

Custodian File

<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		
					% of Total	Amount	% of Total	Amount		
115.00	($\frac{1}{2}$ interest)									499.50
9500.00	480.75									
	12.50									
	6.25									
<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										1499.50

CASE NO: 415

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C.

June 22, 1948

IN THE MATTER OF THE CLAIM OF

HYOSAKU IWASAKI

PROCEEDINGS AT HEARING

Original

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)

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New Denver, B.C.
June 22, 1948

IN THE MATTER OF THE CLAIM OF
HYOSAKU 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.

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MR. COBUS: The case, your honour, of Hyosaku Iwasaki, No. 19 on the Secretary's list, case No. 417.

MR. MACDONALD: This will be case 416, will it not?

THE SECRETARY: Case No. 416.

MR. COBUS: Mr. Iwasaki, will you take the stand?

HYOSAKU IWASAKI, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

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MR. COBUS: Your honour, I would ask leave to amend the claim as originally submitted with respect to real estate.

THE COMMISSIONER: All right, the amendment is granted.

20

MR. COBUS: The real estate consists of two parcels of land, one being a rooming house, and it is the substantial item in the claim for real estate. We show what was originally submitted as \$10,350.00, at \$12500.00. With respect to the item claimed on the form at \$1500.00, that is, for a vacant lot, that remains at \$1500.00. The total value claimed for realty is \$4000.00 and we credit the Custodian with \$230.00 for the lot, the vacant lot, and \$9500.00 for the rooming house property, a total credit of \$9730.00. Therefore, the net claim for realty is \$4270.00.

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With respect to the claim for personalty under 5 (e), we have prepared a new list which will be filed with the chattel statement, and

H. Iwasaki
In Chief

show a value there of \$2484.50, which means that the typewritten items there can be deleted and replaced with this one general item, \$2484.50. We are crediting the Custodian with \$1500.00. These chattels, your honour, were chattels in the rooming house which was sold for \$11000.00 made up of \$9500.00 for the realty and \$1500.00 for the hotel or rooming house furnishings. Therefore, the personalty claim becomes \$984.50. The total claim is now \$5154.50.

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DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the rooming house property for which you have submitted a 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?

20

A: Yes.

MR. COBUS: I would ask that the statement concerning the rooming house be filed as an exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: The rooming house property was used as well for a store and was located at 139,143 East Cordova Street in Vancouver, B.C. It was a four storey building with basement measuring 25 feet by 120 feet and built on a lot of that size. It contained 39 rooms in the top three storeys.

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H. Iwasaki
In Chief

The ground floor was used for store purposes. There were wash basins in all the rooms. It contained six tile baths and six separate w.c's upstairs and two toilets, a wash basin on the ground floor. The building was heated by a hot water heating system. It was of brick construction with a cement foundation and a full cement cellar. It had a tar and gravel roof. The walls inside were of lath and plaster. The floor was of fir.

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It was purchased by the claimant in June, June 8, 1940 for \$7500.00. It was located in the business and rooming house section, which was inhabited mostly by occidentals.

With respect to improvements made on the property, he lists the complete retarring job on the roof and outside walls of the building in 1941. The contractor supplied the labour and materials, and the contract cost him \$2000.00. He installed a new hot water furnace in 1941 at a cost of \$600.00. In 1941 he papered all rooms and painted all halls by his own labour and purchased the materials. He estimates the cost of that job at \$350.00. He has estimated the value at the date of sale to be \$12500.00 for the land and improvements. With respect to the appraiser's report, he considers the appraisal of \$8000.00 was much below a fair value, and he disagrees with the valuator's estimate of the net return, and also his basis of figuring the

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H. Iwasaki
In Chief

percentage return on the city assessment of \$17000.00 plus. In his view, the net return should be figured on the actual invested value. He says that the property was advertised at \$900000 originally. He was able to negotiate a very good buy, however, though the real estate agent for the vendor on easy terms. The owner in England had taken the property back from a defaulting purchaser after considerable monies had been paid, and he, the vendor, was anxious to resell. Having got considerable monies from this purchaser, he, the vendor that is, was therefore able to sell at a reduced figure to the claimant according to the realty agent. He rented the upper 3 floors and the basement prior to evacuation at \$160.00 per month, and the ground floor for \$30.00 a month, a total rent of \$190.00 per month, including the furnishings. He believes that the property was worth at least \$12,500.00 when sold by the Custodian for \$9500.00 on September 1943.

Would my friend produce the appraisal on this parcel?

(Handed to Mr. Cobus)

MR. COBUS: I have had what purports to be an appraisal on the rooming house which is the subject of this claim, made by Johnson, Reeve, dated the 16 of August, '43. It is a two page document in the form of a letter to the Custodian and shows an appraised value of \$8000.00. Filed

H. Iwasaki
In Chief

on behalf of the Crown.

THE COMMISSIONER: That will be Exhibit 2.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. COBUS: Would my friend admit that the assessment in 1942 was \$14,700.00 for improvements, \$3000.00 for land, a total of \$17,700.00?

MR. MACDONALD: Yes, your honour.

10 MR. COBUS: Q: Now, witness, I produce to you a statement concerning the vacant land, Lots 1 and 2 of subdivision "A" of Block 19, District Lot 50, Group 1, Plan 28, for which you have submitted a claim. This property, I understand, was owned by you and another individual, and you owned a half interest each, is that correct?

A: Yes.

MR. COBUS: Will my friend refer to the Certificate of Encumbrance?

MR. MACDONALD: Which one?

20 MR. COBUS: For Lots 1 and 2, sub-division "A" of Block 19; the second parcel.

MR. MACDONALD: Yes.

MR. COBUS: I think the certificate of encumbrance which gives the legal description of the vacant land as I have read from the statement, shows one Tarado Iwasaki and one Hyosaku Iwasaki, that would be the claimant, as joint tenants of this property. Filed on behalf of the Crown.

(CERTIFICATE MARKED EXHIBIT NO. 3)

30 MR. COBUS: Q: Witness, did you instruct Mr. Leckie to prepare this statement concerning the vacant

H. Iwasaki
In Chief

land of which you were half owner, 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 leave to file the statement
concerning the vacant property.

(STATEMENT MARKED EXHIBIT NO. 4)

MR. COBUS: Referring now to Exhibit 4, your honour,
10 the property was located off Joyce and School
road, Vancouver, B.C., in what the claimant des-
cribes as a suburban residential area, Kingsway.

THE COMMISSIONER: This is the vacant property, is it?

MR. COBUS: This is the vacant property, yes, your
honour. It was purchased by the claimant and
his joint tenant on the 24th of October, 1913, at
a cost of \$3000.00. He refers to a sketch on the
appraisal of Johnson Reeve and Company which
will be filed later. He says that he considers
20 the valuation of \$230.00 is very much below a
fair value and does not believe that the very
low assessment is any criterion of the true
value of this land. He says this is a very good
building lot and conveniently situated near to
Kingsway and the school on Joyce Road, and be-
lieves that at a fair market value, when sold by
the Custodian for \$230.00 on November 27, 1944,
it would be worth at least \$3000.00, the pur-
chase price paid by his joint owner Terado
30 Iwasaki and himself in 1913. He is therefore

claiming a value of \$1500.00 for his half interest in this land.

Q: Now, witness I produce to you a statement concerning the personalty for which you have submitted a claim of \$2484.50. Did you instruct Mr. Leckie to prepare that statement and is that your signature?

A: Yes.

10 Q: In your statement you refer to a list attached thereto. I produce to you a list totalling \$2484.50. Is that the statement to which you make reference? A: Yes.

Q: These items which you have listed in the list, I take it, are furnishings in your rooming house for which you have also submitted a claim, is that correct? A: Yes.

Q: Is the information contained in your statement and list true to the best of your knowledge and recollection?

20 A: Yes.

THE COMMISSIONER: That will be Exhibit 5.

MR. COBUS: I would file the statement and list, your honour, as Exhibit 5.

(STATEMENT AND LIST MARKED EXHIBIT NO. 5)

30 MR. COBUS: In his statement, Exhibit 5, your honour, the claimant says that the goods were all left in his rooming house at 139 to 143, East Cordova Street, Vancouver, and were sold by the Custodian for \$1500.00 in September, 1943. The only comment he makes is that he has allowed

H. Iwasaki
In Chief

for depreciation on all items.

If my learned friend would produce the Analysis of Personal Property Claim, I think it should be filed.

(Handed to Mr. Cobus)

10 MR. COBUS: Attached to the Analysis produced from the Custodian's file, your honour, is a copy, I would imagine, of an inventory appraisal with respect to the furnishings of the rooming house. The analysis and copy of appraisal is filed on behalf of the Crown.

THE COMMISSIONER: That will be Exhibit 6.

(ANALYSIS MARKED EXHIBIT NO. 6)

20 MR. COBUS: It might be some assistance, your honour, to the Commissioner, if he refers to the Analysis, to know that with respect to an item shown in the column of "Auction Sales" amounting to \$76.70, to which a certain remark in the remarks column has been directed, there is no claim as against these auction sales; it does not form part of the claim. The claim is for the articles listed in connection with the statement concerning personalty. At a quick glance I would say that the articles inventoried and appraised by purportedly Thompson and Binnington, Limited, agree very closely with the itemized list which forms part of the personal property statement.

30 I forgot to have produced the appraisal on the vacant lot land, and it has been produced.

H. Iwasaki
In Chief

It was purportedly appraised by Johnson Reeve and Watson, Vancouver on the 28th of July, 1943, and shows a \$230.00 appraisal. In addition, the appraiser has drawn a rough sketch locating the property.

THE COMMISSIONER: That will be Exhibit 7.

THE SECRETARY: Your honour, would it not be better to make this Exhibit 4-A for the Commissioner? Four is the statement of real property.

10 THE COMMISSIONER: Yes, that will be better. Make it 4-A.

(APPRAISAL MARKED EXHIBIT NO. 4-A)

MR. COBUS: I should have pointed out, your honour, that in Exhibit 6, the Analysis, there was originally submitted a claim for dishes and cutlery left in the basement, and a value of \$2700.00 had been placed on it by the claimant. He has now abandoned that portion of his claim.

Your witness.

20 Your honour, there is a correction there; it did seem to be a little out, as I was reading from the Analysis that the claimant would place a value of \$2700.00 and dishes and cutlery. I am now informed the \$2700.00 covered the whole thing.

THE COMMISSIONER: The whole thing, and he is abandoning the claim for the cutlery, but it reads as if that is the claim.

30 MR. COBUS: Yes, your honour, that is the correct explanation of that.

H. Iwasaki
Cross exam

MR. MACDONALD: Your honour, I submit that the real property was sold at its fair market value, and the personal property was sold at its fair market value; the claim for the personal property is exorbitant.

CROSS EXAMINATION BY MR. MACDONALD:

Q: Witness, you bought this property for \$7500.00?

A: Yes.

10 Q: In June, 1940? A: Yes.

Q: And how much cash; what did you pay down?

A: I paid \$2500.00 in cash.

Q: And how did you pay the balance?

A: I paid \$90.00 a month.

Q: This property was rented for a considerable time before it was sold, rented by the Custodian for a considerable time before it was sold, is that not right?

A: Yes, it was rented.

20 Q: And you were credited with \$2692.00 rent, were you?

THE INTERPRETER: You mean in the rental he received?

MR. MACDONALD: \$2692.00, yes.

A: I never received any money from the Custodian. I asked the agent to look after it and I got the statement up to 1943, the end of January, 1943.

Q: Yes. Did you get any money?

A: No.

30 Q: Never got any money yet? A: No.

H. Iwasaki
Cross exam

Q: Now, do you know that this rooming house was rented? A: I rented it so I knew.

Q: To Quan Hong? A: Yes.

Q: And do you know that Quan Hong was convicted of operating a disorderly house on the premises?

A: I don't know anything about it.

Q: You never heard about that, did you?

A: Yes, I had heard about it.

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Q: That would affect the value of the property when it came to appraising it, wouldn't it?

A: I don't know that.

Q: Now, as regards the lot and a half that you owned out on Joyce road. Is it on Joyce Road?

A: Yes.

Q: You say that you paid \$3000.00 for that in 1913.

A: Yes.

MR. MACDONALD: It looks like a product of the boom, your honour, doesn't it?

THE COMMISSIONER: Yes.

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MR. MACDONALD: Q: Did you try to sell it -- it has always been vacant, has it, since 1913?

A: No, nothing was on it since.

Q: Nothing was ever built. Is it a cleared lot?

A: Yes.

Q: Did he clear it since? Was it cleared when he bought it? A: Yes.

Q: Now, did you try to sell it at any time since 1913? A: No.

Q: Do you think you could have sold it for \$3000.00 at any time since 1913?

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H. Iwasaki
Cross exam

A: I never tried to sell it and I didn't have any offer for it.

Q: Do you know of any other lots in that vicinity that were sold since 1940?

A: No.

Q: Don't you think that that is a very high price to place on that as a house building lot?

A: I thought that was about the market value, or the market price, so I didn't think any more about it.

10 Q: The reason you came to that conclusion is because that is what you paid for it, isn't it?

A: Yes.

Q: Now, as regards the goods you are claiming for, these were all in the rooming house?

A: Yes.

Q: And they were all second hand?

A: I bought them all new.

Q: Yes, but when? A: In 1941 I bought them new.

20 Q: Now did you ever sell any goods second hand, any furniture or second hand goods, in your experience? A: No.

Q: So you have no idea of what price these goods should bring by auction or by tender?

A: I don't know anything about auctions sales or tenders.

MR. MACDONALD: That is all, your honour.

THE COMMISSIONER: Any more questions, Mr. Cobus?

MR. COBUS: Just the one, your honour.

H. Iwasaki
 Re-Direct exam
 Re-Cross exam

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: I am referring, witness, to the list which forms part of your personal property statement, Exhibit 5. In the last column you show what you head "Estimated Value." Your estimate of the value of these things is as of the date of evacuation, is that correct?

A: Yes.

10 Q: And how old were these goods when you were evacuated? Give me it roughly in months.

A: I bought all these articles in 1941.

Q: Yes. What months in '41, approximately?

A: Between June and July.

Q: And you were evacuated in '42, what month?

A: August 16 -- 15th of August.

Q: 15th of August. A: Of September.

Q. 1942? A: 1942.

MR. MACDONALD: In that connection, your honour.

20 RE-CROSS EXAMINATION BY MR. MACDONALD:

Q: In the meantime your place was rented until it was sold, or until these goods were sold?

A: Yes.

Q: And this furniture and these goods were being used by the tenant? A: Yes.

Q: And you got the rent that had been paid for the building, and the furniture in it was sold?

A: I didn't receive --

THE COMMISSIONER: He said before that he never got any rent.

H. Iwasaki
Re-Cross exam

A: I never received any money.

THE COMMISSIONER: He said he never received anything at all. Evidently that rent was paid to the Custodian or somebody else; it wasn't paid to him.

MR. MACDONALD: Q: Did you get a statement from the Custodian, from anybody?

A: The Custodian sent me a statement, but the agent didn't inform me at all.

10 Q: Well, did the Custodian send you a statement showing how much rent was placed to your credit?

A: Yes.

MR. MACDONALD: That is all, your honour.

MR. COBUS: No further questions, your honour.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

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Gordon Hambleton
G. Hambleton
Official Reporter

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

H.W. Colgan
Sub-Commissioner.

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475

New Denver
Webster

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.

File 3638

ACKNOWLEDGED
[Signature]

19

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

(1) NAME IWASAKI Hyosaku (RCMP) Reg. No. 07446
(Print) Surname Given Name

(2) Pre-Evacuation Address 139 E. Cordova Street, Vancouver, B.C.

(3) Present Address New Denver, B.C.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

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

Block Six (6) Lot Fifteen (15) District One hundred ninety-six (196)

in the city of Vancouver.

Block Nineteen Lot One "A" (1A) District Fifty (50) and Block Nineteen (19)

Lot Two "A" (2A) District Fifty (50) in the City of Vancouver.

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

(i) ~~Farm~~

(ii) Residence

Type of business Rooming House

(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 - - - - - \$ 1500.00

(ii) Buildings - - - - - \$ 10350.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - Chattels \$ 2700.00

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 14,550.00

(v) Amount at which Custodian sold property and credited your account - - \$ 6,540.40

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 8,009.60

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation Left on property

(over)

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

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

1.	Rooming House containing 39 rooms	Estimated Value \$	10,350.00
2.	Land - $\frac{1}{2}$ Interest	Estimated Value \$	1,500.00
3.	Chattels	Estimated Value \$	2,700.00
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 \$ 14,550.00

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) - - - - - \$ 8,006.90

(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 or New Denver

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, Hyosaku Iwasaki of the Village
 of New Denver 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 Village)
 of New Denver)
 in the Province of B.C.)
 this 19th day of November)

H. Iwasaki

A.D. 1947. *Paul Beaulieu*)
Commissioner for taking affidavits) 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.

NEW HARBOUR ROOMS

Hyosaku Iwasaki
139 East Cordova Street
Vancouver, B.C.

- 9 - 2" Steel Bed, Complete Size 4'6"
- 29 - 2" Steel Bed, Complete Size 4'
- 38 Pr. Blankets
- 36 Comforters
- 41 Bedspreads
- 53 pr. sheets
- 38 pr. Pillows
- 55 pr. Pillow Slips
- 115 Bath and Face Towels
- 39 Linoleum Rugs
- 52 Chairs
- 35 Writing Tables and Covers
- 4 Kitchen Tables and Covers
- 37 Dresser and Covers
- 51 Blinds
- 22 pr. Curtains
- 36 Waste Paper Baskets
- 1 Desk
- 1 Davenport
- 2 Kitchen Cabinet
- 5 Gas Plates
- 3 Floor Hallway Runner (Carpet)
- 3 Stairway Linoleum & Brass

The above including dishes and cutlery left in Basement - and valued at \$2,700.00

Hiyosaku Iwasaki
(Claimant's Name)

EXHIBIT No. 415-1 REAL ESTATE
DATE June 27/48 (Other than farm)
FILED BY Cobus

07446-
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
139-143 E Cordova St - Vanouver, BC 4 story building & basement 25 x 120	39 rooms (top 3 stories) - ground floor used for store purposes - wash basins in all rooms - tiled baths & 6 separate W.C.'s upstairs - 2 toilets	green-cement paint - rooming - plaster + full cement cellar - car + gravel - lat + plaster house - brick + stone	rooming	25 x 120	June 8	1940

Type of Locality	Cost Price	Improvements made by Claimant -	Estimated Value	Date of Sale
Business + rooming house section - mostly accidental	7500 ⁰⁰	<ul style="list-style-type: none"> ① Complete re-carrying job on roof and outside walls of building - in 1941 - contractor supplied labour + materials - cost \$2000⁰⁰ ② Installed new hot water burner in 1941 - cost \$600⁰⁰ ③ Papered all rooms and painted all halls in 1941 - own labour and bought materials - cost approximately \$350⁰⁰ 	\$12500 ⁰⁰ (land + improvements)	

Comments re upkeep of premises:
minor repairs were attended to as required

Comments re Appraiser's report not covered above:
I consider the appraisal of \$8000⁰⁰ was much below a fair value. I disagree with the valuator's estimate of net return on the city assessment of 17000⁰⁰ +. In my view net return should be figured on actual invested value.

Comment - this property was advertised at 9000⁰⁰ - I was able to negotiate a very good buy however, thru the real estate agents for the Vendor, on easy terms. The owner (in England) had taken the property back from a defaulting purchaser (altho considerable money had been paid) and was anxious to re-sell. Having got considerable notices from this purchaser, he was therefore able to sell at a reduced figure to me, according to the realty agents. I rented the upper 3 floors and basement prior to evacuation, for 2 yrs. at 160⁰⁰ per mo. I also rented and the ground floor for 300⁰⁰ per mo - total rent of 1900⁰⁰ per mo - including the furnisings - I believe that this property was worth at least 12500⁰⁰ when sold by the Custodian for 9500 in Sept 1943.

SIGNATURE

DATE June 22/48FILED BY CrownJOHNSON and REEVE
Estate AgentsBank of Nova Scotia Building
602 West Hastings Street
Vancouver, B.C.

16th August, 1943.

The Custodian's Office,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.File No. 3638 /

Dear Sir:-

re Catalogue No. 48
139-143 East Cordova Street

At the request of Mr. Durkee we beg to submit our report on this property.

The dimensions of the land are 25 feet by 120 feet.

The building, which covers the whole site, is a four storey and basement brick structure.

On the three upper storeys there are 39 rooms, with 3 tiled bathrooms and 6 separate W.C.'s. Each room has a wash-basin, and there is a fire hose on each floor.

The tenant has a lease of the rooms and basement for 2 years expiring 1st. June, 1944, at \$160. per month, including the use of the furniture. In order to estimate the net return from the real estate apart from the furniture, we have regarded the rent of the rooms (without furniture) as \$120 per month. The agents agree with us that this is as much as could be expected, and the amount compares favourably with that of \$166.66 per month at 249 East Georgia Street, a similar building (Catalogue No.108 File 3357).

The ground floor is occupied by a trade union at \$30. per month. These premises might be worth \$40 per month if put into good condition and rented for mercantile use.

The City Assessment of the property is:-

Building -	\$14,500.
Land -	<u>2,876.</u>
Total -	<u>\$17,375.</u>

The building is in good condition except for the ground floor. The rooms and hallways are clean and well maintained. The brickwork of the West wall needs repointing.

The present revenue from the real estate is estimated as follows:-

Rent of Rooms \$120. monthly - yearly -	\$1440.
" " Ground floor \$30. monthly - yearly -	<u>360.</u>
	\$1800.

Taxes -	508.05	
Rent to City for area under sidewalk -	10.	
Fire Insurance -	54.16	
Glass Insurance	8.00	
Maintenance -	250.	
Collections 5% -	<u>90.</u>	
	<u>\$920.21</u>	<u>920.</u>

Carried Forward-Surplus at present \$ 880.

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

The Custodian's Office

Page 2.

16th. August, 1943.

re Catalogue No. 48
139-143 East Cordova Street

Brought forward-Surplus at present -		\$880.
Add possible increase of rent of ground floor -	\$120.	
Less 5% for collection	<u>6.</u>	<u>114.</u>
Future surplus -		\$994.
Allow for depreciation and other contingencies -		<u>275.</u>
		<u><u>\$719.</u></u>

The present surplus shows a return of only 5 per cent of the value as assessed by the City. Such a return would not attract a buyer of property in this locality. As mentioned in our letter of the same date (re Catalogue No. 108 File 3357) a buyer of this class of property expects a much higher return.

Mr. Durkee has asked for an explanation of the difference between the amounts of our appraisal and that of the City Assessor.

We have dealt fully with this question and the general aspects of property of this class in our letter of the same date, referred to above. The statements made in that letter apply generally to this property.

We have been informed by the Agents that the present owner of this property purchased it in 1940 for \$7,500. on easy terms, and that there is a balance of approximately \$3,200 still unpaid. ||

We confirm our appraisal of this property at the present fair market value, on a cash basis, of Eight thousand dollars (\$8,000.).

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.

Sept.20/48

M. Johnston
J.M.

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

VANCOUVER, B.C.

File 3271. and 3638.

No..... minutes 10 A.M. o'clock 2nd day of February, 1943.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
Lots 1, and 2,
Subdivision "A", of
Block 19,
District Lot 50,
Group 1, New Westminster District,
Plan 1820.

viz:

Registered Owner:

Tarado Iwasaki, and
"Iwasaki" "CMM"
Hyosaku Iwasaki 30/5/44

Volume 61, Folio 376, No. 3747 G. Absolute

Registered Charges: Filing 35657, Vested in the Custodian

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

"W. C. Brown"
Registrar

"CMM"
"AM"

To: Custodian's Office.

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

Sept. 20/48

Malan
J.M.

Kyosaku Iwasaki
(Claimant's Name)

REAL ESTATE
(Other than farm)

07446
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
Vacant land - Lots 142 sub-dv'n A of Bl 19, West Lot 50 Op 1, Plan 1820 - located off Joyce & School Road - Vancouver B.C.				area dimensions see appraisal	24 Oct	1913
Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale			
Suburban residential area near Kingsway	\$23000 ⁰⁰					

EXHIBIT NO. 415-14
DATE June 27/48
FILED BY Colbus

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

I consider that the valuation at \$230⁰⁰ is very much below a fair value, and I do not believe that the very low assessment is any criterion of the true value of this land.

Comment This is a very good building lot and conveniently situated near to Kingsway and the school on Joyce Road. I believe that at a fair market value, when sold by the Custodian for \$230⁰⁰ on Nov 27/1944, it would be worth at least the \$3000⁰⁰ purchase price paid by my joint
 agent, Tarado Iwasaki, and myself in 1913. Kyosaku Iwasaki
 I am therefore claiming a value of \$1500⁰⁰ for my $\frac{1}{2}$ interest in this land

SIGNATURE

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

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

EXHIBIT No 415-4A
DATE June 27/48
FILED BY Cobus

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

28th July, 1943.

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

File No. 3638/3271

Dear Sir:

Catalogue Nos. 123 and 124
Lots 1 and 2 Sub. A Block 19 D. L. 50
Vacant Land, Joyce Road

We have inspected this property and beg to report as follows:-

<u>Location</u>	Close to Kingsway and Joyce Road School.
<u>Land</u>	This land is triangular in shape, being the remainder of two lots reduced in size by the widening of Joyce Road.

School Road

Frontage on School Road	8 feet
" " Joyce Road	111.56 feet
" " Lane	77.13 feet

Area 4848 square feet.

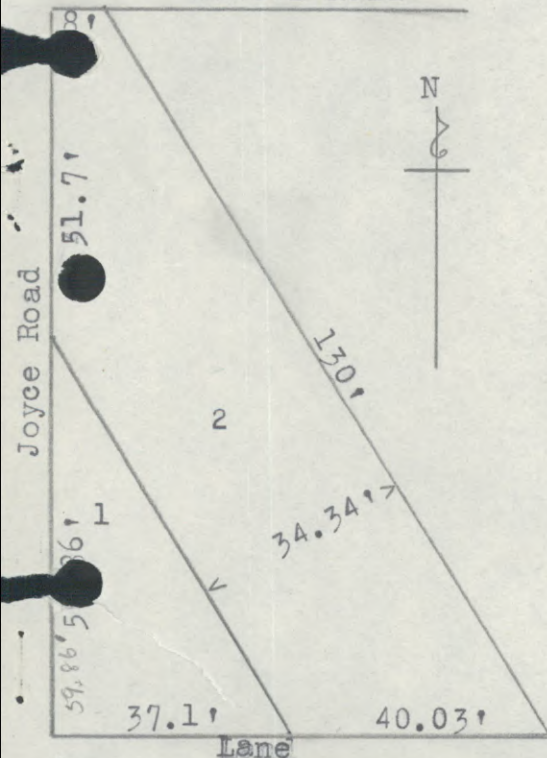
Suitable for erection of a single house.
Convenient situation but surroundings not attractive. Old commercial buildings opposite.

City Assessment:-	Lot 1	\$ 60.
	Lot 2	170.
	Total	<u>\$230.</u>

We are of the opinion that the assessment represents the fair market value, which we put at \$230.

Yours faithfully,

JOHNSON, REEVE & WATSON
per



Hisosaku Iwasaki
(Claimant's Name)

PERSONAL CHATELS

-07446-
Reg. No.

Description of Major Items
(and particularly of goods
lost, stolen or destroyed)

Approximate
Date Purchase

New or Used
When Purchased

Price Paid

Condition when
Evacuated

Estimated value
at Date of Evacuation

For all items claimed see list attached
Total estimated value

#2484 ⁵⁰⁰

EXHIBIT NO. 415-5
DATE June 22/48
FI LED BY Cobus

Description of Storage of Goods:

^{said.} The ~~stolen~~ goods were all left in my rooming
house 139-143 E Cordova St Vancouver and were
sold by the custodian for \$1500 in Sept 1943

General Statement as to Chattels not Described above:

Additional Comments, if any:

I have allowed for depreciation on all items

H. Iwasaki

Signature

HYOSAKU IWASAKI

Claimant's Name

PERSONAL CHATTELSReg. No.

<u>ITEMS</u>	<u>DATE</u>	<u>NEW OR USED</u>	<u>PRICE PAID</u>	<u>CONDITION</u>	<u>ESTIMATED VALUE</u>
9-2" Steel Bed complete size 4'x6'	1941	New	\$171.00	New	\$137.00
29-2" Steel bed Complete size 4'	1941	"	551.00	"	441.00
38 prs. Blankets	1941	"	418.00	"	280.00
36 Comforters	1941	"	216.00	"	144.00
41 Bed Spreads	1941	"	143.50	"	96.00
53 prs. Sheets			132.50	"	88.00
38 Pillows			95.00	"	64.00
55 prs. Pillow slips			55.00	"	37.00
115 Bath and Face towels			34.50	"	23.00
39 Linoleum rugs			312.00	"	208.00
52 Chairs			88.40	"	71.00
35 Writing tables and covers			105.00	"	85.00
4 Kitchen Tables and Covers			20.00	"	16.00
37 Dressers and Covers			666.00	"	533.00
51 Blinds			61.20	"	50.00
22 prs. curtains			33.00	"	22.00
36 Waste Paper Baskets			14.40	"	11.00
1 Davenport			25.00	"	20.00
2 Kitchen cabinets			28.00	"	12.50
5 Gas plates			15.00	"	12.00
3 Floor hallway runners (carpets)			120.00	"	80.00
3 Stairway Linoleum and Brass			60.00	"	40.00
1 Desk			17.50	"	14.00

TOTAL \$2484.50

LES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	Appraisal	REMARKS
								\$1517.80 by Thompson & Binnington Ltd. per attached
1500.00								Bill of Sale dated Oct. 19/43 of Goods and Chattels, situate lying and being at New Harbour Rooms, 139 East Cordova St. to Martin Stipac for \$1500.00.
1500 00								Auction #515- \$74.35- Oct. 26/44. " 55 - 2.35 Nov. 28/45 Total-\$76.70
								These Chattels bore identification of Hyosaku IWASAKI and were removed to Willard's Auction room for sale. When sold were credited a/c of IWASAKI.

JRS

September 3rd, 1943.

Department of the Secretary of State
Office of the Custodian,
Royal Bank Bldg.,
City.

Attention Mr. F.G. Shears.

INVENTORY & APPRAISAL RE: HARBOR ROOMS.

37- Continuous post steel beds, springs & mattresses	@ \$17.00	\$629.00
27- Dressers	@ 10.00	270.00
10- Dressers	@ 6.00	60.00
53- Kitchen chairs	@ 40	20.80
35 - Tables	@ 35	12.25
39- Congoleum squares	@ 2.00	78.00
38 pr blankets (used)	@ 3.00	114.00
106-sheets (used)	@ .75	79.50
41- Bedspreads (used)	@ .60	24.60
76- Pillows (used)	@ .40	30.40
76- pillow slips (used)	@ .25	19.00
36 -Comforters (used)	@ 1.00	36.00
115- Face & bath towels (used)	@ .25	28.75
51- Blinds (used)	@ .30	15.30
36 Waste baskets		7.20
4- Gas plates	@ 2.50	10.00

OFFICE

Oak Dresser		15.00
Leather Arm Chair		2.50
Oak Secretaire		5.00
Congoleum rug		2.50
Davenport		10.00
Gas Plate		2.50
4- Bow back chairs		3.00
Congoleum rug		2.50

Carpet runner on 1st floor, approx. 26 yds (poor)	10.00
Carpet runner on 2nd floor, approx 26 yds (fair)	15.00
Carpet runner on 3rd floor, approx. 26 yds (fair)	15.00

\$1517.80 ✓

We hereby certify that the sum of
\$1517.80 in our opinion is a just
and fair valuation of all the above
chattels.

THOMPSON & BINNINGTON LIMITED.

(signed) W.G.B. Thompson

File No.
3638

INDEX TO
CLAIM FILE

February 11, 1948

REAL PROPERTY
SECTION

EXHIBIT No. 415-6

Hyosaki IWASAKI,
Reg. No. 07446

DATE 13 Sept. 1949

FILED BY
Mr. J. A. Macdonald

- 1- Claim by Hyosaku IWASAKI
- 2- Real Property Summaries
re Cat. 48 and
" "s 123 & 124 jointly with Tarado IWASAKI
- 3- Certificates of Encumbrance
re Cat. #48 and
" " 123 & 124 jointly with Tarado IWASAKI
- 4- Appraisal -
re Cat. #48 Johnson, Reeve & Watson -2-

re Catalogues 123 & 124
Johnson, Reeve & Watson
- 5- Tenders -
re Cat. #48

(a) Gibbens & Co. (Wong Wah)	\$5500.00	& refusal
(b) Wong Ham	5000.00	"
(c) Ker & Ker, Ltd. (Wong Wong)	9500.00	" (including furni- ture)
(d) Moore & Moore	4010.00	"
(e) Jacobs	6500.00	"
(f) Richards Akroyd & Gall Ltd. (Tom Monfen)	6000.00	"
(g) Campbell & Pemberton (Martin Stipac)	9500.00	
Acceptance of tender (g)	9500.00	
(h) McCarron & Hawbolt	10000.00	"
Re: Cat.'s 123-124		
(a) Kristolina Jonsson (nil)	75.00	"
(b) O.W. Jonsson -	200.00	"
(c) " "	230.00	
Acceptance of tender (c)	230.00	
- 6- General Statement of personal account and
Sales Statement of Cat. #48.

General Statement of Joint a/c and with Tarado
IWASAKI and Sales Statement of Cat.'s 123-124
- 7- Advice letter of Sale Dec. 13/43
Re:- Cat. #48

Advice letter of sale Feb. 20/45
re Cat.'s 123-124.
- 8- Analysis of Claim re Realty-
Cat. #48 and
Cat.'s 123-124 jointly with Tarado IWASAKI
- 9- Information -
 - (a) Letter May 1/420 Custodian to E.B. Morgan & Co. Ltd.
 - (b) " June 11/42 E.B. Morgan & Co. Ltd. to Custodian.
 - (c) " Oct. 23/43 Johnson, Reeve & Watson to Custodian.
- 10- J.P. Form (at bottom of file)

sgd. - B.R.D.

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

September 16, 1949.

