

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Total	Sale Price	Total Award 125% of all Sale Prices: % of Total		
		1540.		77.00 12.50						243.50
<u>PERSONAL PROPERTY</u>										Total
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
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>										Total
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			
<b>TOTAL RECOMMENDATION</b>										<b>243.50</b>



CASE NO: 988.

JAPANESE PROPERTY CLAIMS COMMISSION

Fort William, Ontario,  
April 27th, 1948.

IN THE MATTER OF THE CLAIM OF  
KAZUO IWASA.

PROCEEDINGS AT HEARING.

Original.



IN THE MATTER OF THE "INQUIRIES ACT"  
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Fort William, Ontario,

April 27th, 1948.

IN THE MATTER OF THE CLAIM OF  
KAZUO IWASA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the  
 Dominion Government.

S.M. CHERNIACK, Esq., appearing for the  
 Claimant.

---

A. WATSON, Esq., Secretary.  
 D.J. HANDFORD, Esq., Official Interpreter.  
 T.P. HORROBIN, Esq., Official Reporter.

30



K. Iwasa,  
In Chief.

MR. CHERNIACK: I ask leave to amend, my lord. The fair market value is \$2750.00. The Custodian's sales price is \$1540.00, the loss \$1210.00.

KAZUO IWASA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. CHERNIACK:

Q Mr. Iwasa, I show you a typewritten statement to which are attached three typewritten sheets.

10 Was this prepared in accordance with your instructions?

A Yes.

Q And is that your signature?

A That is my signature.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes, sir.

MR. CHERNIACK: I tender this as Exhibit 1, my lord, and on behalf of my friend I will file his appraisal, which is dated May 12th, 1944, by Coulthard, Sutherland & Company.

20

(STATEMENT MARKED EXHIBIT NO. 1).

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERNIACK: Your Lordship will note from Exhibit 1 that this property was purchased in 1928 by the father of the claimant who subsequently in 1940 received a transfer from his father. He states that his father transferred it to him for a nominal consideration over and above a \$900.00 mortgage. He doesn't know what his father paid for the land. He states further that his father

30



K. Iwasa,  
In Chief.

built the house in 1929 and from what he told him the cost of labour and materials was about a thousand dollars. He himself made improvements to the house after buying it in 1940 as per the list attached thereto at a cost of \$1331.50. The list you will note, my lord, is an itemized statement showing the material and the labour in each room and in each portion of the building.

10 Q Mr. Iwasa, it is my understanding that this statement is an estimate, is that correct, or is it based on actual figures that you have in your possession?

A An estimation.

Q You haven't a record of your own?

A A I have no record, no.

20 MR. CHERNIACK: Your Lordship will note from Exhibit 2 that the appraiser considers that this property is a good lot overlooking the industrial district and river. He mentions there are fruit trees and he states that the roof is good, the post foundation on stones in fair condition. The appraiser refers to the fact that in his opinion the layout is poor, but the claimant in Exhibit 1 states that he disagrees that the layout of the house is poor but rather it isn't a convenient layout. "I would say that the construction is fair for the type of house" and he considers the valuation to be substantially below the fair market value. The Custodian rented the property for \$20.00 a month. The lot is a good one with substantial frontage and depth and he had a quarter of the lot in vegetable garden at

30



K. Iwasa,  
In Chief.

the rear of the house and flower beds on one side of the house. Considering this and the improvements, the claimant made in 1940, he considers the property worth at least \$2750.00 when sold by the Custodian in November, 1944.

Q Mr. Iwasa, the man who appraised your property on behalf of the Custodian sets out that the house contains six rooms and that it contains six rooms downstairs and two upstairs in a ~~rough~~ <sup>rough</sup> attic. How many rooms were there in the house?

10

A There were seven rooms downstairs and two rooms upstairs, that is the lean-to included in those seven rooms.

Q I see. What sort of a room was that in the lean-to?

A It is a bedroom.

Q Was the lean-to constructed in the same form as the rest of the house? A: The lean-to from the building, yes, sir, the same form of material.

20 Q The same flooring? A: Yes, sir.

MR. CHERNIACK: May I ask my learned friend to advise your Lordship as to the assessment on the property?

MR. HUNTER: For 1944 the land, \$810.00, the improvements \$1500.00, making a total of \$2310.00.

It is submitted, my lord, that this property was sold for its fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

Q I show you a photograph, Mr. Iwasa. Is this a photograph of your house?

30



K. Iwasa,  
Cross-Exam.

A That is right.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

MR. HUNTER: This property was advertised, catalogue No. 688, and the number of offers were received, my lord. On April 26th, 1944, there was one at a \$1000.00, another one on the same date for \$500.00, and on April 29th there was one for \$900.00 and April 29th one again for \$1500.00, and on November 14th there was one from the purchaser which was accepted, my lord. The selling price, as your Lordship knows, is \$1540.00, sold to a Hindu, I guess, by the name of Lahl Singh.

10

It seems to be entirely a question of value, my lord. There are no questions.

THE COMMISSIONER: That is all, thank you, Mr. Iwasa.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

20

*T. P. Horrobin*

"T.P. HORROBIN"  
Official Reporter.

30



6 are 988

NOV 28 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

4037

[Signature]

[Signature]  
H. W. M.

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

(1) NAME IWASA KAZUO (RCMP) Reg. No. 08386  
(Print) Surname Given Name

(2) Pre-Evacuation Address 1020 QUEENS AVE., NEW WESTMINSTER, B.C.

(3) Present Address 218 ROWAND ST., FORT WILLIAM, ONTARIO.

(4) REAL ESTATE

(a) Street Address (if any) 1020 QUEENS AVE., NEW WESTMINSTER, B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
CITY OF NEW WESTMINSTER, B.C. TITLE NO. 149679 E  
LOT 17 BLOCK NO. 36 NORTH EAST. MAP OF NEW WESTMINSTER 2620  
FRONTAGE OF 66 FEET. QUEENS AVE.

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

- (i) ~~Farm~~
- (ii) Residence Type of business \_\_\_\_\_
- (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	- - - - -	\$	<u>800.00</u>
(ii) Buildings	- - - - -	\$	<u>2800.00</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>3600.00 2750.</u>
(v) Amount at which Custodian sold property and credited your account	- - - - -	\$	<u>1500.00 1540</u>
(f) Loss (This figure is arrived at by deducting item (v) from item (iv))	- - - - -	\$	<u>2100.00 1210</u>

(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. \_\_\_\_\_ Estimated Value \$ \_\_\_\_\_

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) - - - - - \$2100.00

(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 NO  
(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.)

WINNIPEG BUT PREFERS FORT WILLIAM

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, KAZUO IWASA of the CITY  
of FORT WILLIAM in the ONTARIO

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 FORT WILLIAM )  
in the PROVINCE of ONTARIO )  
this 22nd day of NOVEMBER )  
A.D. 1947. )

*Kazuo Iwasa*

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.



K. IWASA  
(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

08386  
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
1020 Queens Ave., New Westminster, B.C. 1 1/2 story dwelling 24 x 36 with lean to 8 x 24	9 rooms (7 down and 2 up) including lean to containing a bedroom and bathroom with toilet and Japanese bath.	Frame on posts- Dugout cellar-shingle roof- V joints 2 rooms - rest shiplap and papered. Fir floors.	Residence	66 x 131'6"	1940 from father. Father bought land about 1928	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Fair residential locality- Occidental with few exceptions	Father transferred to me for nominal consideration over and above \$900.00 mortgage which I paid off in instalments. Do not know what my father paid for land.	My father built this house in 1929 and from what he told me cost (labour and materials) was about \$1,000.00. I made improvements to house after buying in 1940 as per list attached hereto - cost \$1,331.30.	\$2,750.00 (land and improvements)	

Comments re upkeep of premises: See improvements <sup>above</sup> ~~in second column~~ opposite. In addition, I did minor repairs as required.

Comments re Appraiser's report not covered above: I disagree that the layout of house is poor - rather, it is not a convenient layout. I would say that the construction is fair for the type of house. I consider the valuation is substantially below a fair market value.

COMMENTS: The Custodian rented for \$20.00 per month. The lot is a good one, with substantial frontage and depth and I had a quarter of the lot in vegetable garden at rear of house and flower beds on one side of the house. Considering this and the improvements I made in 1940, I believe that the property would be worth at least \$2,750.00, when sold by the Custodian in November 1944.

EXHIBIT No. 988-1

DATE 27 April 1948

FILED BY

Rm. Cherniack

Kazuo Iwasa  
Signature



IWASA, Kazuo

IMPROVEMENTS TO BUILDING & PROPERTY - 1940

Back Verandah

1500 ft.	2 x 4 #1 Dim.	@ 25.00 per M	37.50
2000 ft.	1 x 8 #1 Com. Shiplap	@ 25.00 per M	50.00
1500 ft.	1 x 4 #1 Com. Siding	@ 50.00 per M	75.00
550 ft.	1 x 4 V. Joint #1 Com.	@ 50.00 per M	27.50
	Nails - 2 $\frac{1}{2}$ ", 2 $\frac{3}{4}$ ", 3 $\frac{1}{2}$ "		10.00

---

\$200.00

Labour 30 days @ \$5.00 day 150.00

---

TOTAL \$350.00

Roof

15 M	3 x #1 Cedar Shingles		60.00
Creosote 30 gal.			15.00
Shingle Nail .50			5.00
800 ft.	2 x 12, 2 x 4, & 1 x 6 Bds. for Scaffolding @ 25.00		20.00

---

\$100.00

Labour 20 days @ \$5.00 day 100.00

---

TOTAL \$200.00

Extention to Main Building - 1 room

1000 ft.	2 x 4	@ 25.00 per M	25.00
1000 ft.	1 x 8 #2 Com. Shiplap	@ 25.00 per M	25.00
2000 ft	1 x 3 #1 Edge Grain Flooring	@ 60.00 M	12.00
2 Window Frame sash, Casing			15.00
100 ft.	Finishing Base	@ 75.00 per M	7.50
2 x 6 x 1	10 pcs. 12 ft.		3.00
6x6x1 Dim. Cedar Post	9 pcs.		6.48
1 Door Frame and Casing			10.00
Nails - 3 $\frac{1}{2}$ , 2 $\frac{1}{2}$ , 2 $\frac{1}{4}$	100#		10.00
Material			113.98

Labour 30 days @ 5.00 150.00

---

TOTAL \$263.98



Paint Outside

2 coats	White Paint 24 x 44 20 gal. @ \$3.50	70.00
	Labour 10 days @ 5.00	50.00

TOTAL \$120.00

Wall-paper

7 room wallpaper Contracted	100.00
Paint Kitchen	

Bathroom

Concrete (material and labour)	10.00
Wooden Bath Tub and Boiler	25.00

Medicine Cabinet	35.00
	5.00

TOTAL \$ 40.00

Basement

Replacing old post 6 pcs. 6x6 - 8 ft #1 Cedar 3.00 per M	4.32
Labour 3 days @ 5.00	15.00

TOTAL \$ 19.32

Kitchen Cabinet

\$ 35.00

~~Upstairs~~ Upstair 2 Bedroom

1000 ft.	1x8x2 Shiplap	@25.00 per M	25.00
800 ft.	1x6x1 Edge Grain Flooring	@ 60.00 per M	48.00
600 ft.	1x4 V. Joint #2 Class	@ 50.00 per M	30.00

\$103.00

Material Upstair Bedroom

Labour 20 days @ 5.00	100.00
-----------------------	--------

Nails 50# 2½ " 2¼ "	5.00
---------------------	------

\$208.00



IMPROVEMENTS TO BUILDING & PROPERTY - 1940 .....cont.

Back Verandah	200.00	
Labour	150.00	350.00
Roof	100.00	
Labour	100.00	200.00
Extention	113.98	
Labour	150.00	263.98
Paint	70.00	
Labour	50.00	120.00
Wallpaper	100.00	100.00
Bathroom	40.00	40.00
Basement	19.32	19.32
Kitchen Cabinet	35.00	35.00
Upstair Bedroom	103.00	
Labour	100.00	203.00

---

IMPROVEMENTS      \$ 1331.30



COULTHARD, SUTHERLAND & Co., LTD.

ESTATE AND INSURANCE AGENTS  
CAR FINANCING

609 COLUMBIA STREET,

NEW WESTMINSTER, B. C.

Catalogue #688.  
File: 4037.

----- May 12, 1944. -----

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

RE: Lot NE $\frac{1}{4}$ 17, Block 36, Map 2620,  
New Westminster, B.C.

Dear Sir:

This property is located at 1020 Queens Avenue on a good lot 66' X 131.6' overlooking industrial district and the river. There are fruit trees. The house contains six rooms and measures 32' X 22' with an '8 lean-to on the rear. The exterior is narrow siding painted white and the roof is good, post foundation on stones in fair condition. The interior is papered over boards and is cracked. There are six rooms downstairs and two upstairs in a rough attic. There are fir floors, kitchen is finished with "V" joint. Plumbing consists of sink and toilet, stove heat, city light and water. There is head room under the back of the house, however, there is only a rough dirt floor and cannot be called a basement. The house generally is in a good state of repair and about fifteen years old. Construction is cheap and the layout poor, location fair. It is rented to Mrs. Ellis for \$20.00 per month.

VALUATION:

Improvements.....	\$1232.00	
Lot.....	300.00	
		\$1532.00

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

*F. H. Coulthard*  
F. H. Coulthard.

*Copy made for  
valuation file.*

EXHIBIT No. 988-2  
DATE 27 apr 1948  
FILED BY  
Sw. Chernack



IWASA, Kazuo  
1020 Queen's Ave., New Westminster, B.C.  
Evac. File 4037



Picture Taken June 4, 1943.

EXHIBIT No. 988-3  
DATE 27 April 1948  
FILED BY J. W. G. Munster