

<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 Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
9000.00	450.00 41.20									491.20
<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			
22.10	7.75	2.22	35.07%	240.90	84.48					86.70
TOTAL RECOMMENDATION										577.90



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CASE NO: 1080.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
May 25, 1948.

IN THE MATTER OF THE CLAIM OF

ISOSABURO UEDA

PROCEEDINGS AT HEARING.

Original.



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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).

Toronto, Ontario,
May 25, 1948.

IN THE MATTER OF THE CLAIM OF
ISOSABURO UEDA

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
F.A. BREWIN, Esq.,	appearing for the Claimant.

A. WATSON, Esq.,	Secretary.
D.J. HANDFORD, Esq.,	Official Interpreter.
A.G. VEITCH, Esq., C.S.R.,	Official Reporter.



I. Ueda
In-Chief.

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ISOSABURO UEDA, the Claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Your claim is in respect of property known as 431 and 433 East Georgia Street, Vancouver?

A. Yes.

Q. And I am showing you a written form, showing real estate other than farm. Is that your signature? A. Yes.

Q. And are the facts set out there correct?

A. Yes.

(PARTICULARS OF REAL ESTATE, OTHER THAN FARM, MARKED EXHIBIT NO. 1)

Q. I observe that this property consisted of a store on the ground floor and a rooming house on the second, third and fourth floors. Is that right?

A. Yes.

Q. Who operated the store while you were in Vancouver?

A. A Chinaman.

Q. A Chinaman. What you got from it was the rental of \$25 a month? A. \$20 rent.

Q. \$20? A. Yes.

Q. Perhaps there is a mistake in this form here. Was it \$20 all the time?

A. It was \$20 right along. I was unable to raise it.

Q. I see. In regard to the rooms, you have a statement here that you rented them for \$500. Was that the gross income per month from the rooms?

A. \$500 per month?

Q. Yes? A. Yes; that was the gross, \$500 per month.



I. Ueda
In-Chief.

- 1 Q. There were 48 rooms altogether? A. Yes.
- 2 Q. Did you yourself operate the rooming house?
- 3 A. Yes, I did.
- 4 Q. In the form it says, "\$500 per 2". I think that
- 5 is a typographical error.
- 6 THE COMMISSIONER: He said \$500 a month gross.
- 7 MR. BREWIN: Yes. I think it was supposed to be a
- 8 ditto mark but it was copied wrong.
- 9 Q. Was it before you left that the rooms were rented
- 10 at \$100 a month?
- 11 A. It was rented at \$100 a month to the person who
- 12 took it on after I evacuated it.
- 13 Q. Yes. I see the lease was a five year lease and
- 14 dated March 15, 1942. Is that correct?
- 15 A. Yes.
- 16 Q. And it was part of the items of the lease that
- 17 the tenant should pay the water rates and look
- 18 after the heating. Is that correct?
- 19 A. Yes. All incidental expenses, including water
- 20 rates and heating.
- 21 Q. The terms of the lease were arranged by Mr. Ueda?
- 22 A. Yes, through a legal adviser.
- 23 Q. Yes. Here is the copy of a lease between yourself
- 24 and Gurtev Singh. That is not signed. It is just
- 25 a copy. Does that appear to you to be the lease?
- 26 A. Yes.
- 27 THE COMMISSIONER: Are we concerned with the lease
- 28 except in regard to the rental, possibly?
- 29 MR. BREWIN: Possibly not, my lord. It just might
- 30 come into the question of the revenue.



1 THE COMMISSIONER: If you desire to put it in, all right,
2 but on the face of it it does not seem to me to
3 be necessary. You do not question the fact, Mr.
4 Hunter, that it was rented at \$100 a month by
5 the claimant on evacuation?

6 MR. HUNTER: No, my lord.

7 THE COMMISSIONER: I see. Then, it is not necessary
8 to put it in.

9 Before you leave the question of building
10 I would like to ascertain from the witness how
11 he justifies his claim for \$18,000 in view of the
12 fact that he bought it in April, 1940, at \$8,500.

13 MR. BREWIN: Yes, my lord.

14 Q. Apparently you bought this property in April, 1940,
15 for \$8,500. Your claim, however, is for \$18,000.
16 Have you any explanation as to the great difference
17 there?

18 A. The roof was in very poor shape. It was leaking
19 badly and from the east side when it rained it also
20 leaked through the walls and even if it were
21 painted it would not be sufficient to keep out
22 the rain. The man from whom I bought it had no
23 money with which to make the necessary repairs and
24 because of that he could not collect sufficient
25 rents. He could not charge sufficiently high rents
26 to make a profitable go of it, therefore he offered
27 to sell it to me cheaply because then at least he
28 would make some money out of it and not have a
29 mortgage foreclosure.

30 Q. In other words, you think you got a bargain?



I. Ueda
In-Chief.

1 A. Yes. He was a very old man, over seventy, and I
2 think it was above him. At the time I bought it
3 I knew I would have to spend at least \$3,000 or
4 \$4,000 to put it in good shape.

5 Q. You did not spend as much as \$3,000 or \$4,000 -
6 or, perhaps you did?

7 THE COMMISSIONER: \$3,345, according to the exhibit.

8 MR. BREWIN: Thank you, my lord.

9 THE COMMISSIONER: Have you the chattel claim here
10 as well?

11 MR. BREWIN: Yes, my lord. It is a small chattel claim.

12 Q. You are also making claim in respect to chattels?

13 A. I would like to explain one further detail in
14 regard to the reason for the great difference in
15 price.

16 Q. All right. A. Three friends
17 of mine also had property on Georgia Street and
18 according to their city assessments one would be
19 assessed at 15%, one at 30% and one at 50%. My
20 claim is based on the most moderate of those
21 assessments, that is to say, the assessed value
22 plus only 15%.

23 THE COMMISSIONER: Yes. I observe that the total
24 assessment was \$15,675.

25 Q. I take it you mean that you have added 15% to the
26 assessed value of your property. Is that the
27 situation? A. Yes.

28 MR. BREWIN: Q. In regard to your personal property
29 claim, is this your signature? A. Yes.

30 Q. And are the facts set out there correct? A. Yes.



I. Ueda
In-chief.

1 MR. BREWIN: That will be filed as Exhibit No. 2?

2 THE COMMISSIONER: Yes.

3 (PARTICULARS OF PERSONAL PROPERTY CLAIM,
4 MARKED EXHIBIT NO. 2)

5 MR. BREWIN: This refers to the personal property
6 analysis, and if my friend would file that it
7 would present a picture of it.

8 THE COMMISSIONER: It is only the claims which are
9 shown on the back of the claim form?

10 MR. BREWIN: Yes.

11 MR. HUNTER: I file the analysis of personal property
12 claim as Exhibit No. 3.

13 (ANALYSIS OF PERSONAL PROPERTY CLAIM,
14 MARKED EXHIBIT NO. 3)

15 MR. BREWIN: Q. The valuations set out first of all,
16 in Exhibit 2, the form, which you signed, are
17 fair and reasonable valuations, in your opinion?

18 A. Yes. They are valued at much lower than the
19 purchase price.

20 Q. Yes; and the other valuations which you have made,
21 which you are claiming, are set out in the third
22 column of the analysis of personal property claim?

23 A. Yes.

24 Q. And what you have set out there is not the price
25 at which you bought the things but what you think
26 is a fair value allowing for depreciation?

27 A. Yes; much cheaper than the purchase price.

28 Q. Much cheaper? A. Much lower than
29 the purchase price.

30 Q. Then, when you were evacuated where did you leave
the things in respect of which you are making this



I. Ueda
In-Chief.

1 claim? A. There was a small room
2 prepared at the rear of the store and they were
3 left in there.

4 Q. Did you leave them there, yourself? A. Yes.

5 Q. And did that include, by the way, the items which
6 apparently were found, the cut glass bowl and
7 floor stand, and the dinner and breakfast set?
8 Were they also left in the same room?

9 A. Yes. They were all left together.

10 Q. Everything was left together? A. Yes.

11 Q. It appears you did not declare that you had these
12 things in the declaration form which you signed
13 for the Custodian.

14 THE COMMISSIONER: If that be the case I think you had
15 better have him identify the J.P. form and put it in.

16 MR. BREWIN: Yes.

17 Q. Is that your signature? A. Yes.

18 Q. This is a J.P. form and it is dated April 9, 1942,
19 and it says, "Statement of personal property owned:
20 None."

21 A. They were all locked up in my own place and I
22 expected to be back in say maybe two or three years
23 and I trusted they would be safe. That is why I
24 did not report them.

25 Q. Is this, on the form of personal property, your
26 wife's signature? A. Yes.

27 Q. And she does say that at 431 East Georgia Street
28 she left a trunk of chinaware and one paper box
29 of books, "Will be left in a room behind the
30 store on the first floor of the rooming house. The



- 1 key will be in the hands of Mr. Singh, the owner."
2 Is that the same rooming house?
3 A. It is the same rooming house but I did not know
4 anything about the key being left with Mr. Singh.
5 Q. Is it the same room in which you say you left it?
6 A. Yes. It is the same room.
7 Q. You cannot very well explain why your wife did
8 not include some of these articles? Have you
9 some explanation of that?
10 A. These were things which considered important as
11 being connected with wedding anniversaries and
12 wedding presents and such.
13 Q. At any rate, this room referred to on the first
14 floor of the rooming house was the room in which
15 all the things were left. Is that right?
16 A. I think my wife meant the downstairs when she
17 said the first floor. In any event all the stuff
18 was left in the same room.
19 Q. That will be Exhibit 4.
20 (J.P. FORMS OF CLAIMANT AND WIFE, MARKED
21 EXHIBIT NO. 4)
22 Q. When you left them in the back room did you leave
23 them in charge of the tenant or any other person?
24 A. I told him that I was leaving the stuff there; I
25 did not ask him to look after it for me. It was
26 my place and I was leaving it in my own place. I
27 did not know it was necessary.
28 THE COMMISSIONER: Is there any explanation of the fact
29 his wife made the statement she did about the key
30 being left with this man, Singh? Has the witness
any explanation of that?



I. Ueda
In-Chief.

1 MR. BREWIN: Did you hear that?

2 A. No. I was unaware that my wife had even reported
3 such a thing to the Custodian. I have never
4 heard anything of the matter, as far as handing
5 the key to Mr. Singh is concerned. I was not
6 present when she made her declaration to the
7 Custodian.

8 THE COMMISSIONER: I observe the claimant's J.P. form
9 is dated April 9, 1942, whereas the wife's J.P.
10 form was not made until September 2, 1942. You
11 might found out what the respective dates of
12 evacuation were.

13 MR. BREWIN: Q. What date were you evacuated?

14 A. On October 27, 1942.

15 Q. Where were you living between the date you made
16 this declaration and April 9, 1942, and the date
17 of evacuation?

18 A. I was living in a friend's rooming house on
19 Powell Street during that time.

20 Q. And what about your wife? When was she evacuated?

21 A. At the same time.

22 MR. BREWIN: Thank you.

23
24 MR. HUNTER: It is submitted, my lord, that the
25 real property was sold for its fair market value.

26 It is submitted that the personal property
27 sold was sold for its fair market value.

28 It is submitted that in respect of the
29 personal property claim for goods owned by the
30 claimant, that he deliberately withheld information



1 from the Custodian and that the property for
2 which he now claims was never disclosed to the
3 Custodian, the Custodian never found it and it was
4 accordingly never sold. If this property for
5 which he is now claiming is the property of the
6 wife it is submitted that it was left under the
7 custody, control or management of some person
8 other than the Custodian appointed by the owner
9 and that accordingly only that property which
10 came under the custody, control or management of
11 the Custodian is within the terms of reference.

12 In any event, it will be observed that only
13 the chinaware was disclosed and that nothing
14 beyond that was found.

15 It is submitted that the property now claimed
16 for was never left in the place stated.

17 I tender the appraisal of Johnson, Reeve &
18 Watson, dated October 31, 1944. This is a long
19 detailed appraisal and he finally states:

20 "I am of the opinion that the fair market
21 "value of the property in its present
22 "condition is from \$6,500 to \$7,000, and
23 "would recommend acceptance of an offer of
24 "\$6,500 if you cannot obtain the higher
25 "amount."

26 I would tender that as Exhibit No. 5.

27 (APPRAISAL, JOHNSON, REEVE & WATSON, OCTOBER 31,
28 1944, MARKED EXHIBIT NO. 5)

29 There is an appraisal by Pemberton Realty Cor-
30 poration Limited, dated October 30, 1943. It is
a short appraisal which reads as follows:



1 "This is a four-storey brick and concrete
2 "building with white tile front. Inside has
3 "been badly abused. Has store with 48 rooms
4 "above; hot and cold water in every room.
5 "Will show fair revenue at \$11,000 but owing
6 "to location investors want more returns.

7 "Value for sale \$8,500."

8 I tender that as Exhibit No. 6.

9 (APPRAISAL, PEMBERTON REALTY CORPORATION LIMITED,
10 OCTOBER 30, 1943, MARKED EXHIBIT NO. 6)

11 THE COMMISSIONER: Did I get your date right with
12 respect to the Johnson, Reeve & Watson appraisal,
13 October 31, 1944? I have it here.

14 MR. HUNTER: Yes; that is right.

15 That was an appraisal made subsequently, because
16 when first advertised it was not sold.

17 THE COMMISSIONER: I see.

18 You might let us have what information your file
19 contains in regard to what was done about sale.

20 MR. HUNTER: I shall, my lord.

21 I tender a copy of an advertisement dated November
22 20, 1943, advertising this property for sale.

23 (ADVERTISEMENT, NOVEMBER 20, 1943, MARKED
24 EXHIBIT NO. 7)

25 As mentioned a moment ago this was advertised for
26 sale by public tender on November 20, 1943. It
27 was appraised on October 30, 1943, by Pemberton's
28 at \$8,500.

29 On December 8, 1943, received a tender from
30 H. A. Roberts Limited, on behalf of a client, for
\$5,000. This offer was withdrawn on January 10, 1944.



1 On January 13, 1944, H. A. Roberts Limited,
2 on behalf of EYee Sun and EYee Singh, made an
3 offer for \$8,500.

4 Then, there was an offer later. These were
5 all refused.

6 THE COMMISSIONER: Yes.

7 MR. HUNTER: An offer later, on October 19, 1944, from
8 H. A. Roberts Limited, on behalf of a client, for
9 \$6,000. That was rejected.

10 Around that time they decided to have a new
11 appraisal, which was the Johnson, Reeve & Watson
12 appraisal of October 31, 1944. There were no
13 further offers that year.

14 On May 3, 1945, from H. A. Roberts Limited
15 they received an offer on behalf of a client of
16 \$7,500.

17 THE COMMISSIONER: Was that in response to a fresh
18 advertisement?

19 MR. HUNTER: I do not think so, my lord; I do not think
20 they had advertised it again.

21 On June 14, 1945, they received an offer from
22 Loewen & Harvey, Limited, on behalf of EYee Sun and
23 Yee Singh, in the amount of \$9,000. These were the
24 same people who had previously offered \$8,500 in
25 January, 1944. This offer, with the approval of
26 the Advisory Committee, was accepted and it was
27 sold to these two Chinese gentlemen as of June 29,
28 1945, for \$9,000.

29 MR. BREWIN: I was asking my friend if he had any
30 information which could explain a letter from H.A.



1 Roberts Limited which appears on the file in which
2 it is said:

3 "We understand your list price has been
4 "reduced to \$9,000, but in our opinion even
5 "this figure is out of line with values in
6 "that part of Georgia Street, situated as it
7 "is, opposite a park and between two more or
8 "less active business areas.

9 "The assessment on the lot is fair
10 "enough in our opinion, but the assessment
11 "on the building is much too high for its age."

12 I wondered if my friend had anything to show how
13 it was listed for more than \$9,000.

14 THE COMMISSIONER: It might be desirable to put that
15 letter in, then it is on the record when we come
16 to Vancouver. Roberts may be called. He may have
17 had information which possibly Mr. Hunter has not
18 in his file. I think it would be just as well to
19 put the letter in solely for information, of course.

20 MR. BREWIN: Yes.

21 MR. HUNTER: I presume my friend will prove it - not
22 that I am objecting.

23 THE COMMISSIONER: It is on the record. After all, I
24 do not care who proves it. It may be helpful to
25 me in determining whether the sale price was fair
26 or not.

27 (LETTER, MAY 3, 1945, H.A. ROBERTS LIMITED TO
28 CUSTODIAN, MARKED EXHIBIT NO. 8)

29 MR. HUNTER: I think actually that letter is mistaken.
30 As your lordship will appreciate, if the period by
which tenders must be in has elapsed without a



1 tender high enough, that is, equivalent of the
2 appraised value , having been received, a letter
3 was written to each bidder, each tenderer, stating
4 that they had had the property independently
5 appraised and that they would not accept a price
6 lower than so much. I think that is probably to
7 what they are referring.

8 THE COMMISSIONER: It is apparent this property was
9 held over a period of eighteen months before it
10 was finally sold. There was one offer on
11 January 13, 1944, for the amount of Pemberton's
12 appraisal, namely, \$8,500.

13 MR. HUNTER: Yes. I presume the Advisory Committee
14 would not approve of it.

15 There is a copy of a letter dated May 25,
16 1945, to Roberts which says:

17 "The offer which you recently made of \$7,500
18 "for the above property on behalf of your
19 "client, Hoy Hong, has been submitted to our
20 "Advisory Committee.

21 "At the present time, however, they are
22 "not prepared to recommend the acceptance of
23 "any offer less than \$9,000. They point out
24 "that on this valuation a very fair revenue
25 "can be received from the property.

26 "If your client is prepared to revise
27 "his offer to this amount we will be pleased
28 "to hear further from you."

29 THE COMMISSIONER: I think it might be well to add that
30 letter to Exhibit No. 8 so that it does appear to



1 be an answer, dated May 25, 1948, and it may
2 well be ---

3 MR. HUNTER: It is an answer to that letter.

4 THE COMMISSIONER: Yes. File that along with
5 Exhibit No. 8.

6 MR. HUNTER: That will go in as part of Exhibit 8?

7 THE COMMISSIONER: Yes. Proceed.

8 MR. HUNTER: For what it is worth I should like to
9 point out to your lordship that the assessment
10 appears to have been going down. In 1943 the
11 improvements were reduced another \$500. It was
12 down to \$14,500 from \$15,000.

13 THE COMMISSIONER: As I think I stated before in regard
14 to other claims, the Vancouver Incorporation Act
15 forbids a variation in assessment of more than
16 10% in any one year.

17 MR. HUNTER: I do not know that it is of any interest
18 to your lordship. There are a number of fair-
19 sized repair bills, which indicated the place did
20 require considerable maintenance.

21 THE COMMISSIONER: Were those expenses incurred and
22 presumably charged to the account of the claimant?

23 MR. HUNTER: I presume so, my lord.

24 MR. BREWIN: Which may also indicate it was in a fair
25 state of repair when you sold it.

26 MR. HUNTER: Yes.

27 THE COMMISSIONER: You had better put it in. It will
28 give counsel for both sides an opportunity to
29 make what they can of it.

30 MR. HUNTER: I would tender three repair accounts, the



1 first one dated June 12, 1945, from Burrard
2 Plumbing & Heating Company, for \$214.17; the
3 second one was received on November 23, 1944, from
4 Stirling & Company, general contractors, for \$140;
5 the third one is dated April 24, 1943, from
6 Barnett Brothers, for \$45. The three accounts
7 being receipted, I would tender them as Exhibit
8 No. 9.

9 THE COMMISSIONER: In regard to proof of the facts set
10 out in those accounts, are you content to accept
11 the accounts as proof of the fact that the repairs
12 were incurred?

13 MR. BREWIN: Yes, my lord.

14 THE COMMISSIONER: That will avoid the necessity of any
15 formal proof being made later.

16 Is that satisfactory to both counsel?

17 MR. HUNTER: Yes, my lord.

18 THE COMMISSIONER: All right.

19 (THREE ACCOUNTS, MARKED EXHIBIT NO. 9)

20 MR. HUNTER: It will be observed by your lordship from
21 the analysis which is filed as Exhibit No. 3 that
22 the large number of things claimed for were not
23 declared and were never found. Perhaps we can
24 find out something about this silverware and so
25 on from the witness.

26 _____
27 CROSS-EXAMINATION BY MR. HUNTER:

28 Q. Witness, with respect to this set, dinner set,
29 china, how many pieces were there in that?

30 A. In one of the sets there were 64 pieces.



I. Ueda
In-Chief.

1 Q. And with respect to the silverware, silver dinner-
2 ware, what was that?

3 A. It was a set for 12 persons, a full set, which we
4 used when we had guests.

5 Q. You mean cutlery? A. Yes, sir.

6 Q. And the pure silver teapot, what does the word
7 "pure" mean? Does it mean it was a sterling silver
8 teapot or it was just pure silver plate on it?

9 A. I do not know exactly how you explain it, but it
10 was real silver; it was not mixed or plated.

11 Q. How big was this teapot?

12 A. Big enough to hold six cups.

13 MR. HUNTER: At \$35 an ounce he is claiming under the
14 value.

15 THE COMMISSIONER: It would be a pretty cheap silver
16 pot if it was of sterling.

17 Do your files show whether the Custodian's
18 officers made any inspection of the premises and
19 what they found in this locked room?

20 MR. HUNTER: The only time they went there was when
21 they were proposing to sell the things. It had
22 been left in Mr. Singh's care, the key with him,
23 and when they went there - he, of course, had
24 assigned his lease; in 1943 he assigned his lease.
25 In March, 1943, he assigned to Yee Sun and Yee
26 Singh who I think later were the purchasers. They
27 went there in 1945 to collect the chinaware and
28 that is what they found, what was declared there.

29 THE COMMISSIONER: And nothing else?

30 MR. HUNTER: And nothing else, my lord.



1 MR. BREWIN: I suppose you have evidence of that?

2 MR. HUNTER: We will produce the people who went there.

3 MR. BREWIN: That will be fine.

4 THE COMMISSIONER: Is there anything further?

5 MR. HUNTER: I do not know whether it is of any interest

6 to you but some particularly conscientious person

7 in the Custodian's office forwarded this file.

8 There are a number of clippings out of the recent

9 editions of the Vancouver newspapers showing

10 china sets and chinaware advertised and the cost

11 thereof.

12 THE COMMISSIONER: I do not think it has any value.

13 If you wish to prove that you will have to do so,

14 otherwise than by a newspaper clipping.

15 MR. HUNTER: Yes. I wondered whether your lordship

16 wished to peruse the bundle.

17 THE COMMISSIONER: No.

18 MR. BREWIN: A very dangerous precedent.

19 MR. HUNTER: With respect to this lacquer-ware,

20 Japanese, was that bought in Japan or Canada?

21 A. That was purchased in Vancouver in the Union Store.

22 Q. Did you at any time during the period of evacuation

23 and prior to the filing of this claim ever

24 enquire of the Custodian about any silverware?

25 A. No.

26 Q. And do you know whether your wife ever did so?

27 A. No. The only thing received was one carton of

28 books.

29 Q. Yes; but did you ever advise the Custodian of

30 anything about this silver. Did you ever give the



I. Ueda
Cross-Exam.
Discussion.
Re-exam.

1 Custodian any information which would have
2 permitted him to know that this silver was there,
3 you or your wife?

4 A. No, we did not.

5 Q. Now, anything which was declared was declared by
6 your wife. Does all this chattel property belong
7 to your wife or is it your property?

8 A. Everything that I am claiming for I purchased.

9 Q. And it was your property?

10 A. Yes, it was my property.

11 THE COMMISSIONER: Any re-examination?

12 MR. BREWIN: Just one question I forgot to ask him.

13 It may not throw very much light on it.

14 THE COMMISSIONER: Very well.

15 _____
16 RE-EXAMINATION BY MR. BREWIN:

17 Q. In fixing the value which you did on your
18 property had you in mind the purchase of a similar
19 building in the same street?

20 THE COMMISSIONER: I think you had better explain that
21 question to him because it is doubtful to me as
22 to just what you are seeking.

23 MR. BREWIN: He was asked before, the question before
24 was what reason he had for putting a value of
25 \$18,000 on when he bought it for less.

26 THE COMMISSIONER: Are you, then, directing your mind
27 to the question of the replacement cost of the
28 building?

29 MR. BREWIN: No; I am directing it to a building which
30 he says was a similar building which was purchased



1 at a similar price.

2 THE COMMISSIONER: In other words, did he fix his
3 price by comparison with another similar building?

4 MR. BREWIN: Yes, my lord.

5 Q. Did you fix the price which you were asking by
6 comparison with another similar building in the
7 same street?

8 A. Yes. There was a Mr. Yamashita in the 200 block.

9 Q. In the 200 block. What does that mean?

10 A. Of Georgia Street.

11 Q. Have you the actual number of the street?

12 A. I think 229.

13 THE COMMISSIONER: The numbers on buildings are limited
14 to 100 in any one block.

15 THE WITNESS: 221 Georgia Street.

16 MR. BREWIN: Q. It was bought by Mr. Yamashita?

17 A. Yamashita's property at 221 Georgia Street was
18 assessed by the city at \$17,225.

19 Q. Do you know what Mr. Yamashita paid for it?

20 A. He purchased his property for \$19,500.

21 Q. In what year? A. In 1930.

22 Q. And do you say whether this was a similar
23 building, a better or a worse one?

24 A. It was the same type of building, brick and four
25 storeys.

26 THE COMMISSIONER: That will not be very helpful
27 because there are so many other factors which
28 must be taken into consideration - the condition
29 of the building and the age.

30 MR. BREWIN: Yes. It might throw some light on it if



I. Ueda
Re-Exam.
Discussion.

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somebody else was paying for it.

The witness wanted me to bring that out,
however.

THE COMMISSIONER: That is all?

MR. BREWIN: Yes, my lord.

THE COMMISSIONER: Thank you, Mr. Ueda.

(PROCEEDINGS ADJOURNED SINE DIE)

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

"A.G. VEITCH"
Official Reporter.

base 10 80

NOV 27 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

(Signature)

3310

Toronto

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

(1) NAME UEDA ISOSABURO (RCMP) Reg. No. 02838
(Print) Surname Given Name

(2) Pre-Evacuation Address 431 E. GEORGIA ST., VANCOUVER, B.C.

(3) Present Address 130 DELHI ST. GUELPH, ONT.

(4) REAL ESTATE

(a) Street Address (if any) 431 E. GEORGIA ST., VANCOUVER, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT NO. 26 BLOCK NO. 86 DISTRICT LOT (196) IN
GROUP 1 IN NEW WESTMINSTER DISTRICT

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

~~(i) Farm~~

~~(ii) Residence~~

~~(iii) Business~~

(iv) Any other type of property (describe) GROUND FLOOR STORE RENTED OUT

Type of business LODGING HOUSE

(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 - - - - - \$ 1,000.00

(ii) Buildings - - - - - \$ 17,000.00

(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) - - - - - \$ 18,000.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 9,000.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 9,000.00

(5) PERSONAL PROPERTY

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

431 E. GEORGIA ST., VANCOUVER, B.C.

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

BASEMENT OF ABOVE MENTIONED PREMISE

(c) How stored or packed at time of evacuation PACKED IN WOODEN BOXES

(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

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

- 1. CUT GLASS BOWL AND FLOWER STAND Estimated Value \$ 22.00
- 2. SILVER DINNER WARE Estimated Value \$ 64.00
- 3. DINNER SET (CHINA) Estimated Value \$ 45.00
- 4. BREAKFAST SET (CHINA) Estimated Value \$ 15.00
- 5. DINNER WARE (JAPANESE) Estimated Value \$ 35.00
- 6. LACQUER WARE (JAPANESE) Estimated Value \$ 25.00
- 7. ELECTRIC TOASTER Estimated Value \$ 5.00
- 8. SILVER PLATED FRUIT BOWL AND PLATE Estimated Value \$ 15.00
- 9. SILVER PLATED SERVING TRAY (2) Estimated Value \$ 12.00
- 10. PURE SILVER TEAPOT Estimated Value \$ 25.00

TOTAL CLAIM FOR PROPERTY LOSS \$ 263.00

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - - \$ 9,263.00

(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 YES

TORONTO

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, J. Ueda of Guelph in the Province of Ontario of the City

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 Guelph }
in the Province of Ontario }
this 25 day of November }
A.D. 1947. }

J. Ueda
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.

UEDA, Isosaburo

(Claimant's Name)

PERSONAL CHATTELS

02838

Reg. No.

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
Silver Dinner Ware	1938	New	75.00	Good	64.00
Sinner Set (China)	1938	New	60.00	Good	45.00
Pure Silver Teapot	1940	New	35.00	Good	25.00

The claimant is claiming on chattels listed in column 3 of the Analysis of Personal Property Claim valued at \$263.00

Description of Storage of Goods:

All goods were stored in room at the back of the store

General Statement as to Chattels not Described above:

Summary:	Estimated value	\$263.00
	Sold by custodian	7.75
	<i>Claim</i>	<u>\$255.25</u>

EXHIBIT No. 1080-2
 DATE 25 May 1948
 FILED BY J. A. Burman

Additional Comments, if any:

Isosaburo Ueda
 Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 3310

EXHIBIT No. _____

NAME UEDA, Isosaburo

REG. No. 02838

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>April 9/42</u> EVACUATION <u>Oct. 26/42</u>	TAKEN BY _____ DATE _____					
His Declaration stated that he owned no personal property, other than a Victory Bond (\$50.) in his own possession. His wife, Kameno UEDA, Reg. # 02839 declared the following on Sept. 2nd, 1942 - 431 E. Georgia St., Vancouver, B.C. 1 trunk of chinaware, 1 paper box of books, will be left in a room behind a store on the 1st floor of the rooming house. The key will be in the hands of Mr. Singh, the owner.		1. Cut glass bowl and flower stand	22.00			
		2. Silver dinner ware	64.00	1.75		
		3. Dinner Set (China)	45.00	6.00		
		4. Breakfast set (China)	15.00			
		5. Dinner Ware (Japanese)	35.00			
		6. Lacquerware (Japanese)	25.00			
		7. Electric toaster	5.00			
		8. Silverplated Fruit bowl and plate	15.00			
		9. Silverplated serving tray (2)	12.00			
		10. Pure Silver Teapot	25.00			
		<u>\$ 263.00</u>	<u>\$ 7.75</u>			

SUMMARY OF CLAIM:

Goods for which the Japanese is claiming \$ 82.00 were sold at Auction for \$7.75

Goods for which the Japanese is claiming \$181.00 were not declared or found.

\$263.00

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
1.75				64.00				Glassware sold at Auction - \$1.75
6.00				35.00				} Chinaware sold at Auction for a total of \$6.00
				25.00				
				5.00				
				15.00				
				12.00				
				25.00				
<u>7.75</u>				<u>\$ 181.00</u>				

75



EXHIBIT No. 1080-3
DATE 25 May 1948
FILED BY J. W. G. Hunter

PERSONAL

OFFICE OF THE CUSTODIAN

DATE 25 May 1948

FILED BY

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

J. W. G. Hunter

PERSONAL INFORMATION

NAME: UEDA Kamenō (Mrs Isosaburo)

HOME ADDRESS: 431 E. Georgia St., Vancouver, B. C.

REGISTRATION NUMBER 02839 SEX: Female AGE: 53

OCCUPATION: Housewife

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Isosaburo

ADDRESS OF WIFE OR HUSBAND: Same as above

NAMES OF ANY LIVING CHILDREN: 1. Tom (M) 2. Akira (M)

ADDRESS OF CHILDREN: 1. Slocan 2. same as above.

AGE OF CHILDREN: 16, 9 yrs

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION:

none

2. BUILDINGS AND OTHER IMPROVEMENTS:

None

3. INSURANCE (Give particulars; state where policies are)

None

4. TAXES (Amount and where payable)

None

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

None

6. OCCUPANCY AND LEASES (If vacant so state)

None

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: None
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN.....
None

FORM "JP"
4. INS
5. MO

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 431 E. Georgia St., Vancouver, B. C.
Occupies 2 rooms on 2nd floor of rooming house
2. LANDLORD'S NAME AND ADDRESS:
Mr Gurder Singh, same address
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:
\$16.00 per month. Paid to end of August, 1942.
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN:
None

6. MO
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STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:.....
431 E. Georgia St., Vancouver, B. C.
1 trunk of chinaware, 1 paper box of books, will be left in a room behind a store on the 1st floor of the rooming house. The key will be in the hands of Mr Singh the owner.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS.....
None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY.....
None

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4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: Sun Life Assurance Co., \$1000.00 Policy in own possession, number unknown. Beneficiary unknown

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 2nd day of September 1942

(Signature) "Kameno Ueda"

"D.M. Chope" Witness

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

July 23rd 1948

Miscols
EK

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: UEDA Isosaburo

HOME ADDRESS: 431 E. Georgia St., Vancouver B. C.

REGISTRATION NUMBER 2838 SEX: Male AGE: 54

OCCUPATION: Rooming House Keeper

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: KAMENO

ADDRESS OF WIFE OR HUSBAND: 431 E. Georgia St., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: AKIRA (M)

ADDRESS OF CHILDREN: 431 E. Georgia St., Vancouver, B. C.

AGE OF CHILDREN: 8 years

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: Lot 26, Block 86, D.L. 196, 431 E.

Georgia St., Vancouver, B. C.

2. BUILDINGS AND OTHER IMPROVEMENTS:

Brick building (48 rooms and store tar roofing)

3. INSURANCE (Give particulars; state where policies are)

\$7,000 with The New Hampshire Ins. Co. (J.J. Whalen & Co. agent)

4. TAXES (Amount and where payable) \$422.00 payable at City Hall

Paid to end of 1941

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

Mortgage for \$5,500 with BEAULAH ALVENA WESTWOOD, 3085 Cadboro Bay Road

Victoria, B.C. \$500 principal payable each year.

6. OCCUPANCY AND LEASES (If vacant so state)

Rooming house leased for 5 yrs to GURDEV SINGH.

Store rented to KWONG MAN SANG 236 E. Pender St., Vancouver, B.C.

Certificate of title with
BEULAH ALVANA WESTWOOD 3085 Cadboro Bay
Road, Victoria, B. C.

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS:
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: As above
- 9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION: 431 E. Georgia St., Vancouver, B. C.
- 2. LANDLORD'S NAME AND ADDRESS: Self
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: Interest on mortgage paid to date
- 4. STATE WHEREABOUTS OF LEASE: None
- 5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
 - GURDEV SINGH, 431 E. Georgia St., Vancouver, B. C. \$100 per month rent
 - KWONG MAN SANG 236 E. Pender St., Vancouver, B. C. \$20. per month rent
 - Royal Trust Co., Pender and Granville, agents for collecting rent
- 6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

- 1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: None
- 2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: None
- 3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY: None

- FORM "JP"
- 4. INSURANCE
- 5. MORTGAGE
- OTHERS
- 6. MONEYS OWNED
- 7. BONDS, DEBTS
- \$50 Victoria
- 8. BANK ACCOUNTS
- 9. LIFE INSURANCE
- 10. INTEREST IN REALTY
- 11. SAFETY DEPOSIT BOXES

LIABILITIES:

- 1. PERSONAL
- 2. TRADE DEBTS

I, the undersigned, certify that the above is a true and correct statement of the contents of the above described area as set out in the schedule, fixtures, bonds or otherwise.

I certify that the above is a true and correct statement of the contents of the above described area as set out in the schedule, fixtures, bonds or otherwise.

Dated this...

"B.A."

FOR DEPARTMENT OF REVENUE

th
3035 Cadboro Bay

FORM "JP"

FILE No.....

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
\$50 Victory Bond, 1951 maturity, in own possession

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 9th day of April 1942

(Signature) "I Ueda"

"B.A. Munn" Witness

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

July 23rd 1948

M. Scoble

JOHNSON, REEVE and WATSON
Estate Agents

October 31, 1944.

The Custodian's Office,
506 Royal Bank Building,
VANCOUVER, B. C.

Your File 3310
Attention of Mr F.G.Shears:

Dear Sir:

Re: 431 - 433 East Georgia Street, Vancouver.
Lot 26, Block 86, D.L. 196

In accordance with your instructions I have inspected this property and beg to report as follows.

Location: In the third block east of Main Street in a district occupied principally by Chinese.

Land: Dimensions 25 ft by 120 ft.

Building: Covering the whole site: a 4 storey brick structure with a small heating chamber basement at the rear. There is a shop on the ground floor with plate glass front in a wood frame. On the 3 upper floors are 48 rooms with wash-basins, 3 bathrooms and 9 W.C's with terrazzo floors. Hot water heating plant.

Condition: The building is about 35 or 36 years old. The roof has been leaking and probably needs repairs. The brickwork of the east wall at the back needs repointing or covering with cement stucco because rainwater seeps through into the rooms. The woodwork of the shop front is in bad condition. All the exterior woodwork needs painting. The floor joists of about one third of the ground floor are rotten and renewal of these involves laying new flooring. The water pressure is low and this may indicate corrosion of the pipes. The heating boiler is old. The ceilings and walls throughout are dirty.

Occupancies: The ground floor is occupied as a Noodle factory by Kwong Man Sang at a rent of \$20. per month on a monthly tenancy. The rooms are leased to Yee Sung and Yee Sing (the latter being in charge) for 5 years from 15th March 1942 at \$100. per month, the tenants paying the water rates and operating the heating plant.

<u>City Assessment</u>	\$14,175 (Building \$13,500 Land \$675)	
<u>Taxes</u>	\$375.98 net for 1944	
<u>Fire Insurance rate</u>	67 cents per \$100 per year.	
<u>Income</u>		
The gross rents total yearly		\$1440
Expenses;		
Taxes	376	
Fire Insurance	56.	
Glass Insurance	10.	
Maintenance	250.	
Collectors	72.	
	<u>\$764.</u> say	<u>760.</u>
	Surplus	\$680.
	Depreciation	<u>150.</u>
	Net Investment income	<u>\$530.</u>

Note: No Allowance is made in this estimate for vacancies; the amount allowed for maintenance is not more than enough to provide for expected major repairs and renewals during the next 5 or 10 years (Heating Boiler, Water Pipes, wiring, roof etc.,) and in order to put the building into reasonably good condition an immediate expenditure of at least \$1000. is necessary, which a purchaser would take into consideration.

Note: There is no prospect of improvement in the rents which are in line with rentals which have prevailed for some years for similar properties in similar locations.

Appraisal. I am of the opinion that the fair market value of the property in its present condition is from \$6,500 to \$7,000. and would recommend acceptance of an offer of \$6,500 if you cannot obtain the higher amount.

Yours faithfully,

"Douglas W. Reeve"

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

July 23rd 1948

M. Sealy

1080 - 6

EXHIBIT No.

DATE 25 May 1948

FILED BY J.W.G. Hunter

PEMBERTON REALTY CORPORATION LIMITED

Vancouver, Canada.
October 30, 1943.

431-3 East Georgia 26/86/196

This is a 4-storey brick and concrete building with white tile front. Inside has been badly abused. Has store with 48 rooms above; hot and cold water in every room. Will show fair revenue at \$11,000 but owing to location investors want more returns.

Valeu for sale \$8500.

PEMBERTON REALTY CORPORATION LIMITED

"W.G. Moore"

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

July 23rd 1948

m. scaly
LJ

1080 - 7

EXHIBIT No.

25 May 1948

DATE

FILED BY

J.W.G. Hunter

File No. 3310

EXCERPT FROM ADVERTISEMENT
inserted November 20th, 1943.

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA
OFFICE OF THE CUSTODIAN

REAL PROPERTY FOR SALE BY
TENDER

The Secretary of State of Canada, acting in his capacity as Custodian hereby offer for sale by public tender such interests as are vested in him in the following commercial residential and unimproved properties situate in the City of Vancouver:

"Lot 26, Block 86, D.L. 196, Group 1, New Westminster District, Plan 196, known as 431-33 East Georgia Street, being a rooming-house with store front on ground floor."

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

July 23rd 1948

W. Scoble
W.S.

1080 - 8

EXHIBIT No. _____

DATE 25 May 1948

FILED BY
J.W.G. Hunter

H.A.ROBERTS LIMITED

933 West Pender Street

Vancouver, B. C.

May 3, 1945.

Office of the custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Hastings and Granville,
Vancouver, B. C.

Dear Sirs:

Attention Mr F.G.Shears, Director

Re: 431 - 33 East Georgia Street.

We are instructed to offer you \$7,500.00 gross cash for the above property with adjustments as of date of confirmation.

We understand your list price has been reduced to \$9,000.00. but in our opinion even this figure is out of line with values in that part of Georgia Street, situated as it is ,opposite a park and between two more or less active business areas.

The assessment on the lot is fair enough in our opinion, but the assessment on the building is much to high for it's age.

Kindly reply at your early convenience.

Yours very truly,

H.A.ROBERTS LIMITED

"B.R.Riley"
Real Estate Department.

*I hereby certify that the foregoing words
are a true copy of the original whereof they
purport to be a copy.
July 23rd 1948*

*m. Sealy
E.S.*

3310

25 May, 1945

Messrs H.A. Roberts Ltd.,
933 West Pender Street,
Vancouver, B. C.

Dear Sirs:

Re: 431 - 33 East Georgia Street

The offer which you recently made of \$7,500.00 for the above property on behalf of your client, Hoy Hong, has been submitted to our Advisory Committee.

At the present time, however, they are not prepared to recommend the acceptance of any offer less than \$9,000.00. They point out that on this valuation a very fair revenue can be received from the property.

If your client is prepared to revise his offer to this amount we will be pleased to hear further from you.

Yours truly,

F.G. Shears
Director.

FGS/PMH

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

July 23rd 1948

M. Scally
ES

1080 - 9
EXHIBIT No. _____
DATE 25 May 1948
FILED BY
J.W.G.Hunter

BURRARD PLUMBING AND HEATING CO.

347 Powell Street
VANCOUVER, B. C. June 12th 1945

H.A. Roberts Ltd.,
933 W Pender St

Re: 431 E. Georgia St.

May 16/45
To Renewing City Main from Street to meter 18.16

June 4th-11th/45
To Renewing Main up to First Floor
To Renewing Main to Basins & Toilets in attic
To Running new $\frac{3}{4}$ " Line from Basement up to
9 Toilets on 3 floors 196.01
Material & Labour Complete

214.17

Burrard Plumbing & Heating Co.,

PAID
July 31/45
Per "EJS"

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

July 23rd 1948

M. Seiler
65

STIRLING AND COMPANY

General Contractors

626 W.Pender St Vancouver, B.C.,

Re: Su & Sing
431 East Georgia

To repairs following fire damage

Material	\$39.50
Decorating	96.00
	<hr/>
	135.50
Contractors 10%	13.50
	<hr/>
	149.00

Stirling & Co.
Paid November 24/44
Per "M.M. Degan."

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

July 23rd 1948

M. Searcy
M.S.

Attached to Exhibit 1080-9

STATEMENT

2822 E. 4th Ave,
Vancouver, B.C. April 24, 1943.

H.A. Roberts,
466 Howe St

In Account With

Barnett Bros.

Burleith Rooms,
431 E. Georgia.

Repairing main roof. \$45.00

Order No. 834.

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

July 23rd 1948

M. Sorely
66