

Name of Claimant

TAGAWA Uta (Mrs)

Case 445

Custodian File

<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 % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total		
5500.00	275.00 12.50									250.00 287.50
<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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
334.50	158.10	47.43	47.26%	862.00	407.61					455.04
TOTAL RECOMMENDATION										992.54

CASE NO: 445

JAPANESE PROPERTY CLAIMS COMMISSION

New Denver, B.C.

June 26, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) UTA TAGAWA

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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New Denver, B.C.

June 26, 1948

IN THE MATTER OF THE CLAIM OF
(MRS) UTA TAGAWA

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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U. Tagawa
In Chief

MR. COBUS: The claim, your honour, of Mrs. Uta Tagawa.

(MRS) UTA TAGAWA, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

10 MR. COBUS: Your honour, this claim was a late filing, as you honour can see, being declared at Greenwood, B.C. on the 28th day of February, 1948. At Nelson Mr. McMaster applied to the Commissioner to make this late filing, which the Commissioner granted provided the claimant was able to produce a certificate.

DIRECT EXAMINATION BY MR. COBUS:

20 Q: Witness, I produce to you a certificate on the stationery of A.J. Venables, Physician and Surgeon, New Denver, B.C., dated March 6th, 1942 and signed by A.J. Venables, M.D. Is this a certificate which Dr. Venables provided at your request? A: Yes.

MR. COBUS: I would ask leave, your honour, to file the medical certificate.

(CERTIFICATE MARKED EXHIBIT NO. 1)

30 MR. COBUS: With respect to the claim, your honour, the claim for realty remains as it is. With respect to the claim for personal property, your honour will see that it was an en bloc claim for furniture and fixtures in the amount of \$5808.00 without any details; that is now replaced by a list

U. Tagawa
In Chief

which will be filed with the chattels statement in the amount of \$1866.00 with credits to the Custodian of \$154.50, leaving a net claim for personal property of \$1711.50, therefore a total claim of \$11,211.50.

Q: Witness, I produce to you a statement concerning the real estate for which you have submitted a claim. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

10 A: Yes.

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

A: Yes.

MR. COBUS: I ask leave to file the statement, your honour.

(STATEMENT MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to Exhibit 2, your honour, the real estate was a store and rooming house located at 327 - 9 East Georgia Street, Vancouver, B.C., the building being 33 feet by 120 feet on a lot 35 feet by 120 feet more or less. The building was of three storeys with no basement except for a furnace room. It was heated by a hot water system. It contained 32 rooms on the top two floors. The store was on the ground floor. There were wash basins in each room and seven toilets in all, and two bathrooms. The construction of the building was, brick front to the roof, the sides being of frame. The foundation was of cement. The roof was tar and gravel.

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U. Tagawa
In Chief

The walls were lathed and plastered, painted or papered. The floors were of fir. It was purchased in 1926 at a cost of \$12000.00 and was located in what is described as a business section.

10 The claimant has listed four major improvements: 1. the re-roofing in 1936 at a cost of \$500.00; in 1936 also a new concrete foundation under the walls which were formerly wood, at a cost of \$1000.00; 3. exterior painting, completed in 1936, \$500.00; and the replacement of the interior of the furnace and the supplying of a new heater and tank in 1937 at a cost of \$125.00.

20 I note that to the left of that there are two other additions, or two other improvements, one numbered 5: the painting of the interior in 1939 at a cost of \$750.00; 6. the installation of four new toilets, one bath, and seven basins from 1935 to '39 and incidental plumbing therewith at a cost of \$250.00. Then, over to the right, a seventh improvement is listed, equipping 16 rooms for gas of which she is unable to estimate the cost.

30 With respect to the appraiser's report, the claimant says that the appraiser mentions only four w.c's and that there were seven separate w.c's in all, three in each of the upper floors and one on the main floor. The appraiser says that it was a wooden frame building. The claimant says this is wrong to the extent that the full front was brick. The tubs and basins were in good

U. Tagawa
In Chief

10 shape when she left the property, the heating equipment was in good order, and the furnace room was always dry when she occupied and owned the property. She says that if repairs in any respect for replacements were necessary, then the Custodian should have expended the necessary monies, that the Custodian's ledger statement shows only one debit for repairs which is included with other items, for a total, including such repairs, of \$46.00. She considers the appraisal of \$5500.00 to be much below a fair market value. Before evacuation she rented the two upper floors for \$75.00 per month to one individual and the store to another individual for \$30.00 a month. However, she says her gross return for the rooms were about \$200.00 per month, and for the store \$30.00 a month, in all about \$230.00 per month. She considers that the property was worth at least \$15,000.00 when sold in May, 1944, for \$5500.00.

20 Would my friend admit that the 1944 assessed valuation of this property was land \$1050.00, improvements \$5600.00, a total of \$6650.00?

MR. MACDONALD: Yes, your honour.

MR. COBUS: Would my friend produce the appraisal on this property?

30 MR. MACDONALD: All I have, your honour, is a memorandum. It is a copy of a letter from Johnson, Reeve, dated the 16th of August, 1943. It is just a copy setting out the appraisals. Attached to this letter, your honour, is a copy of a letter written

U. Tagawa
In Chief

to R.J. McMaster dated May 29th: "For your information we are forwarding to you herewith the appraisals --

MR. COBUS: We have a copy, but obviously we are not going to file it.

MR. MACDONALD: It would seem that the original appraisal was sent to your firm.

MR. COBUS: Well, there it is, your honour.

MR. MACDONALD: That is all I have, your honour, the
10 same as my friend.

MR. COBUS: That is most unusual, your honour.

MR. MACDONALD: It is.

THE COMMISSIONER: Well, file the copy in any event.

MR. COBUS: Yes, your honour, and the Crown will naturally file the original before the hearings in Vancouver.

THE COMMISSIONER: That will be Exhibit 3.

(APPRAISAL MARKED EXHIBIT NO. 3)

MR. COBUS: With respect to what purports to be the
20 appraisal of Johnson and Reeve, now filed as Exhibit 3, I would note the first two paragraphs. It is from Johnson and Reeve, purportedly, Vancouver, dated the 16th of August, 1943, addressed to the Custodian respecting 327 East Georgia Street:

"With reference to our conversation about this property for which you had an offer of \$6000, we would like you to consider our verbal report as a statement that \$6000 is a very good offer.

30 "Upon reviewing this case we feel that our

U. Tagawa
In Chief

verbal appraisal would have been somewhat lower, if the amount of the offer had not been disclosed by the broker who obtained it. We do not want to appear inconsistent with reference to other appraisals. The man who made the offer may not realize that the basement and heating plant are in bad condition as well as some of the plumbing in the rooms."

10 That would indicate, your honour, at any rate that there had been a cash offer of \$6000.00.

Would my friend admit the property was sold on the 20th of May, 1944 for \$5500.00?

MR. MACDONALD: Yes, your honour.

MR. COBUS: Q: Witness, I produce to you a statement concerning the personal chattels for which you have submitted a claim, as amended now in the amount of \$1866.00. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature? A: Yes.

20 Q: In your statement you make reference to a list. I produce to you a two page list of personal chattels. Is this the list to which your statement makes reference? A: Yes.

Q: Is the information contained in your statement and in the list attached thereto true to the best of your knowledge and recollection? A: Yes.

MR. COBUS: I would ask leave to file the statement and list as one exhibit.

30 (STATEMENT MARKED EXHIBIT NO. 4)

U. Tagawa
In Chief
Cross exam

MR. COBUS: In Exhibit 4, your honour, the witness and claimant says that most of the goods were stored in room 33 of her rooming house at 327-9 East Georgia Street, Vancouver, B.C., some were in the store locked in a room. She says that she is claiming for some other articles which were stored in the locked room in the store in addition to the four items declared by her in her J.P. form as being in this locked room, that she told the party who prepared the form that there were other articles in this room and he should have included that in the form or said "and other articles." She says she has allowed for depreciation.

10

Your witness.

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

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My friend overlooked filing the Analysis. I will file it on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 5)

MR. MACDONALD: In connection with this offer which was made of \$6000.00, this offer was made by a firm P.C. Gibbons, Company, Limited, and on March 27th, 1944, but it was later withdrawn by the party making the offer, the party for whom the firm was acting because of a lease that the property was subject to. So that accounts for the

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fact that the \$6000.00 offer was not accepted;
it was withdrawn.

MR. COBUS: What lease has my friend reference to?

MR. MACDONALD: I don't know; it is just mentioned
as a lease.

CROSS EXAMINATION BY MR. MACDONALD:

Q: This property, witness, was leased after you
left Vancouver? A: Yes, I leased
10 it to a Chinese.

MR. MACDONALD: That, your honour, I presume was the
lease that Mr. Gibbons was referring to.

MR. COBUS: What was the term of the lease?

MR. MACDONALD: I don't know.

MR. COBUS: Well, you might put that question.

MR. MACDONALD: Q: Do you know how long a term you
leased the property to the Chinaman for?

A: I leased it for three years.

THE COMMISSIONER: That is all, thank you, Mrs. Tagawa.

20 MR. MACDONALD: There is just one thing more that I
would like to deal with before we finish this
case.

Q: As regards these chattels, did you write to the
Custodian's office on August 8th, 1945, and is
that your signature? A: Yes.

THE INTERPRETER: She says she wants to know what it is
about.

MR. MACDONALD: Well, I was just going to file this.
This is her signature. I will file this and read
30 it into the record.

U. Tagawa
Cross exam

(LETTER MARKED EXHIBIT NO. 6)

THE INTERPRETER: Mr. MacDonald, she wants to know the contents of the letter.

MR. MACDONALD: Well, we are going to read it.

This letter is dated August 8, 1948 from Tashme, B.C., 1945, addressed to the Custodian.

10 "With reference to my chattels which are stored in Vancouver, B.C., I wish to inform you that I am making arrangements to have them claimed by bearer as I cannot come in person before the lease expires.

"I wish to emphasize that the goods stored are mostly of sentimental value, such as souvenirs and ornaments, and nothing of material value. If you saw the contents, you would be inclined to laugh at them but as they are of sentimental value, I wish to have them in my possession.

20 "Therefore, until such times as I can complete arrangements to have the goods removed, I am requesting that the goods be not disturbed.

"Trusting that you will understand and oblige, Yours truly, Mrs. Uta Tagawa."

(Interpreter to Witness)

THE INTERPRETER: She had written it and it was her letter.

THE COMMISSIONER: All right.

MR. COBUS: Your honour, my friend has a picture there that I think might well go in.

30 Q: Witness, I produce to you a photograph with the address 327-329 Georgia Street, Vancouver, B.C.

Will you identify that picture?

A: Yes, it is.

Q: Yes, it is what?

A: It is my house.

THE COMMISSIONER: That will be Exhibit No. 7.

(PHOTOGRAPH MARKED EXHIBIT NO. 7)

MR. COBUS: Q: Witness, you mentioned a lease of your property. Did you lease this property to this Chinaman yourself? A: Yes.

10 Q: Was there an agreement of some nature drawn up in writing? A: Yes, I had it written by a lawyer, made up by a lawyer.

Q: And were you given a copy of that lease?

A: Yes.

Q: Have you it with you? A: Not with me now.

Q: Did you ever deliver a copy of that lease to the Custodian? A: I don't quite remember.

MR. COBUS: Your honour, I would ask leave to file the lease if it can be produced; that is, a late filing if I deem it advisable.

20 THE COMMISSIONER: All right.

MR. COBUS: No further questions, your honour.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gusdon Hambleton
G. Hambleton
Official Reporter

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

44-5

MAY 25 1948

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.

13036

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

- (1) NAME TAJAWA Uta (9ms) (RCMP) Reg. No. 01166
(Print) Surname Given Name
- (2) Pre-Evacuation Address 327 Georgia St, Vancouver B.C.
- (3) Present Address New Denver B.C.
- (4) REAL ESTATE
 - (a) Street Address (if any) 327 Georgia St Vancouver B.C.
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.) Block no 87
Lot #21, D.L. 196 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 - - - - - \$
 - (ii) Buildings and land - - - - - \$ 15,000.00
 - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
 - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 15,000.00
 - (v) Amount at which Custodian sold property and credited your account - - - \$ 5,500.00
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 9,500.00
- (5) PERSONAL PROPERTY
 - (a) Place or places at which property was left by the claimant at date of evacuation
 - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
 - (c) How stored or packed at time of evacuation

(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.	Estimated Value \$
2.	Estimated Value \$
3.	Estimated Value \$
4.	Estimated Value \$
5.	Estimated Value \$
6.	Estimated Value \$
7.	Estimated Value \$
8.	Estimated Value \$
9.	Estimated Value \$
10.	Furniture & Fixture Estimated Value \$ 5,808.00

TOTAL CLAIM FOR PROPERTY LOSS \$

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ 15,308.00

(6) (a) Place at which claimant prefers to be heard. (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) (b) Do you require the services of an interpreter at the hearing? Yes or no

N.B.—This Declaration must be sworn before a Commissioner, Notary Public or other person entitled to take declarations. All lawyers are qualified to do so.

DOMINION OF CANADA,
Province of British
Columbia TO WIT;

I, Uta Tagawa
of

of the 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 City of Greenwood
in the Province of British Columbia
this 22nd day of February
A.D. 1947

U. Tagawa
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.

a commissioner

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

June 1st 1948.

Mr. W. J. Sturgeon,
Secretary, Japanese Property Claims
Sub-Commission,
Court House,
Nelson, B.C.

Dear Mr. Sturgeon,

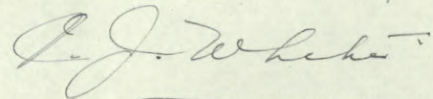
Enclosed please find claim of
Mrs. Uta TAGAWA, received through the Custodian's
office with letter attached from Messrs. Campbell, Brazier,
Fisher & McMaster, in part as follows:

"We enclose herewith a copy of the
Claim Form of the above named. We made
application at the hearings at Grand Forks
for permission to file this claim later,
and Mr. Justice Bird requested us before
dealing with the application to produce a
medical certificate. We have now obtained
the certificate from her Doctor and intend
to apply at New Denver to have the case
heard there."

The letter also states that Mr. Leckie, acting for
the above firm, is expected to be at the Hotel at
New Denver on and after the 30th of May.

We are advising Mr. Watson, who is
now at the Windsor Hotel, Montreal, of this claim.

Yours truly,



Enc.
VW.

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

Please take notice that your claim will be heard by the Japanese Property Claims Commission at the Court House at _____, on _____, the ____ day of _____ 1948, at the hour of _____ .

Please, therefore, be in attendance at that time to submit evidence in support of your claim.

Counsel for the Committee have been advised that your evidence will be heard on the above date.

An Interpreter will be in attendance at the hearing of the evidence of claimants.

Yours truly,

SECRETARY TO THE COMMISSION.

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

Re: _____

This will acknowledge receipt of the claim of the above in connection with property sold by the Custodian.

For your information the Custodian will be forwarding to you particulars in regard to the valuation made for him of any Real Property involved. Statements of account have previously been supplied to all persons evacuated from the protected area, whose property has been taken over.

If the above claimant did not receive his statement of account, or has lost it, please advise the undersigned, who will supply you with a duplicate.

If the claimant has filed a claim in person and proposes to retain a lawyer to present the claim, he should immediately deliver to his lawyer the valuation report and all other documents received from the Custodian.

Prior to the date of hearing, any further relevant documents which the Custodian intends to use at the enquiry will also be made available to the claimant.

The claimant or his lawyer will be given notice later of the time and place fixed for the hearing of his claim, which in so far as possible will be at a point near the present residence of the claimant.

Yours truly,

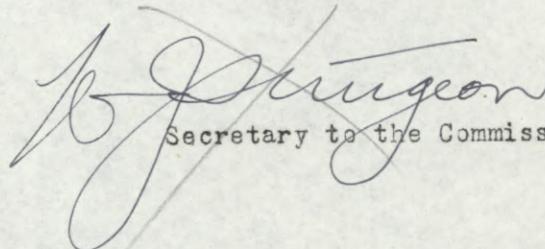

Secretary to the Commission.

EXHIBIT NO. 445-1
DATE June 26/48
FI LED BY Cobus

A. J. VENABLES
B.Sc., M.D.
PHYSICIAN AND SURGEON
NEW DENVER, B. C.

6/3/48.

This is to certify that
Mrs. Uta Tagawa #01166 has
been confined to her house,
since Dec 47 to date, due
to illness

Affirmably
m.t.

Mrs Uta Tagawa
(Claimant's Name)

FRUIT NO 445-2
DATE June 26/48
FILED BY Cobus

REAL ESTATE
(Other than farm)

-01166-
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
327 East Georgia St. 329 Vancouver	3 stories - no basement	front brick to roof - sides frame - cement - foundation - tar & plaster walls painted house or papered - for floors	store + rooming	35 x 120+		1926
Rooming house + store	except furnace room - hot water heating - 32 rooms - top 2 floors store below - wash basin in each room - 7 toilets in all + 2 bathrooms -	Improvements made by Claimant				
Type of Locality	Cost Price			Estimated Value	Date of Sale	
Business section	Cost - 12000 ⁰⁰	(1) Re-roofed building in 1936 - also new eaves braunching - cost about 500 ⁰⁰		15000 ⁰⁰		land, building
		(2) In 1936 built new concrete foundation under concrete walls (formerly wood) cost (labor & materials) 10000 ⁰⁰				(3) Equipped 16 rooms for gas - unable to estimate cost
		(3) Exterior painting about complete in 1936 - cost 500 ⁰⁰				
		(4) Replaced interior of furnace & supplied new heater & labor in 1937 - cost about 125 ⁰⁰				

Comments re upkeep of premises:

Ordinary repairs were done as required

(5) Painted interior walls in 1939 - cost 750⁰⁰
(6) 4 new toilets, 1 bath + 7 basins.
from 1935 to 1939 -
+ incidental plumbing -
cost 250⁰⁰

Comments re Appraiser's report not covered above:

The appraiser mentions only 4 WC's - there were 7 separate
WC's in all, 3 on each of the upper floors and 1 on the main floor. Appraiser
says a wooden frame building. This is wrong to the extent that the
full front was brick. The tiles and carins were in good shape
when I left the property. The heating equipment was in good order and
the furnace room always dry while I occupied and owned the property.
I should have expended the necessary money. His ledger statement shows
only one debit for repairs (which is included with other items, for a total
including such repairs, of 416⁰⁰) I consider the appraisal at 5500⁰⁰ to be
very much below a fair market value.

Comment - Before evacuation, I rented the 2 upper floors (rooms) for 75⁰⁰
per month to one individual and the store to another individual for 30⁰⁰
individual for 30⁰⁰ per mo. - However, my gross returns for 1941
for the rooms were about 200⁰⁰ per mo. and for the store, 30⁰⁰ per mo.
in all about 230⁰⁰ per mo. I consider that the property was
at least worth 15000⁰⁰ when sold in May 1941 for 5500⁰⁰

Utagawa
SIGNATURE
for 1941

EXHIBIT No. 445 - 3

DATE June 26/48

FILED BY
COPY Crown

JOHNSON and REEVE
Estate Agents,

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

16th August, 1943.

The Custodian's Office,
506 Royal Bank Building,
675 W. Hastings Street,
Vancouver, B. C.

File No. 13036

Re: Catalogue No. 109
327 East Georgia Street

Dear Sir:

With reference to our conversation about this property for which you had an offer of \$6000., we would like you to consider our verbal report as a statement that \$6000 is a very good offer.

Upon reviewing this case we feel that our verbal appraisal would have been somewhat lower, if the amount of the offer had not been disclosed by the broker who obtained it. We do not want to appear inconsistent with reference to other appraisals.

The man who made the offer may not realize that the basement and heating plant are in bad condition as well as some of the plumbing in the rooms.

Our considered appraisal of the property is \$5,500.00.

The offer made indicates an aspect of the market values and assessments which will be interesting to Mr. Durkee.

This is a wood frame building of three storeys and no basement, except a small heating chamber. Being a cheaper structure, it is much more suitable to this locality than the expensive brick buildings referred to in our letters of even date (Catalogue Nos. 47-48 and 108, File Nos. 1432-36-38, 3357.)

Although a cheaper building it produces an excellent net return on the value, principally because the cost of construction, and consequently the taxes, are lower.

Although only a block east of Nos. 249 East Georgia Street, the rent per room is practically the same. The rent of the ground floor is the same as that of 139 East Cordova Street, another brick building.

The assessment in this case is:-

Building -	\$5,600.
Land -	<u>1,050.</u>
Total -	<u>\$6,650.</u>

There are 32 rooms on the two upper floors, each with a wash basin, 2 bathrooms and 4 separate W. C.'s.

The faucets of the basins are very old and a few have been replaced by the tenant. The bath tubs are in poor condition. The basement heating chamber is very wet and the iron front of the boiler is so badly rusted that there are holes in the doors to the flues, fire box and ash pit. The radiators have been removed from the ground floor because they were damaged by frost.

(over)

The Custodian's Office

16th August, 1943.

re Catalogue No. 109
327 East Georgia Street

The yearly income is as follows:

Rent of Rooms monthly	\$75.	yearly -	\$900.
" Store "	30.	"	<u>360.</u>
			\$1260.

Taxes	210.33	
Fire Insurance	59.	
Glass Insurance	10.	
Maintenance	200.	
Collections	<u>63.</u>	
	<u>542.33</u>	<u>542.</u>

Surplus - \$ 718.

The owner waives \$5. monthly of the rent of the rooms, because he has reserved the use of one room.

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. 27, 1948

L. M. Hughes

Mrs Uta Sagawa
(Claimant's Name)

PERSONAL CHATELS

01166
Reg. No.

EXHIBIT No. 445-4
DATE June 24/48
FILED BY Cobus

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 articles claimed see list
attached - Total est value _____

\$ 1866⁰⁰

Description of Storage of Goods:

most of the goods were stored in room 33 of my rooming
house at 327-9 West Georgia St, Vancouver, BC
- some were in the store, located in a room

General Statement as to Chattels not Described above:

all chattels claimed are noted on list herewith

Additional Comments, if any:

I am claiming for some other articles which were stored
in the located room in the store, in addition to the 4 items
declared by me in my SP form, as being in this located room.
I told the party who prepared the form that there were other articles in the room and he should have in-
cluded in the form or said "and other articles" I have allowed
for depreciation U Sagawa
Signature

UTA TAGAWA

PERSONAL CHATTELS

<u>ITEMS</u>	<u>DATE</u>	<u>NEW OR USED</u>	<u>PRICE</u>	<u>CONDITION</u>	<u>ESTIMATED VALUE</u>
4 Plate glass windows & 2 doors (loose)		New	\$185.00	Good	\$100.00
5 Windows (loose) wire reinforcement		"	25.00	"	15.00
1 Gas stove	1935	"	60.00	Like new	40.00
1 Desk	1935	"	40.00	Good	25.00
3 Single beds (steel) no mattresses	1932	"	30.00	"	15.00
5 Chairs	1935	"	10.00	"	5.00
Lumber		"	50.00	Unused	50.00
1 Carpet	1937	"	7.00	Good	4.00
1 Roll paper		"	5.00	Unused	5.00
ABOVE GOODS LEFT IN STORE					
1 Radio--General Electric Console	1937	"	175.00	Good	100.00
Sofa and 2 chairs	1935	"	100.00	"	60.00
1 Gramophone (hardwood)	1935	"	150.00	"	75.00
Vacuum cleaner	1929	"	80.00	"	40.00
1 Card table	1941	"	3.50	Unused	3.00
2 Tables	1939	"	10.00	Good	6.00
1 Single bed--spring-filled mattress	1939	"	45.00	"	35.00
2 Mattresses ($\frac{3}{4}$)	1941 & 37	"	30.00	1-Unused	15.00
Electric fan	1932	"	25.00	Like new	15.00
1 Side board	1935	"	37.50	Good	20.00
Light bulbs (box of 100 plus 20)		"	20.50	Not used	20.50
4 Blinds		"	10.00	"	10.00
5 Rolls wallpaper		"	8.75	"	8.75
2 Quilts		"	25.00	Used few times	10.00
2 Blankets double		"	20.00	Like new	12.00
3 Single blankets		"	15.00	"	7.50
2 Hats		"	20.00	Not worn	10.00
1 Morning coat; 4 overcoats		"	150.00	Like new	25.00
2 Sun lamps		"	15.00	Good	8.00
4 Umbrellas		"	17.50	"	8.00
1 Electric iron		"	5.00	"	3.50
1 Curling iron		"	3.00	"	2.00
70' Electric wire		"	10.00	"	8.00
2 Sets block and tackle and hooks		"	75.00	"	25.00
3 Axes		"	11.00	"	9.00
5 Saws		"	13.50	"	9.00
1 Shovel		"	1.50	"	.75
2 Planes		"	10.00	"	6.00
2 Wire shears		"	5.00	"	3.00
2 Coping saws		"	6.50	"	4.00
2 Augers		"	15.00	"	8.00
2 Hammers		"	5.00	"	3.00
3 Pliers		"	2.00	"	1.00
3 Carpet sweepers		"	15.00	"	9.00
7 Chisels		"	3.50	"	2.00
10 Files		"	2.50	"	1.50
3 Soldering irons		"	2.00	"	1.25
1 Vice		"	3.00	"	2.00
3 Crowbars		"	2.25	"	1.50
Cupboard	1935	"	15.00	"	10.00
2 Tarpaulins		"	15.00	"	7.50
1 Blow torch		"	6.00	"	4.00
4 pcs. Galvanized iron 5' sq.		"	12.50	"	8.00
Water pipe cleaner 70'		"	12.50	"	7.50
15 Ornaments		"	25.00	"	10.00
Gold decoration for watch chain		"	150.00	"	75.00
Broach and bracelet set		"	150.00	"	75.00
Sword handle		"	400.00	"	200.00
Cut glass jewelry container, 2 mirrors		"	100.00	"	50.00
Pocket watch (platinum and waltham)		"	250.00	"	200.00
Cigarette holder on tray		"	25.00	Not used	25.00
1 Tray (stones around edge)		"	5.00	"	5.00
2 Large trays and 1 small tray (gold painted)		"	40.00	"	40.00
1 Dinner set 35-pc.		"	50.00	Good	35.00
1 Tea set		"	25.00	"	10.00

(Claimant's Name)

PERSONAL PROPERTY
(Fishing vessels, gear and equipment)

Reg. No.

NETS:

<u>Type</u>	<u>Size</u>	<u>Mesh</u>	<u>Fathoms</u>	<u>Age at Evacuation</u>	<u>Original Value</u>	<u>Estimated value at Evacuation</u>
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VESSELS SOLD BY CUSTODIAN

<u>NAME</u>	<u>Reg. No.</u>	<u>Type</u>	<u>Date Purchased</u>	<u>New or Used</u>	<u>Price Paid</u>	<u>Maintenance Work</u>	<u>Condition When Evacuated</u>	<u>With whom left</u>	<u>Estimated Value</u>
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Improvements to Vessel since date of purchase:

<u>Type</u>	<u>Date</u>	<u>Cost</u>
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OTHER GEAR:

Description

<u>Date Purchased</u>	<u>New or Used</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at date of evacuation</u>
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Arrangements made for storage when evacuated:

Additional Comments, if any:

SIGNATURE

PERSONAL CHATTELS

UTA TAGAWA

<u>ITEMS</u>	<u>DATE</u>	<u>NEW OR USED</u>	<u>PRICE</u>	<u>CONDITION</u>	<u>ESTIMATED VALUE</u>
Set of dishes Bone China 62-pc.		New	\$100.00	Good Not used	\$100.00
1 Jug and 6 glasses (cut glass)		"	45.00	"	45.00
2 Japanese tea sets		"	30.00	"	30.00
60 Small dishes		"	3.00	Good	2.00
4 Large plates		"	8.00	"	6.00
6 Cups and saucers		"	1.50	"	.75
1 Crock		"	7.00	"	5.00
1 Iron pot		"	5.00	"	3.50
2 Large pans		"	5.00	"	3.50
1 Doubleboiler		"	3.50	"	2.50
2 Coffee percolators		"	5.00	"	4.00
2 Canary cages		"	50.00	"	20.00
Knives, forks and spoons 30 silver		"	50.00	"	35.00

TOTAL \$1866.00

(Claimant's Name)

(Fishing vessels, gear and equipment)

Reg. No.

NETS:

Type

Size

Mesh

Fathoms

Age at
Evacuation

Original
Value

Estimated value at Evacuation

VESSELS SOLD BY
CUSTODIAN

NAME

Reg. No.

Type

Date Purchased

New or Used

Price Paid

Maintenance
Work

Condition
When
Evacuated

With whom
left

Estimated
Value

Improvements to Vessel
since date of purchase:

Type

Date

Cost

OTHER GEAR:

Description

Date Purchased

New or Used

Price Paid

Condition when
Evacuated

Estimated value
at date of evacuation

Arrangements made for storage when evacuated:

Additional Comments, if any:

SIGNATURE

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 13036

EXHIBIT No. _____

NAME Uta TAGAWA

REG. No. 01166

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>Oct. 16/42</u> EVACUATION <u>Oct. 30/42</u>	TAKEN BY <u>Custodian</u> DATE <u>August 1945</u>					
"Plate glass windows - doors - gas stove & desk stored in locked compartment of store.	When removing contents of Room #33 - 327 East Georgia St.	Furniture and Fixture <u>5808.00</u>	2.25 1.00 20.00 7.00 6.00 16.50 2.10	4 Umbrellas Elec. iron Vacuum cleaner 2 chairs Davenport Bed & springs Mop squeezer		
Household furniture stored in Room #33 of Rooming House."	to Custodian Warehouse 992 Powell St. Vancouver, B.C. as follows:-	<u>NOTE:</u> The Solicitor for the Claimant in reply to a request for details stated May 31/48 that "we do not have the information available which you request".	11.50	2 sets block & Tackle		
Ltr. Nov. 1, 1945 U. TAGAWA, showing items which she claims were in 327 E. Georgia St. Vancouver, B.C. (in storage room) as follows:-	Acetylene torch Baskets Block & tackle Beds & springs Clocks Chairs Crock Cupboard Chest of drawers Davenport Dishes Electric iron Electric vibrator Glassware Gramophone iron pots Jardinere (brass) Jugs (stone) Kitchenware Mirrors Mixing bowl Mop wringers Ornaments Pictures Pot and pans Plate Platters Spot light Sideboard Shovel and axe Tripod Tools Umbrellas Vases Vacuum cleaner Xmas decorations Japanese teaset Lacquerware Personal effects and some junk		10.00 2.25 14.50 <u>\$ 93.10</u>	Sundry Furniture " Kitchen " Tools		
1 Royal Vacuum cleaner 1 Single bed - complete with mattress & spring, 1 Davenport 2 Chairs 1 Sideboard 1 Card table (folding) 1 Mahogany Gramophone Block and Tackles 1 Vice 1 Anvil 3 Claw bars 2 Handsaws 1 3/4 Mattress (new) 1 3/4 mattress (old) 1 Bx Hats, especially 1 Silk hat, 2 Blankets double 3 Blankets (single) 2 Sun Lamps 1 Electric Fan 2 large lard pails with contents 2 wooden container with lid for steamed rice 10 dz. Electric Light Bulbs 1 set Jug (1) and Tumblers (6) 1 bx Japanese tea set (brown) 2 Bird cages 6 Dessert dishes (small) English bone china 6 Pie plates (square) English bone china 1 Oval Plate (large) English bone china 2 large Oval Platters 1 Tarpaulin (large)		<i>EXHIBIT NO. 445-5 DATE June 26/48 FILED BY Brown</i>	65.00	Radio General Electric Console		
		<u>RECAP:</u> Japanese Claim	5808.00	No particulars as to how this amount is ar ebviously cannot reconcile.		
			158.10	Sold at Auction as shown above		

o. 13036

EXHIBIT No. _____

CASE No. _____

o. 01166

VENUE NEW DENVER, B.C.

SALES	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANY TIME	ABANDONED	NOT ACCOUNTED FOR THEFT & C	UNSOLD	REMARKS
25 4 Umbrellas 00 Elec. iron 00 Vacuum cleaner 00 2 chairs 00 Davenport 50 Bed & springs 10 Mop squeezer 50 2 sets block & Tackle							NOTE:- The Auction Sales amounts are Gross. The net amounts credited to Uta TAGAWA are shown on General Statement.
00 Sundry Furniture 25 " Kitchen 50 " Tools							Camera shipped to Mrs. TAGAWA, January 1946.
10							
00 Radio General Electric Console							
iculars as to how this amount is arrived at. ly cannot reconcile.							NOTE: Certain goods were delivered to a Mr. Stein, who was representing Mrs. TAGAWA in respect to chattels for shipment at or about Sept. 11/45, but no record of articles shipped is found. On August 8/45 Mrs. TAGAWA wrote to the Custodians as follows:- "I wish to emphasize that the goods stored are mostly of sentimental value, such as souvenirs and ornaments, and nothing of material value". "If you saw the contents, you would be inclined to laugh at them, but as they are of sentimental value, I wish to have them in my possession".
10 Sold at Auction as shown above							

ST. BONIFACE

ST. BONIFACE

EXHIBIT No. 445 - 6
DATE June 26/48
FILED BY Crown

Tashme, B. C.
August 8, 1945.

Office of the Custodian,
Department of the Secretary of State,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

With reference to my chattels which are stored in Vancouver, B. C., I wish to inform you that I am making arrangements to have them claimed by bearer as I cannot come in person before the lease expires.

I wish to emphasize that the goods stored are mostly of sentimental value, such as souvenirs and ornaments, and nothing of material value. If you saw the contents, you would be inclined to laugh at them but as they are of sentimental value, I wish to have them in my possession.

Therefore, until such times as I can complete arrangements to have the goods removed, I am requesting that the goods be not disturbed.

Trusting that you will understand and oblige.

Yours truly,

"U. Tagawa."

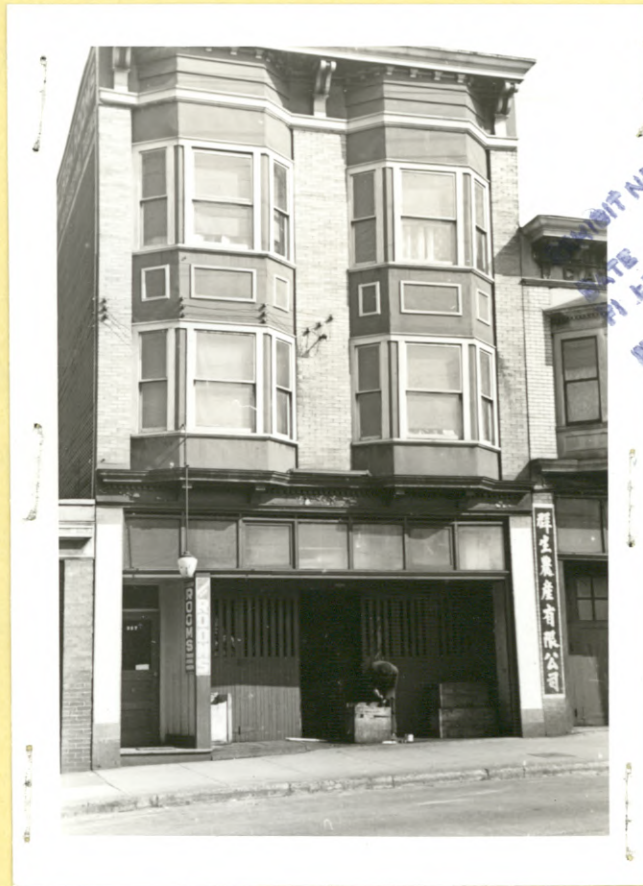
.....
(Mrs.) Uta Tagawa

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

Sept. 27, 1948

C. MacLellan

TAGAWA, Mrs. Uta
Evac. File #13036
327-329 Georgia St., Vancouver, B. C.



445-7
James Hef 48
Brown
UNIT NO.
DATE
BY

Picture Taken April 8, 1943.

Campbell, Brazier, Fisher & McMaster

Barristers and Solicitors

A. T. R. CAMPBELL
C. W. BRAZIER

A. W. FISHER
R. J. McMASTER

A. J. F. JOHNSON

ROYAL BANK BUILDING
675 WEST HASTINGS STREET
VANCOUVER, B.C.

OUR FILE NO.

May 21st, 1948.

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

13036

Dear Sirs:

Re: Mrs. Uta Tagawa,
New Denver, B.C.

We enclose herewith a copy of the Claim Form of the above-named. We made application at the hearings at Grand Forks for permission to file this claim later and Mr. Justice Bird requested us before dealing with the application to produce a medical certificate. We have now obtained the certificate from her Doctor and intend to apply at New Denver to have the case heard there. The case does not appear on the Nelson or New Denver list and you will not have sent the file for Mrs. Tagawa up to our Mr. Leckie. We would therefore appreciate your preparing your usual file and sending it to Mr. Leckie at the Hotel at New Denver at your early convenience.

We expect that he will be there on and after the 30th day of May.

Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER,

Per: *R. J. McMaster*

McM:MM
encl.

MAY 25 1948

*Claim to
Jord's. To
Mr. Sturgeon
June 1/48*

June 4th 1948.

Mr. A. Watson,
c/o Windsor Hotel,
Montreal, Que.

Dear Mr. Watson,

Re Mrs. Uta Tagawa, Reg. No. 01166.

Enclosed please find copy of letter from Mr. McMaster's office, which has come in from the Custodian's office, together with the claim form, claiming for realty \$9500. and personalty \$5,808. I sent the claim to Mr. W. J. Sturgeon, Secretary at Nelson, with copy of Mr. McMaster's letter, and have added this to the Nelson list, and hope that this was the correct thing to do.

Yours sincerely,

Enc.
VW.

JAPANESE PROPERTY CLAIMS COMMISSION

COURT HOUSE
VANCOUVER, B.C.

June 4th 1948.

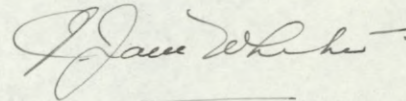
Mr. A. Watson,
c/o Windsor Hotel,
Montreal, Que.

Dear Mr. Watson,

Re Mrs. Uta Tagawa, Reg. No. 01166.

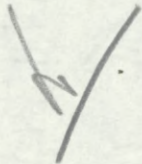
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Yours sincerely,



J. J. White

Enc.
VW.



COPY.

May 21st 1948.

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506 Royal Bank Building,
Vancouver, B.C.

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Re: Mrs. Uta Tagawa,
New Denver, B.C.

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Yours truly,

CAMPBELL BRAZIER FISHER & McMASTER

Per. R.J. McMaster.

McM:MM.