Name of Claimant MAEDA, Yamashita Rokusuke Case 529

Custodian File 9832

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
		700.00									700.00

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
218.00	61.75		28.32%	45.00				79.00
		18.52			12.74			31.26

TOTAL RECOMMENDATION 810.26

CASE NO. 529

JAPANESE PROPERTY CLAIMS COMMISSION

Lethbridge, Alberta,

August 4th, 1948.

IN THE MATTER OF THE CLAIM OF

ROKUSUKE MAEDA.

PROCEEDINGS AT HEARING.

Original.

CASE NO. 529.

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 R.M. EDMANSON, SUB-COMMISSIONER).

10 Lethbridge, Alberta,

August 4th, 1948.

IN THE MATTER OF THE CLAIM OF

ROKUSUKE MAEDA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

G.E.A. RICE, Esq., K.C.,	appearing for the Dominion Government.
W.E. HUCKVALE, Esq.,	appearing for the Claimant.

MISS LILLIE THOMAS,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
S.R. HOWARD, Esq.,	Official Reporter.

30

THE SECRETARY: Case No. 529, Rokusuke Maeda.

ROKUSUKE MAEDA, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. HUCKVALE:

Q Mr. Maeda, you claim with respect to some property that you used as a barber shop and a dwelling house; is that correct?

A Yes.

10 Q And with respect to that real estate I want you to look at that form (indicating).

A Yes.

Q Have you read that form over?

A Yes.

Q And have you signed it? A: Yes.

Q And are the contents of it true according to the best of your knowledge, information and belief?

A Yes.

MR. HUCKVALE: I tender that, sir.

20 (STATEMENT MARKED EXHIBIT NO. 1).

MR. HUCKVALE: I have here the deed to that property which shows the purchase price as stated in the form. If my friend wants to examine it, he may.

MR. RICE: What is this, a copy of the deed?

MR. HUCKVALE: Yes.

MR. RICE: Did he have it registered?

MR. HUCKVALE: He had it registered. He got his title. Do you want to see his title?

MR. RICE: The title will have it, it is what we should

30 have.

MR. HUCKVALE: The deed shows what he paid for it, the title doesn't.

MR. RICE: The deed shows the consideration but it doesn't show he paid for it.

MR. HUCKVALE: All right, I will tender it, sir, but I didn't want to clutter up the record.

((DEED OF LAND MARKED EXHIBIT NO. 2).

MR. HUCKVALE: Q: Now, I want to show you a picture, Mr. Maeda. Will you take a look at that (indicating) and tell me what it is a picture of?

A This is my barber shop, poolroom and residence.

Q And when was the picture taken?

A 1938.

MR. HUCKVALE: I will tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HUCKVALE: Q: Did you have a garden?

A Yes.

Q What shape was your garden in at the time you left?

A The garden which was enough to support my family in vegetables for a whole year and some fruit trees were all in good condition when I left.

Q I want to show you that picture (indicating), and will you tell me what it is a picture of?

A This is the western portion of my garden close to the highway showing some chrysanthemums.

Q And is that at the rear of the property of the house? A: It is on the west side of the house close to the highway.

Q And what year was that picture taken in, do you know? A: About two or three

years before I was evacuated.

MR. HUCKVALE: I tender that, sir.

(PHOTOGRAPH MARKED EXHIBIT NO. 4).

MR. HUCKVALE: Q: Now, Mr. Maeda, you also claim with respect to certain chattels that were left behind when you were evacuated?

A Yes.

Q And with respect to those chattels I want you to look at that form (indicating).

10 A Yes.

Q Have you read that form over?

A Yes.

Q And have you signed it? A: Yes.

Q And are the particulars in that form true to the best of your knowledge and belief?

A Yes.

MR. HUCKVALE: I tender that, sir.

(STATEMENT MARKED EXHIBIT NO. 5).

MR. HUCKVALE: Perhaps my friend would file his analysis

20 of personal property now.

(ANALYSIS MARKED EXHIBIT NO. 6).

MR. HUCKVALE: Q: I want to show you another picture, Mr. Maeda, and ask you to tell me what it is a picture of? A: This is the interior of my barber shop.

Q And what is the object in the centre of the picture?

A That is the barber chair.

Q Is that the barber's chair with respect to which you are making a claim?

30 A This is the same chair that is being claimed for.

Q And when was that picture taken so far as you can remember? A: About four or five years before I was evacuated.

MR. HUCKVALE: I tender that, sir, as showing the chair and the interior of the barber shop.

(PHOTOGRAPH MARKED EXHIBIT NO. 7).

MR. HUCKVALE: Q: Now, Mr. Maeda, the analysis of personal property shows that one barber chair was sold by the Custodian for $100.00; do you
10 remember that? A: I sold one chair for $100.00, and the other one, I think, was sold at auction for $25.00.

Q What I am getting at is this: Were these chairs different or were they exactly the same?

A They were exactly the same kind of a chair bought the same year.

Q And were they in exactly the same condition when you left? A: Yes, they were in the same condition, both in good condition.

20 Q Would you answer my friend, please?

MR. RICE: I am submitting, your Honour, that the land was sold for its fair value. I am submitting that the chattels that were sold were sold for their fair value and that the hose was apparently lost or stolen and the claim for $5.00 for the same is exorbitant.

CROSS-EXAMINATION BY MR. RICE:

Q How old was that hose? A: The
30 garden hose?

Q Yes. A: It was new. I had only just bought it.

Q How much did you pay for it?

A 10 cents a foot.

Q You are claiming its full value. How long did you have it? A: About six months or something like that.

Q About six months or something like that and you claim its full value? A: Yes.

10 MR. RICE: I wish to tender as an exhibit, your Honour, an appraisal by William H. Ansell made on this property on April 25th, 1944, and I would point out that Mr. Ansell remarks, "This house is a frame structure, outside walls of shiplap and shingled and lined inside with V-joint. There are three rooms and pantry on the ground floor and three rooms upstairs. Floor upstairs is 1 x 12 lumber and ground floor 1 x 4 flooring. Tenants complain of roof leaking. There is cold water in

20 the house. The land is approximately 40 x 60. Very wet and poor location. Value of house estimated $250.00, lot value $50.00, total value $300.00".

(APPRAISAL MARKED EXHIBIT NO. 8).

THE SUB-COMMISSIONER: What date is that valuation?

MR. HUCKVALE: 1944, sir.

MR. RICE: I further point out that the assessed value of this land was $200.00 and the improvements $1400.00, and the place was sold for $700.00.

30 THE SUB-COMMISSIONER: Are you admitting the assessments,

Mr. Huckvale?

MR. HUCKVALE: I don't think I have a copy of that, but I am sure if my learned friend has the assessment notice that that is correct.

THE SUB-COMMISSIONER: Well I am just wondering if you wanted them put in or anything like that.

MR. RICE: I won't bother putting it in; it is a matter of reference. That is all I have.

THE SUB-COMMISSIONER: The original claim refers to Lot 106, Block 2, District of New Westminster, and this valuation has a reference to Lot "U", Block 106, Group 2, Sketch 4693.

MR.HUCKVALE: I think the deed will clear that up very quickly, sir. The deed is in, and if necessary I will put the title in.

THE SUB-COMMISSIONER: Well, maybe it should be cleared up.

MR. HUCKVALE: I would think from the valuation, sir, that probably the appraiser looked at the wrong land.

THE SUB-COMMISSIONER: The deed itself refers to Lot 106, Group 2, and then it gives a detailed description.

MR. HUCKVALE: It is Group 2 or Lot 2, and I have no doubt that the appraiser looked at the wrong land.

MR. RICE: There is a proper legal description on the appraiser's statement.

MR. SHEARS: The claim has not as full a description as the deed, but it is the same property except

that the claimant doesn't mention the letter "U" or the sketch, but it is .288 acres and it is in the District of New Westminster, the Municipality of Delta.

THE SUB-COMMISSIONER: As far as I am concerned, I do not know whether it is the same property or not and I take it it will be up to Mr. Justice Bird to decide whether he wants to take the statement with regard to that, or require some person to appear before him. I do not know.

Does that show the number 4693 , Delta Municipality, Lot "U", Block 106, Group 2?

MR. RICE: Yes.

THE SUB-COMMISSIONER: If this deed is in, that will identify it, or the title is in, and that will confirm the description.

MR. RICE: I think it is the same property.

MR. HUCKVALE: I will make a bargain with my friend; if he will admit the deed with regard to the purchase price of the land, I will put the title in.

MR. RICE: I don't see why the witness can't answer my learned friend with regard to the question as to what he paid for it. We are certainly bound by it as we have no other evidence one way or the other.

THE SUB-COMMISSIONER: It seems to me that it is something that both of you should admit.

MR. RICE: A person can claim or agree to pay $300.00 for a thing and only pay $100.00, and that is being done right here now right along. That is the

only reason why I threw it back at my learned friend. The deed says that the consideration is $300.00.

MR. HUCKVALE: And it shows on the real property form that he swears as being correct.

THE SUB-COMMISSIONER: All right, it is up to you people. Is that all, Mr. Rice?

MR. RICE: Yes.

MR. HUCKVALE: Thank you, Mr. Maeda.

10 (Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

S.R. Howard
"S.R. HOWARD"
OFFICIAL REPORTER.

20

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

30 R. M. Samanson
SUB-COMMISSIONER.

Case No. 529

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.

9832 ACKNOWLEDGED

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

(1) NAME MAEDA (Print) Surname ROKUSUKE Given Name (RCMP) Reg. No. 10610

(2) Pre-Evacuation Address Ladner, British Columbia, (P.O.Box 126)

(3) Present Address Turin, Alberta.

(4) REAL ESTATE

(a) Street Address (if any) 417 Westham Street, Ladner, (City or Municipality) British Columbia. (Province)

(b) Legal description (lot number, block number, section number, etc.)
(0.288) acre, Lot 166, Group 2, District of New Westminster, British Columbia, Delta Municipality.

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence Type of business Barber, Residence & Business combined
(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 - - - - - - - - - - - - - - - - $ 500.00
(ii) Buildings - - - - - - - - - - - - - - - - $ 3100.00
(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) - $ 3600.00
(v) Amount at which Custodian sold property and credited your account - - $ 647.38 700.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 2952.62 2900.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Ladner, British Columbia.

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

(c) How stored or packed at time of evacuation
In residence - List given to Custodian.

(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") _____

Custodian - Key given to Chief of Police.

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

1.	Barber Chair	Estimated Value $ 75.00
2.	2 Mirrors	Estimated Value $ 80.00
3.	Kitchen Range and water tank heater	Estimated Value $ 100.00
4.	4 Cross cut saws	Estimated Value $ 8.00
5.	1 Electric water tank heater (10 gal)	Estimated Value $ 50.00
6.	50 Ft. Garden Hose	Estimated Value $ 5.00
7.	Case and sterilizer	Estimated Value $ 20.00
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

Sold by Custodian for TOTAL CLAIM FOR PROPERTY LOSS $ ~~74.75~~ 338.00 263.25

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) - $ 3215.87

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

Lethbridge.

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Rokusuke Maeda
of Turin, in the ~~of the~~ Province of Alberta,

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 Lethbridge,)
in the Province of Alberta,)
this 13th. day of November,)
A.D. 1947. W Muckwale) A Commissioner &c.

R Maeda

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.

MAEDA, R.
(Claimant's Name)

REAL ESTATE
(Other than farm)

10610
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
Barber Shop and Residence	8	Frame	Barber Shop and dwelling.	0.288 acres	1921	$300.00

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Business and residence in Ladner, B.C.	$300. paid for lot when it was bush only.	Cleared lot, planted lawn, garden, trees, flowers etc. and built shop & dwelling, and wood shed at back.	$3600.00

Comments re upkeep of premises:
Dwelling was built in 1922 at a cost of $3400.00. I hired 2 carpenters, did some of work myself. I have not counted in my own labour. I kept the place in good repair and in 1940 I replaced wooden foundation with concrete blocks at a cost of about $200. Roof was kept treated with shingle stain. In 1940 the interior ground floor was painted and the dining room refloored with fir (#1 edge grain). I did painting myself, but carpenters laid floor.

Comments re Appraiser's report not covered above:
Roof never leaked during my occupancy. Garden was in excellent condition when I left and was regarded as a show place. There was a hot water tank in house and an electric water heater in shop. City water was piped to house and garden. Electricity was furnished to house. A tool shed 10 x 16 was built in 1941 costing about $75.00. It is noted appraisal is dated 25th April 1944. I was evacuated 22nd April 1942. I boarded the place up at that time. The Custodian rented the property sometime in 1942 to, I believe, an old couple, who rented out rooms. I have no knowledge of the condition they may have let the place get into. Wood shed and Tool house are overlooked by appraiser.

EXHIBIT No. 529-1
DATE Aug. 4/48
FILLED BY W. G. Huckvale

R. Maeda
Signature

This Indenture

made the 28th day of February in the year of our Lord one thousand nine hundred and twenty-one

In Pursuance of the "Real Property Conveyance Act,"

Between

SARAH LOUISE HOWAY, wife of His Honor Frederick William Howay, of the City of New Westminster and DELTA MARY WATSON, wife of William James Watson of Chemainus, and RHONA MARY McQUEEN, wife of George Robert McQueen, of the City of Vancouver, Province of British Columbia

HEREINAFTER CALLED THE "GRANTORS"

AND

ROKUSKI MAEDA, residing at Ladner, in the Province of British Columbia, Barber,

HEREINAFTER CALLED THE "GRANTEE"

EXHIBIT No. 529-2
DATE Aug. 4/48
FILLED BY W. Huckvale

WITNESSETH, that, in consideration of the sum of Three Hundred ($300.00) Dollars of lawful money of Canada now paid by the said Grantee to the said Grantors (the receipt whereof is hereby by them acknowledged), the said Grantor DOTH GRANT unto the said Grantee his heirs and assigns, FOREVER;

ALL AND SINGULAR, that certain parcel or tract of land and premises situate, lying and being a portion of Lot 106, Group 2, District of New Westminster, Province of British Columbia, and being more particularly described as follows:-

Commencing at a post set on the North boundary of Westham Street in Lot 106, Group 2, New Westminster District, the same being the South West corner of a portion of Lot 106 aforesaid, heretofore conveyed containing three acres, three rods and fifteen perches, A.F.B., Vol. 18, Folio 483, No. 15625 A; thence North 33 48'West (Ast), and following the Westerly boundary of said 3 acres, 3 rods, 15 perches portion, 2.23 chains, to a post set at the South East corner of that portion of Lot 106, Group 2, to which the distinguishing letter "Q" has been assigned; thence South 32 49' West (Ast), and following the Southerly boundary of said portion of Lot 106, Group 2, to which the distinguishing letter "Q" has been assigned

1.605 chains to a post; thence South 0 27' West, .869 of a chain to a post set on the North boundary of Westham Street; thence South 89 33' East (Ast), and following the North Boundary of Westham Street, 2.518 chains, to the point of commencement, and containing by admeasurement 0.288 of an acre, be the same more or less, as shown on the plan hereunto annexed, and thereon outlined in red color.

TOGETHER with all buildings, fixtures, commons, ways, profits, privileges, rights, easements, and appurtenances to the said hereditaments belonging or with the same or any part thereof, held or enjoyed, or appurtenant thereto: and the estate, rights, title, interest, property, claim and demand of them the said Grantor s in, to, or upon the said premises.

TO HAVE AND TO HOLD unto the said Grantee his heirs and assigns, to and for his and their sole and only use FOREVER: SUBJECT, NEVERTHELESS, to the reservations, limitations, provisos and conditions expressed in the original grant thereof from the Crown.

THE said Grantor s Covenant with the said Grantee that they have the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor s, and the said Grantee shall have quiet possession of the said lands free from all encumbrances.

AND the said Grantor s Covenant with the said Grantee that they will execute such further assurances of the said lands as may be requisite.

AND the said Grantor[s] Covenant with the said Grantee that they have done no act to encumber the said lands.

AND the said Grantor[s] RELEASE to the said Grantee ALL THEIR CLAIMS upon the said lands.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Sarah Louise Howay

Robt. J. Kang. Notary Public
West Pender

Delta Mary Watson

Garfield A. King
Barrister, 2067-2nd Ave. W.
Vancouver, B.C. as to
Rhona Mary McQueen and
Sarah Louise Howay

Rhona Mary McQueen

Jan.

FOR ATTORNEY

I HEREBY CERTIFY that, on the day of , 19 , at in the of

, (Name of Attorney) [whose identity has been proved by the evidence on oath of , who is] personally known to me, appeared before me and acknowledged to me that he is the person who subscribed the name of (Name of Maker) to the annexed instrument as the maker thereof, that the said (Name of Maker) is the same person mentioned in the said instrument as the maker thereof, and is still alive to the best of his belief, and that he, the said (Name of Attorney), knows the contents of said instrument, and subscribed the name of the said (Name of Maker) thereto voluntarily as the free act and deed of the said (Name of Maker) under authority of a power of attorney which has not been revoked.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at , in the Province of British Columbia, the day of in the year of our Lord one thousand nine hundred and

A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within and for the Province of British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the Officer taking the same, strike out the words in brackets.

FOR MAKER

I HEREBY CERTIFY that, on the day of 19 ,
at in the Province of British Columbia
[whose identity has been proved by the evidence on
oath of , who is] personally known to me, appeared before me
and acknowledged to me that the person mentioned in the annexed instrument as the
maker thereof, and whose name subscribed thereto as part , that knows the
contents thereof, and that executed the same voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at
, in the Province of British Columbia,
the day of , in the year of our Lord
one thousand nine hundred and

.....
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within and for the Province of British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

Dated April 28th 192 1

SARAH LOUISE HOWAY,
DELTA MARY WATSON and
RHONA MARY McQUEEN

—TO—

ROKUSKI MAEDA

Deed of Land

SITUATE IN

AND BEING

GEORGE R. McQUEEN
BARRISTER & SOLICITOR
VANCOUVER, - - - B. C.

Evans & Hastings, Printers, Vancouver, B.C.

FOR WITNESS

I HEREBY CERTIFY that, on the day of 19 ,
at in the Province of British Columbia
[whose identity has been proved by the evidence
on oath of , who is] personally known to me, appeared
before me and acknowledged to me that is the person whose name is subscribed to the annexed instrument
as witness, and that is of the full age of sixteen years, and, having been duly sworn by me, did prove to me
that did execute the same in
presence voluntarily, and is of the full age of twenty-one years.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office, at
, in the Province of British Columbia,
the day of , in the year of our Lord
one thousand nine hundred and

.....
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within and for the Province of British Columbia.

NOTE.—Where the person making the acknowledgment is personally known to the officer taking the same, strike out the words in brackets.

FOR MARRIED WOMEN

I HEREBY CERTIFY that, on the day of , 19 , at
, in the of
, personally
known to me to be the wife of ,
appeared before me, and, being first made acquainted with the contents of the annexed instrument, and the nature and effect thereof, acknowledged, on examination, and apart from and out of the hearing of her said husband, that she is the person mentioned in such Instrument as the maker thereof, and whose name is subscribed thereto as party; that she knows the contents and understands the nature and effect thereof; that she executed the same voluntarily, without fear or compulsion, or undue influence of her said husband; and that she is of the full age of twenty-one years and competent understanding, and does not wish to retract the execution of the said Instrument.

IN TESTIMONY WHEREOF I have hereunto set my Hand and Seal of Office,
at , in the Province of British Columbia,
the day of , in the year of our Lord
one thousand nine hundred and

.....
A Notary Public in and for the Province of British Columbia.
A Commissioner for taking affidavits within and for the Province of British Columbia.

NOTE.—Where the person making the acknowledgment is not personallyknown to the Officer taking the same, instead of the words "personally known to me" insert the words "by the evidence on oath of who is personally known to me, proved."

Cys. 344

Photos

Claim 539

POLICE MAGISTRATE

Barber Shop

June 1938

EXHIBIT No. 529-3

DATE Aug 4/48

FILLED BY

W. S. Hachvale

EXHIBIT No. 529-4

DATE Aug. 4/48

FILLED BY

Wm Hackwale

MAEDA, R.
(Claimant's Name)

PERSONAL CHATTELS

10610
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
Barber Chair	1927	New	$215.00	Good	$75.00
2 Mirrors	1922	"	100.00	"	80.00
Kitchen range and water heater	1939	"	140.00	"	100.00
4 Cross Cut saws	1939-41	"	20.00	"	8.00
1 Electric Water Tank heater	1938	"	80.00	"	50.00
50' garden hose	1940	"	5.00	"	5.00
Case and sterilizer	1928	"	25.00	"	20.00
					338 00

Description of Storage of Goods:

All chattels left in Building. Building boarded up and key given to Chief of Police.
List given to Custodian.

EXHIBIT NO. 529-5
DATE Aug 4/48
FILLED BY W R Hutchvale

General Statement as to Chattels not Described above:

Additional Comments, if any:

I had 2 Barber Chairs which were identical. Custodian sold one for $100. by private sale
The 2 mirrors were in perfect shape, without a scratch on them and were worth more in 1941
than when I purchased them.

R. Maeda
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 9832. EXHIBIT No.

NAME (Mr.) Rokusuke MAEDA

REG. No. 10610.

DATE	INVENTORY	DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION Apr. 14/42.	TAKEN BY						
EVACUATION Apr. 14/42.	DATE						
417 Western St., Ladner, B.C.							
2 barber chairs @ $110.....	$220.	Barber Chair	75. 00	21.00			
2 mirrors @ $ 90.....	180.	2 Mirrors	80. 00	26.00			
2 basins @ $ 25.....	50.	Kitchen Range & water tank heater	100. 00	20.00			
3 sterilizers & contents...	25.	4 cross cut saws	8. 00	3.75			
1 electric water tank.....	50.	1 Electric water tank heater (10 gal.)	50. 00	8.00			
1 table & 4 ordinary chairs	15.	50 ft. garden hose	5.00				
1 electric washer.....	75.	Case & sterilizer	20. 00	4.00			
1 kitchen range.....	85.		338. 00	82.75			
2 heaters.....	20.						
1 vacuum cleaner.....	75.						
7 tables.....	30.						
12 kitchen chairs.....	8.						
4 beds.....	60.						
2 dressers.....	15.						
8 framed pictures.....	10.						
1 bookcase.....	15.						
3 sets of books.....	50.	Additional Sales:					
doll case & dolls.....	85.	Barber Chair			100.00		
3 cross cut saws.....	20.	4½ cords of wood			27.00		
1 crowbar.....	5.	Furniture	(F)	79.75	6.50		
2 Pee Vee.....	9.	Farm Equipment	(FE)	40.50			
1 sledge hammer & wedges...	3.	Miscellaneous	(M)	15.50			
garden tools.....	5.	Tools	(T)	3.75			
50 ft. rubber garden hose..	10.			139.50	133.50		
5 cords of wood.....	30.						
7 doz. sealers.....	10.						

RECAP OF CLAIM:

$333.00	Sold at Auction	$82.75
5.00	No account, etc.	
$338.00	Credit	-$82.75

9832. EXHIBIT No. CASE No.

10610. VENUE LETHBRIDGE.

LES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
	TENDER &c								
						5.00			
						5.00			
	100.00								
	27.00								
	6.50								
	133.50								

EXHIBIT No. 529-6.
DATE Aug. 4/48
FILLED BY Era Rice

J. Spratt.

Ex 7
Clerk
Admin
5.76

POLICE MAGISTRATE

EXHIBIT No. 529-7

DATE Aug. 4/48

FILLED BY

W. Huckvale

565

R.P.4

R. R. #1., Whonock, B. C.
April 25th 1944.

Dept. of State.

Dear Sirs:

Please find below Appraisal value of the following property:

No. 565 Delta Municipality Lot U Block 106 Group 2 Sketch 4693.

LADNER

This House is a frame structure outside walls of shiplap and shingled, and lined inside with V- joint. There are Three rooms and pantry on the ground floor and three rooms upstairs. Floor upstairs is 1X12 lumber , and ground floor 1X4 flooring.
Tenants complain of roof leaking. There is cold water in the house. The land is approximately 40 X 60. Very wet and poor location.

Value of house est.	$ 250.00
Lot value	50.00
Total value	$ 300.00

Wm H Ansell

Appraiser

EXHIBIT NO. 529-8
DATE August 4/48
FILED BY G. R. A. Rice

E. R. BELL

NOTARY PUBLIC
INSURANCE
REAL ESTATE

P.O. BOX 55.
LADNER, B. C.

Ex 9.

February 2, 1950.

WITHOUT PREJUDICE.

EXHIBIT No. 529-9
DATE Feb 28/50.
FILED BY
J. C. Campbell

J. C. Campbell, Esq.,
Barrister & Solicitor,
800 Hall Building,
Vancouver, B.C.

Dear Sir:-

Re. Pt. .288 of an acre more or less of Lot 106, Gp. 2, lettered "U" on Sketch #4693, Municipality of Delta, District of New Westminster, known as 417 Westham Street, Ladner, B.C.

Following your telephone call this afternoon I went to see Mr. S. C. Cory, Real Estate Agent, as soon as I could get away from my office, to see if he would undertake to make a valuation on the above property. Unfortunately Mr. Cory had a previous engagement and had to be away from his office until after five o'clock which would make it too late to prepare the necessary report before the time of mail closing.

The offer of Fong On to purchase this property was made through this office and consequently I hesitate to place a valuation myself as under the circumstances such a valuation might be considered prejudiced.

I would, however, like to present certain aspects which might be of value.

1. While the description indicates the area as .288 of an acre, more or less, a large part is taken up by dike, berme, dredger ditch and a drainage ditch on the East end. Actually the building occupied most of the usable land leaving very little for garden.

2. The building was a small one built to Oriental standards and used and occupied as a dwelling and barber-shop. It has since been greatly enlarged and is now occupied as a Chinese Restaurant.

3. The location is in Chinatown with Chinese buildings directly opposite, which would tend to depreciate its market value.

Time will not permit going into the matter more fully. I hope this will be of some value.

Yours very truly,

E. R. Bell

3/2/50

EXHIBIT No. 529-10
DATE Feb 26/50
FILED BY
J. Campbell

Ex 10

c/o A. Mitchell,
Box 39,
Turin, Alta.
Feb. 7/43.

EVACUATION SECTION
Rec'd FEB 10 1943
File No. 9832
Ans.
Referred Donet

Mr. P. Donet,
Administration Dept.,
Office of the Custodian,
Vancouver, B.C.

write
late

Dear Sir:

Received your letter of January 29, and since I cannot contradict government orders, I shall reluctantly rent my house and property. I would like to rent the house unfurnished, but, if the tenant is a barber he may use the barbering furniture and fixtures only; otherwise, I would like to have everything completely stored except the kitchen-range.

Since I had no intentions of renting the house, everything within it, is not packed for storage. I would like special attention given to the barber mirrors and to a case of fragile, expensive dolls which is on the upstair floor.

To my point of view, I think that $15 a month, would be the least amount for which I would rent the house; that is, unfurnished.

As I had written before, the house needs much repairing and I cannot have more done than what the rent

will allow. First, a septic tank must be put in, for the toilet system is not completed.

Although, the renting-business of my house is completely out of my hands, I think, I still have a right to know the particulars of the tenant, the renting and the storage of the furniture. I would be very grateful if you would send me in details the above particulars.

Yours truly,

R. Maeda.

Rokusuke Maeda.

Japanese Registration No. 10610.

per. JM.

Residence
PHONE LADNER 2-Y

Business
LADNER 291

S. C. CORY

LICENSED AND BONDED

REAL ESTATE & INSURANCE

EXHIBIT No. 529-11
DATE Feb. 28/50
FILED BY Mr R J McMasters

"A" and 529

Ladner, B. C. February 23, 1950

Mr. R. J. McMasters
Vancouver, B. C.

Dear Sir:

In complying with your request for an appraisal of Lot (U) D. L. (106) Gr. (2) Municipality of Delta, I am sure you will realize the elapse of time between 1944 and 1950 makes it difficult for anyone to be 100% on the beam in determining the value of this property six years ago, however I will offer my honest opinion for your consideration.

It is true the property is situated inside what is called Chinatown, the improvements, or building was equal to any usually found in the middle-class district anywhere. The lot is small and odd shaped, but ample to provide grounds in keeping with the very nice building which served as home for Maida's family and also space for his barbershop.

The living quarters in 1944, I would say would rented for at least $15.00 ($35.00 today) per month and the barbarshop for no less than $10.00 ($25.00 today) per month, giving a return of $300.00 per year. Based on a return of 10% the property would be valued at $3,000.00.

It is always helpful to compare values of property in close proximity and in this instance a lot located on the opposite side of Westham Street, being Lot (4) D. L. (106) Gr. (2) was sold at almost the same time for $1,500.00 but really could not be considered to be of one quarter of the value of the Maida proprty. The building on Lot (4) was many years older and had been occupied by Chinesse since its early construction until sold to its present owner.

I am sure an appraisal of $3,000.00 for the property in question and for the year of 1944 is justified.

Yours very truly,

Samuel C. Cory

TELEPHONE PACIFIC 9164
CABLE ADDRESS: "CAMBRA"

Campbell, Brazier, Fisher, McMaster & Johnson
Barristers and Solicitors

A. T. R. CAMPBELL
C. W. BRAZIER
A. W. FISHER
R. J. McMASTER
A. J. F. JOHNSON

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

OUR FILE NO.

March 1, 1950.

Miss White,
Secretary,
Japanese Claims Commission,
Court House,
Vancouver, B. C.

Dear Miss White:-

Re: Case No. 529.

Enclosed herewith please find the appraisal of S. C. Cory dated Feb. 23, 1950 which we undertook to file as Exhibit 11 in this case.

Yours truly,

CAMPBELL, BRAZIER, FISHER & McMASTER

Per R. J. McMaster

RJM/M

Encl.

GILBERT BOND
25% COTTON FIBRE
U.S.A.