

Custodian File 11018

<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
4105	205.25 12.50									217.75
<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										217.75

CASE NO: 438

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C.

June 25, 1948

IN THE MATTER OF THE CLAIM OF
YOICHI TOKUDA

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)

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June 25, 1948
New Denver, B.C.

IN THE MATTER OF THE CLAIM OF
YOICHI TOKUDA

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

G.N.R. UPTON, Esq., Official Interpreter

G. HAMBLETON, Esq., Official Reporter

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Y Tokuda
In Chief

MR. COBUS: The claim, your honour, of Yoichi Tokuda,
No. 59 on the Secretary's list.

YOICHI TOKUDA, the claimant herein, being
first duly sworn, testified through
the official interpreter as follows:

10 MR. COBUS: I would ask leave, your honour, to amend
the claim for realty by showing the total value
of land and buildings under 4 (e) (i) and (ii)
at \$7000.00, a credit to the Custodian of
\$4105.00, leaving a net realty claim of \$2895.00.
Under 5 (e) the claimant as he submitted his
original claim simply brought forward what he
had already listed on the front page, so that
is deleted, of course.

THE COMMISSIONER: There is no claim for personalty at
all.

MR. COBUS: That is correct, your honour. The total
claim under 5(f) is \$2895.00.

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DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning
the personal -- or the real estate for which you
are submitting a claim, the property being at
316 to 322 Jackson Avenue, Vancouver, B.C. Did
you instruct Mr. Leckie to prepare this state-
ment for you and is that your signature?

A: Yes.

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

Y. Tokuda
In Chief

A: Yes.

MR. COBUS: I would ask leave to file the statement.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: Referring to Exhibit 1, your honour, the subject matter of the claim was a rooming house and residence located at 316 to 322 Jackson Avenue, Vancouver, B.C. The buildings consisted of (a) a three storey frame building and, (b) a one storey frame buildings, the three storey building being 35 feet by 50 feet and the one storey building being 19 feet by 42 feet. In building "A", the three storey building, there were 25 rooms with four suites having sinks and basins, 15 single rooms each having a basin. There was a public washroom and toilet and basin on the first floor, and a bathroom with a bath, basin and toilet on the second floor. There were three furnaces in the building, one hot air and one water, a domestic heating unit, and one hot water heating system for certain rooms. In building "B" there were five rooms and a bath and toilet. There was no furnace in that building. The large building "A" was of frame siding construction with a tar and gravel roof. Part of the foundation was cement, the rest was cement posts. The interior walls were lath and plaster and the flooring of fir. There was a cement floor in the cellar. Building "b" was of frame siding construction on posts set in concrete blocks. It had a shingle roof. There was no

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Y. Tokuda
In Chief

cellar in the building. The walls inside were lath and plaster, and the floors, again, of fir.

The size of the lot upon which the buildings were built 61 feet by 50 feet deep. The property was purchased in 1928 for \$4650.00. The claimant puts an estimated value on the realty at the date of sale of \$7000.00.

10 He describes the locality of the real estate as being in a rooming house and residential area, mostly occidental. He describes the district as "fair."

20 With respect to improvements made on the property, he says that in 1941 he installed new plumbing throughout in the large building for hot and cold water, and installed one new bath tub, 19 new basins, a new hot water tank and two jacket heaters, pipes and fittings. He painted the front and side walls of the large house. He estimates the cost of that improvement in 1941 for labour and materials to have been \$2500.00. I note, too, that he has added five radiators as being installed along with the other improvements.

30 With respect to the appraiser's report, the witness says that there is only one wooden post in the foundation of the larger house, the rest of the foundation is full cement and the balance cement posts. The foundation of the bungalow is not wood, he says, it is posts set in concrete blocks. The foundations of the bath

Y. Tokuda
In Chief

houses and the roofs were okay. I am sorry, your honour, I read that incorrectly. It should be: "The foundations of both houses and roofs were okay when I was evacuated." He says that if certain repairs were needed in February, 1945 when the evaluator saw the property, then the Custodian should have seen to repairs as required. The Custodian, he says, never charged any sum at any time against his account for repairs. He considers the valuation of \$4000.00 to be much below a fair value. He points out that he rented the place cheaply to a responsible man whom he knew for \$75.00 a month, and the Custodian continued to collect this rent. Before evacuation he was offered, on two occasions, \$7500.00 for this property and by occidentals, but he refused to consider this since he wanted to hold the property as a good investment. He believes the property would be worth at least \$7000.00 when sold by the Custodian for \$4105.00 in September, 1943.

Would my friend produce the appraisal on this realty?

MR. MACDONALD: There is one appraisal there; I don't know whether there is another one or not.

MR. COBUS: I have had produced what purports to be an appraisal by Loewen and Harvey Limited, Vancouver, B.C., dated February 8, 1945 giving a valuation as of August '43 of \$4000.00. Filed on behalf of the Crown.

Y. Tokuda
In Chief

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. COBUS: Would my friend admit that in 1942 the assessed value of this property was \$500.00 for one improvement, \$3400.00 for another, \$3900.00 in all for improvements, and \$705.00 for land, a total of \$4605.00?

MR. MACDONALD: Your honour, the total is the same, I will have to take my friend's figures for the break down.

10 MR. COBUS: Would my friend produce a letter dated August 16, 1943 from Johnson Reeve and Watson.

(Handed to Mr. Cobus)

MR. COBUS: I have had produced, your honour, a letter from Johnson, Reeve and Watson, Vancouver, B.C. dated August 16, 1943 addressed to the Custodian's office, and it is respecting Y. Tokuda and reads as follows: "It may interest you to know that Mrs. Karlson, the tenant of the property at the above address, went out to see Tokuda and the latter told her he would not sell for less than \$7000.00. We have accordingly returned the deposit cheque of \$250.00 paid by Mr. and Mrs. Karlson, to ourselves."

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(LETTER MARKED EXHIBIT NO. 3)

MR. COBUS: Your witness.

MR. MACDONALD: I submit, your honour, that the real property was sold at its fair market value.

In connection with the last letter my learned friend filed, I think we should also file further letters from Johnson Reeve, especially, ex-

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plaining how that letter came about. I would like to file a letter from Johnson Reeve to the Custodian dated July 15, 1943.

THE COMMISSIONER: That will be Exhibit 4.

MR. MACDONALD: The letter which has been filed as Exhibit 3 doesn't make much sense without this Exhibit 4. This letter is addressed to the Custodian, attention Mr. F.G. Shears, re 316-322 Jackson Avenue. That is the number of this house on Jackson Avenue.

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"After some negotiations with the tenants, Mr. and Mrs. E. Karlson, I have obtained an offer and a deposit of \$250.00 for which I enclose a cheque. I enclose a duplicate of the receipt given for the deposit, which sets out the proposed terms.

"I informed Mr. Karlson that, as the offer was not on a cash basis, you would not be able to deal with it until after the 19th July.

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I have been told, with what accuracy I do not know, that if a Japanese owner consents, it is possible to make a sale on the instalment plan.

"The terms proposed appear to be very "easy", but in view of previous business relations between the owner and the tenants, I believe that it is worth while to submit the offer to Mr. Tokuda.

Mr. Tokuda sold the rooming house business and furniture to Mr. and Mrs. Karlson, before he was evacuated, for \$1700.00 after offering them the real estate and furniture for \$5,000. The

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terms of the sale were \$1000.00 cash and \$100.00 monthly with interest at 3 percent, and the buyers never missed a payment, the sale being completed.

"The Karlsons say that Tokuda is very friendly to them, and they believe that he would like them to have the property. They want the privilege of paying more than the monthly payments and this is provided for in the agreement form adopted by the Vancouver Real Estate Exchange.

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"As Mr. Tokuda's former agent, I believe that the offer should be submitted to him. He may be glad to dispose of the property to people whom he knows and can trust.

"As to the price, in view of Mr. Tokuda's offer to the tenants, mentioned above, it is not unreasonable. . ."

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I may say, your honour, in this connection, that the price is not mentioned in this letter, but there is a notation on the side, "Offer of \$3000.00."

THE COMMISSIONER: Do you know who put that on there?

MR. MACDONALD: Well, it is from the Custodian's office.

MR. COBUS: You will be able to prove that.

MR. MACDONALD: I will have to prove the whole thing.

MR. COBUS: Yes.

MR. MACDONALD: But I wanted to explain why these terms were set out. The letter continues:

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"My firm sold the property to Mr. Tokuda in 1928, for \$4650.00, but prices were high at that time, and the competition for the large

Y. Tokuda
In Chief

number of similar properties, which you are now offering for sale, did not then exist. In addition to these factors, there has also been some further depreciation."

Then it seems, your honour, that after this the Karlson's contacted Mr. Tokuda and, as a result, the letter Exhibit 3 was received.

10 Now, Exhibit 2, the appraisal of Loewen and Harvey dated February 8, 1945, after explaining the nature of the buildings, stated: "In my opinion a fair valuation as at the date of inspection, 9th day of August, 1943, is \$4000.00."

Apparently there were three bids made for this property. The first was the one that was made by the Karlsons as per the letter that I read. A second one was from Campbell and Pemberton on August 18th, 1943 for \$3500.00, and that, of course was on behalf of a client. Apparently Campbell and Pemberton are real estate
20 agents in Vancouver. I would like to file this letter of Campbell and Pembertons.

THE COMMISSIONER: It will be Exhibit 5.

(LETTER MARKED EXHIBIT NO. 5)

MR. MACDONALD: Reading from the third paragraph of this letter, your honour, in which they submit an offer of \$3500.00; "Not wishing to submit an offer which would not be seriously considered, we asked Mr. Watson what valuation he would have placed on this property if an appraisal had been
30 requested from his firm. He advised us that in

Y. Tokuda
In Chief

his opinion \$3500.00 was a reasonable price and would receive his recommendation.

"We passed this information along to our client and eventually persuaded her to offer this amount, which was slightly more than the figure she had in mind.

10 "We gather from your letter that you have received an appraisal of approximately \$4000.00 from another realtor as the result of which you are making this amount your upset price. Without intending any criticism of the firm which have made this valuation we do feel that Johnson, Reeve and Watson's experience in this type of property enables them to place a more exact valuation thereon.

20 "After considerable discussion today, we have persuaded Mrs. Nunuk" -- that is the one for whom they were acting -- "to offer the sum of \$3800.00 for this property, which is her absolute top figure, and in view of Johnson, Reeve and Watson's valuation, we suggest that you refer this offer to the party making your appraisal, with the request that they re-check their valuation and ask them if they are prepared to recommend that this offer be accepted."

I file this to show, your honour, that this had received the careful consideration of the Custodian before it was sold.

Y. Tokuda
Cross exam
Re-Direct exam

Vancouver? A: I was in that rooming house. I had a room there.

Q: That was before you evacuated?

A: Before I was evacuated. I stayed there right until the time of evacuation.

Q: What offer did Mr. Karlson make, himself?

A: Karlson just asked me whether I was willing to sell, but didn't mention any price.

MR. MACDONALD: That is all, your honour.

10 THE COMMISSIONER: Q: Mr. Tokuda, did you have a letter from Johnson and Reeve, the real estate agents about this property?

THE INTERPRETER: Was it in connection with selling the property?

THE COMMISSIONER: Yes.

A: No.

Q: Now, did he discuss any price with Mrs. Karlson when she wanted to buy the property?

A: I had no intention of selling the property so
20 the price didn't come under discussion, either from my side or from Mrs. Karlson's.

THE COMMISSIONER: Yes, all right.

MR. COBUS: Just one question, your honour.

Q: Witness, did you ever inform the Karlsons that you would not consider any offer for the real estate less than \$7000.00?

A: There was no discussion of price at all.

MR. COBUS: No further questions, your honour.

THE COMMISSIONER: All right, that is all, Mr. Tokuda.
30 They will consider this in Vancouver and you will

hear from them. This man paid over \$4500.00 for it, he spent \$2500.00 on improvements and he was able to rent it for \$75.00 a month unfurnished; it does seem to me it was a good investment if it would return that much.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

I hereby certify the foregoing to be a true and accurate transcript 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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438

File 11018

NOV 21 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

[Signature]

*New Denver
Asbestos*

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

(1) NAME TOKUDA YOICHI (RCMP) Reg. No. 05201
(Print) Surname Given Name

(2) Pre-Evacuation Address 322 Jackson Ave., 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.)
Boll B 1437 Lot Five Hundred and sixty-one (561) of (1 and 2) Block Fifty-
eight (58) City of Vancouver, B.C.

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

- (i) Farm
- (ii) Residence Type of business Rooming House and Dwelling 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	- - - - -	\$	_____
(ii) Buildings	- - - - -	\$	<u>7500.00</u>
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable)	- - - - -	\$	_____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value)	- - - - -	\$	<u>7500.00</u> <i>\$7000</i>
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$	<u>3871.16</u>
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - - - -	\$	<u>3628.84</u> <i>\$2849</i>

(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 and Dwelling house

(c) How stored or packed at time of evacuation
Nil

(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 & Residence	Estimated Value \$	7500.00
2.		Estimated Value \$	
3.		Estimated Value \$	
4.		Estimated Value \$	
5.		Estimated Value \$	
6.		Estimated Value \$	
7.		Estimated Value \$	
8.		Estimated Value \$	
9.		Estimated Value \$	
10.		Estimated Value \$	

TOTAL CLAIM FOR PROPERTY LOSS \$ 7500.00

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) - - - - - \$ 3628.84 ³²⁸⁹⁵)

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no

(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

Yes No

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, Yoichi Tokuda of the Village
of New Denver in the Province of B.C.

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 day of)
A.D. 1947. *Paul Broughton*)

Yoichi Tokuda
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.

Yoshi Tokuda
(Claimant's Name)

EXHIBIT NO 438-1
DATE June 25/48
FILED BY Cobus

REAL ESTATE
(Other than farm)

-05201-
Reg. No.

cost price

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	Cost Price
311/322 Saccison Ave Vancouver BC (a) 3 story frame bldg (b) 1 story frame bldg (a) 35' x 50' (b) 19' x 42'	(a) 25 rooms on 3 floors - 4 suites have semi and basin - 15 single rooms each have basin - public wash room (toilet + basin) on 1st floor - bathroom must bath, basin + toilet on 2nd floor - 3 burners (hot air; hot water (domestic); hot water (for certain rooms) (b) 5 rooms + bath + toilet - no furnace	(a) Frame siding - part foundation cement walls - rest cement posts - lat + plaster walls inside - fir flooring - cement floor on cellar (b) Frame siding on posts set in concrete blocks - shingle roof - no cellar - lat + plaster walls - fir floors	car + gravel roof	61' x 50' (deep)	1928	4650	
Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale			

Rooming house and residential area - mostly - fair district
Comments re upkeep of premises: all ordinary repairs were looked after as required

Improvements In 1941, installed new plumbing throughout for hot + cold water; one new bathtub; 19 new basins; 12 jacket heaters; pipes + fittings; painted front + side walls large house - also ~~front + side walls large house~~ - total est cost (including labour + materials) - \$2500
also 5 radiators -

Comments re Appraiser's report not covered above: there is only one warden post in the foundation of the upper house - rest full cement walls in part and balance cement posts. The foundation of the bungalow is not wood; it is posts set in concrete blocks. Foundations of bath houses and roofs were OK when I was evacuated. If certain repairs were needed in Feb 1945 when the valuator saw the property then the Custodian should have seen to repairs as required. He never charged any sum, at any time, against my account for repairs.

Improvements (ctd) In 1932, put new fir floors throughout in bungalow - new plaster throughout; new sink + toilet; installed electric light, wiring + fixtures - and 900 painted interior - cost (labour + material) - about 1100

I consider the valuation at 4000⁰⁰ to be much below a fair value. Comment I rented this place, cheaply, to a responsible man I knew, for 75⁰⁰ per month + the Custodian continued to collect this rent. Before evacuation, I was offered, on 2 occasions, 75.00 for this property by accidentals but refused to consider selling as I wanted to hold property as a good investment. I believe this property would be worth at least 7000⁰⁰ when sold by the custodian for 4105⁰⁰ in Sept 1943 -

Y. Tokuda
SIGNATURE

June 25/48

Crown

LOEWEN & HARVEY, LIMITED

751 Dunsmuir Street
Vancouver, B. C.

February 8th, 1945.

The Department of The Secretary of State,
Office of The Custodian,
(Japanese Evacuation Section),
Granville & Hastings Street,
Vancouver, B. C.

Dear Sir: Re: Catalogue No. 122, 316/22 Jackson Avenue,
 South 61 feet of Lots 1 and 2, Block 58,
 District Lot 196.

The above property is on the East side of Jackson Avenue; between Hastings Street and Cordova Street. It is a lane corner with frontage of 61 feet on Jackson Avenue and a depth of 50 feet.

There are two (2) structures on the property - on the lane corner a three (3) storey frame building, - to the North of which is a one (1) storey frame dwelling. The building is 35 x 50 feet with part basement 21 x 18 feet. Foundation are cement walls on the lane and front sides of the basement with the balance of the building being built on cement block and wood posts. A post in the basement is rotting at floor level due to dampness - there being a cement floor with wood over. There are three (3) furnaces, - a large hot air furnace giving heat chiefly to the hallways, a hot water heater for domestic purposes, and a small hot water boiler heating a portion of the rooms.

In the upper three (3) floors - there is an owners four (4) room suite, 3 - two (2) room suite and fifteen (15) single rooms. All suites have sink and basin - and there is a basin in each single room. On the first floor there is a public washroom with toilet and basin - Second floor a bathroom with cement floor - bath, basin and toilet.

It was not possible to see the roof, but this appears to be leaking in several places. Exterior walls are of narrow siding. The front and lane have been painted, but the North and East sides have not been painted for a long time. Joints in the siding have been repaired by slipping tin under to prevent leaking. There is an iron fire escape to the lane. The cement walk to the front steps is cracked.

The adjoining bungalow is an old structure with Five (5) small rooms, 19 x 42 feet. There is no basement and foundations of wood appear poor as floors are uneven. Plumbing consists of sink and toilet only. There is no hot water boiler. The front steps are in dangerous condition and in need of renewal.

In my opinion a fair valuation as at the date of inspection 9th

(over)

LOEWEN & HARVEY, LIMITED

day of August 1943, - is Four thousand (\$4000.00) Dollars.

Yours faithfully,

Loewen and Harvey, Limited.

"A Rout Harvey"

Director.

ARH/F.

September 23, 1948.

[Handwritten Signature]

JOHNSON and REEVE
Estate Agents

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

August 16th, 1943.

"(122)"

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

Attention of Mr. F. G. Shears

Dear Sir: re 316-322 Jackson Avenue
Your File No. 11018
Y. Tokuda

It may interest you to know that Mrs. Karlson, the tenant of the property at the above address, went out to see Tokuda and the latter told her he would not sell for less than \$7,000. We have accordingly returned the deposit cheque of \$250., paid by Mr. and Mrs. Karlson, to ourselves.

Yours faithfully,

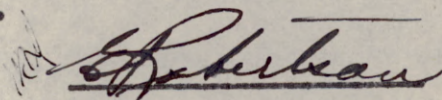
JOHNSON, REEVE & WATSON

per "G. A. Watson"

GAW

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

September 24, 1948.



JOHNSON and REEVE
Estate AgentsCrownBank of Nova Scotia Building
602 West Hastings Street
Vancouver, B. C.

15th. July, 1943.

The Custodian's Office,
506 Royal Bank Building,
Vancouver, B.C.File-Ne-11018-Tokuda
Catalogue No. 122Attention of M_r. F. G. Shears."Offer of 3000.00 -
see our reply July 17/42"

Dear Sir: -

re 316-322 Jackson Avenue

After some negotiations with the tenants, Mr. and Mrs. E. Karlson, I have obtained an offer and a deposit of \$250. for which I enclose a cheque. I enclose a duplicate of the receipt given for the deposit, which sets out the proposed terms.

I informed M_r.^Karlson that, as the offer was not on a cash basis, you would not be able to deal with it until after the 19th. July.

I have been told, with what accuracy I do not know, that if a Japanese owner consents, it is possible to make a sale on the instalment plan.

The terms proposed appear to be very "easy", but in view of previous business relations between the owner and the tenants, I believe that it is worth while to submit the offer to M^h. Tokuda.

Mr. Tokuda sold the rooming house business and furniture to Mr. and Mrs. Karlson, before he was evacuated, for \$1,700. after offering them the real estate and furniture for \$5,000. The terms of the sale were \$1,000 cash and \$100 monthly with interest at 3 per cent, and the buyers never missed a payment, the sale being completed.

The Karlsons say that Tokuda is very friendly to them, and they believe that he would like them to have the property. They want the privilege of paying more than the monthly instalments, and this is provided for in the agreement form adopted by the Vancouver Real Estate Exchange.

As Mr. Tokuda's former agent, I believe that the offer should be submitted to him. He may be glad to dispose of the property to people whom he knows and can trust.

As to the price, in view of Mr. Tokuda's offer to the tenants, mentioned above, it is not unreasonable. The buildings are old, probably 35 years, and a lot of repairs and replacements will be necessary.

My firm sold the property to M^{rs}. Tokuda in 1928, for \$4,650. but prices were high at that time, and the competition of the large number of similar properties, which you are now offering for sale, did not then exist. In addition to these factors, there has also been some further depreciation.

Awaiting the favour of your reply,

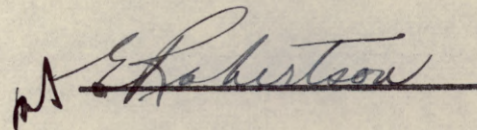
I am

Yours faithfully,

"Douglas D Reeve"

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

September 23, 1948

A handwritten signature in cursive script, appearing to read "E. Robertson", is written over a horizontal line.

DATE June 25/48

FILLED BY

Crown

CAMPBELL & PEMBERTON

506 Crown Building,
615 West Pender Street,
Vancouver, B.C.

August 18, 1943.

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

Dear Sirs:

Attention Mr. F. G. Shears.

Re- Catalogue No. 122
316-322 Jackson Avenue.

We wish to acknowledge receipt of your reply to our offer on behalf of our client to purchase the above property for \$3,500.00 cash. The contents of your letter have been noted and we think it advisable to draw your attention to the following situation.

On our client, Mrs. Annie Nunuk of Langley Prairie, advising us that she was interested in making an offer to purchase this property, we immediately contacted Mr. Watson, of Johnson, Reeve & Watson, your agents in the matter. Our purpose in doing so was in view of the fact that no tenders had apparently been accepted on this property and that under these circumstances it has been your practise to place an upset price on such properties. Mr. Watson advised the writer that in view of the fact that they were your agents in the matter, they had not made the appraisal thereon.

Not wishing to submit an offer which would not be seriously considered, we asked M. Watson what valuation he would have placed on this property if an appraisal had been requested from his Firm. He advised us that in his opinion \$3,500.00 was a reasonable price and would receive his recommendation. //

We passed this information along to our client and eventually persuaded her to offer this amount which was slightly more than the figure she had in mind.

We gather from your letter that you have received an appraisal of approximately \$4,000.00 from another Realtor, as the result of which you are making this amount your upset price. Without intending any criticism of the firm which have made this valuation, we do feel that

August 18, 1943.

The Office of the Custodian,

Johnson, Reeve & Watson's experience in this type of property enables them to place a more exact valuation thereon.

After considerable discussion today we have persuaded Mrs. Nunuk to offer the sum of \$3,800.00 for this property, which is her absolute top figure and in view of Johnson, Reeve & Watson's valuation, we suggest that you refer this offer to the party making your appraisal, with the request that they re-check their valuation and ask them if they are prepared to recommend that this offer be accepted.

Yours very truly,

CAMPBELL & PEMBERTON.

Per. "F.G.Campbell."

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

September 24, 1948.

WJ
G. Robertson

CAMPBELL & PEMBERTON

506 Crown Building,
615 West Pender Street,
Vancouver, B.C.

August 17, 1943.

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

Dear Sirs:

Re- Catalogue No. 122
316-322 Jackson Avenue.

We have, on behalf of a client, an offer to purchase for cash, the above property for the sum of \$3,500.00.

An early decision on this offer would be very much appreciated.

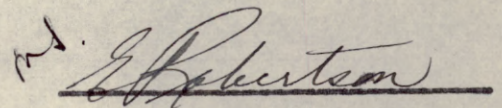
Yours very truly,

CAMPBELL & PEMBERTON.

Per. "F. G. Campbell."

"\$4000"

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



September 24, 1948.