handsaw, 1 Japanese plane 1 shoe 1 blow torch, 1 metal filing box 1 Wall clock, 1 kitchen cabinet, 2 single beds complete	25. 00 27. 50 36. 00))))		
left at Vancouver Auto Service, 198 Alexander St. Items	1 only Kitchen table 5 only kitchen chairs 1 only high chair 1 only Kitchen Stove (Empire Coal & Gas combination)	Inlaid linoleum for kitchen, fumed oak buffet 5 chairs, 1 Box of Japanese Ceremonial dolls	40. 00 40. 00))))	0) RECAP. attached ✓
No. 1) 1 Cash Register - \$100.00	1 only kitchen cupboard	1 Set of 12 Japanese books	12. 00)		
2.) 1 Weager Hi-Speed Press Cap - \$50.00	1 only Washing machine (Economy, Serial No. 5756)		302. 50)		
3.) 1 Battery charger - \$40.00	1 only Kitchen stool)		
4.) 1 Spark Plug Cleaner - \$5.00	1 only small Hall mirror, 1 only Fire Screen,	Not accounted for Family photos 1 Hemphill School Certificate.)		
5.) 1 Chain Block, 2 pulleys - \$5.00	1 only pair Iron Andirons, all window blinds, miscellaneous pictures, all light fixtures, Curtain rods	x Deducted by Claimant	85. 82)		
6.) 1 Filing cabinet, 1 drawer - \$20.00	2 linoleum rugs Shower curtains window curtains to match, Towel racks, medicine cabinet, toilet paper holder garden tools, (shovels, rakes etc.) Dish pan, Garage pail, Kitchen wall clock wall ironing board,	Additional items claimed as per Page 1 of Claim form:-	<u>\$216. 68</u>)		
7.) 1. Vice record #6 - \$7.00		Accounts Receivable	500. 00)		
8.) 1 Paint Spray gauge - \$17.00		Chattels, fixtures, goodwill, -	<u>\$6000. 00</u>)		
(9.) 1 Wrecking Bar -		Total	<u>\$6500. 00</u>)		
(10.) 4 Measures -)		
(11.) 1 Funnel -)		
(12.) 1 Creeper -)		
(13.) 1 Metal file)		
(14.) 1-4 gal. Safety Can)		
(15.) 12 Cabinet filers - *Please sell these at the highest price available.)		
16. 1 Floor jack -\$70.00	Inventory of Garage Equipment stored at Vancouver Service Garage and taken by Standard Oil Co. of B.C. June 26/42.)		
17. 1 Prestone wall clock *please sand this article as we are without a decent clock and very hard to obtain same*.)		
	No.)		
	1. 1. Cash Register #2220673-10680		100.00)		
	2. 1 Weager Hi-speed press Cap 28 tons		59.00)		
	3. 1 Battery charger G.E. Tungar		25.00)) RECAP.
	4. 1 Spark plug cleaner		5.00)		
	5. 1 Chain block 2 pulley		5.00)		
	6. 1 Filing cabinet 1 drawer,		6.00)		
	7. 1 Vice record #6		17.00)		
	8. (Amended list as Nov. 20/45 shows the above to (plus 8 additional articles (as enumerated in Column (1. of this analysis.		10.00)		
	17.		30.00)		
			75)		
			<u>130.75</u>)		
			132.00)) Basket etc. ✓

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
DESCRIPTION	TENDER &c							

Shipped

Nil
" " " "

)
)
) At Port Hammond
)

RECAP. attached ✓

see attached ✓

see attached ✓

R - J

Accounts Receivable not considered in analysis. Chattels, fixtures (198 Alexander St.?) included with good-will - \$6000.00, therefore cannot compare with sales of Garage Equipment at that address.

#17-Clock Feb. 8/46

kura IWASAKI))))
Personal.			
No.			
1	100.00		
59.00			
25.00			
5.00			
5	5.00		
5.00			
6.00			
8	17.00		
	10.00		
30.00			
75			
130.75	132.00		
Basket etc.			

RECAP. attached. ✓

1. Agreed price - IWASAKI

5. Agreed price - IWASAKI

8. Agreed price - IWASAKI

Basket etc.

February 16, 1948

File
711

Akira IWASAKI
Reg. No. 02408

PERSONAL PROPERTY
SECTION

8663

Fuji (Mrs. Akira) IWASAKI,
Reg. No. 02526

Chattels sold for
Joint account
as per General
Statement of account

		<u>Gross</u>	<u>Expenses</u>
1944			
November 8-	Auction #512 (3 pages)	93.90	27.46
"	16- Sale of Stove	20.00	
		<u>\$113.90</u>	<u>\$27.46</u>



February 16, 1948

File No.
711
8663

Akira IWASAKI,
Reg. No. 02408

PERSONAL PROPERTY
SECTION

Fuji (Mrs. Akira) IWASAKI,
Reg. No.02526

LIST OF CHATTELS
shipped for Joint account

<u>Date</u>	<u>Particulars</u>	<u>Remarks</u>
1944		
Mar. 8-	1 only Washing machine Economy	S.F. OMURA
"	Miscellaneous pictures	"
"	2 Linoleum rugs	"
"	1 carton Jap. trays	"
	1 tennis racket	"
	4 metal tool boxes with tools	"
	3 boxes of kitchen utensils	"
	1 parcel dry goods	"
	1 box children toys	"
	1 toaster	"
	1 iron	"
	1 box Christmas decorations	"
	1 Jap. fumigator	"

C O P Y

Warehouse

Sept 26/ 44

Date.....

711- 8663
FILE NO
 IWASAKI
NAME
 2687 Trinity
ADDRESS

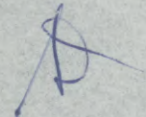
I have examined the undermentioned articles and consider
that they have no value.

- 1 Kitchen stool - broken
- 1 Small H.M. Cupboard - broken

Auctioneer (signed) W.G. Willard.

The above mentioned articles have been abandoned.

(signed) D.A. Smith"



File
711
8663

Akira IWASAKI
Reg. No. 02408
Fuji (Mrs. Akira) IWASAKI,
Reg. No. 02526

February 16, 1948
PERSONAL PROPERTY
SECTION

Recap. of chattels
Joint account

2687 Trinity Street

Gross Claim as Details of Claim
on Analysis sheet \$302.50

Less amount claimed
at Port Hammond
"No record at any time" 122.00
\$180.50

Gross Sales, -

Auction #512	-	\$93.90	
Private sale - stove-		<u>20.00</u>	<u>113.90</u>
a difference of			<u><u>\$66.60</u></u>

NOTE: Chattels abandoned as per list attached to analysis.

Chattels shipped or taken by Shogo Frank OMURA, brother of Mrs. IWASAKI as per list attached to analysis.

Chattels, as per list of June 6/42 signed by Mrs. J.A. West tenant, and shown in Column 2 of Analysis of Personal Property claim, represent the articles left by IWASAKI in care of and, for the most part, for the use of Mrs. West. The Chattels removed from this address were sold by Auction on September 28, 1944 and the proceeds were credited to the Joint account of Akira and Fuji IWASAKI and are as shown hereon.

[Handwritten signature]

February 13, 1948

File
711

Akira IWASAKI,
Reg. No. 02408

PERSONAL PROPERTY
SECTION

GARAGE EQUIPMENT etc.
sold as per
General Statement of
his personal account

		<u>Gross</u>	<u>Expenses</u>
<u>1945</u>			
Dec. 13-	Cash Register	100.00	
	Chain Block & pulleys	5.00	
	Paint Spray Gauge	17.00	
<u>1946</u>			
Feb. 20	Auction #55	.75	.21
" 28	4 Measures)		
	1 Funnel)		
	1 Creeper)	10.00	
	1-4 gal. Can)		
Mar. 27-	Auction #58	<u>130.00</u>	<u>30.13</u>
		\$ 262.75	\$30.34
		<u> </u>	<u> </u>
	Net amount	<u>\$232.41</u>	

File
711

Akira IWASAKI,
Reg. No. 02408

February 16, 1948

PERSONAL PROPERTY
SECTION

Recap. of Garage
Equipment etc., at
198 Alexander Street,
Vancouver, B.C.

Personal account

Gross Claim as Details of Claim
on Analysis sheet - as follows:-

Accounts Receivable -	\$500.00	
Chattels, fixtures,		
Goodwill -	<u>6000.00</u>	\$6500.00

Gross Sales by Custodian as
shown per statement of
Equipment sold
attached to
analysis sheet

	262.75	
--	--------	--

Accounts Receivable (Not considered)	500.00	
---	--------	--

Goodwill(?) (Not calculated)	<u>5737.25</u>	
---------------------------------	----------------	--

\$	<u>6500.00</u>	
----	----------------	--

		<u>\$6500.00</u>
--	--	------------------

NOTE: Equipment at 198 Alexander Street was left with the Standard Oil Co. Ltd. at time of evacuation and the Custodian did not come actively into the picture until 1945 when IWASAKI desired that some disposition of his garage equipment be made. We sold or shipped this Equipment as per list agreed to by IWASAKI and realized approximately the values placed by IWASAKI on the various items. List is according to first column of analysis of personal property claim and the articles when sold realized the amount as shown hereon.

EXHIBIT No. 414-6
 DATE June 22/46
 FILED BY J. Coburn

July 28, 1941

AKIRA IWASAKI and FUJI IWASAKI

in account with

PHOEBE TOWNSEND McWILLIAMS

re E. $\frac{1}{2}$ of Lot 228, excepting thereout
 and therefrom the North Ten (10') feet
 thereof, Hastings Townsite, Group One (1)
 New Westminster District

		<u>Interest</u>	<u>Principal</u>
1941			
Apr. 2	Price of property		2,000.00
May 2	To interest on \$2,000. from Apr. 2 to May 2 at 7%	11.66	<u>11.66</u>
	By payment (\$30.00)	11.66	<u>18.34</u>
			1,981.66
June 7	To interest on \$1,981.66 from Apr May 2 to June 7	13.66	
	By payment (\$30.00)	13.66	<u>16.34</u>
			1,965.32
July 7	To interest on \$1,965.32 from June 7 to July 7	11.30	
	By payment (\$30.00)	11.30	<u>18.70</u>
			✓ 1,946.62 ✓
26	To interest on \$1,946.62 from July 7 to July 26	7.08	
	By Cash payment on a/c (\$1,000.)	7.08	<u>992.92</u>
	Balance due on a/s with interest at 7% from July 26/1941		\$ 953.70 <u>24.00</u>

929.27
 26.87
 1265.08
 60.77
 48.5

Balance paid
 3000
 55.2
 2443
 100.00
 945.8
 1000
 11.66
 13.66
 11.30
 7.08
 43.70

977.00
 953.70
 07
 6685.90

953.70
 24.43
 929.27
 94.58
 834.69

953.70
 22
 676.90
 12) 66.76
 60
 6.76
 76
 72

