

<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	Amount	
2750	137.50 12.50									150.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										150.00



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CASE NO: 1082.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 25, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. MINE KANAMARU

PROCEEDINGS AT HEARING.

Original



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

3
4 JAPANESE PROPERTY CLAIMS COMMISSION

5
6 B E F O R E
7 (THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

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9
10 Toronto, Ontario,
11 May 25, 1948.

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15 IN THE MATTER OF THE CLAIM OF
16 MRS. MINE KANAMARU

17
18 PROCEEDINGS AT HEARING.

19
20 APPEARANCES:

21 J.W.G. HUNTER, Esq., appearing for the
22 Dominion Government.
23 F.A. BREWIN, Esq., appearing for the
24 Claimant.
25
26 A. WATSON, Esq., Secretary.
27 D.J. HANDFORD, Esq., Official Interpreter.
28 A.G. VEITCH, Esq., C.S.R., Official Reporter.

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30



1 MRS. MINE KANAMARU, the Claimant herein, being
2 first duly sworn, testified through the
3 Interpreter as follows:

4 DIRECT EXAMINATION BY MR. BREWIN:

5 Q. You have instructed me, I think, to abandon the
6 claim for personal chattels. It is a small claim
7 and I understand you do not wish to proceed with
8 that. Is that correct?

9 A. Yes.

10 Q. Your claim is in respect to two properties, or
11 it might be treated as one property, but two
12 houses, No. 20 and No. 40 North Templeton Drive,
13 in Vancouver? A. Yes.

14 Q. And is this your signature? A. Yes.

15 MR. BREWIN: I am tendering first - and I do not know
16 that the order makes very much difference - a
17 form under the heading "Real estate other than
18 farm" dealing with No. 20 North Templeton Drive.

19 THE COMMISSIONER: Yes. No claim has been made in
20 respect of such a property.

21 MR. BREWIN: I think it was combined.

22 THE COMMISSIONER: There is a claim in relation to a
23 double corner, 20 North Templeton Drive, a brick
24 building.

25 MR. HUNTER: Known as premises 20 and 40, my lord.

26 THE COMMISSIONER: Yes. You are dealing with them
27 separately?

28 MR. BREWIN: I have separate claim forms for them.

29 THE COMMISSIONER: Yes.

30 MR. BREWIN: Q. It is your signature on both of these
 claim forms? A. Yes.

 Q. And the facts in both of them are correct and in



- 1 accordance with your instructions?
- 2 A. Yes. The facts contained in the form are correct
- 3 but there are several facts which are not
- 4 included in the form.
- 5 MR. BREWIN: I think they should be put in separately.
- 6 THE COMMISSIONER: Very well.
- 7 MR. HUNTER: Which is which - 20?
- 8 MR. BREWIN: No. No. 20 will be Exhibit 1 and No. 40
- 9 will be Exhibit No. 2.
- 10 (PARTICULARS OF REAL ESTATE, OTHER THAN FARM,
11 20 NORTH TEMPLETON DRIVE, VANCOUVER, MARKED
12 EXHIBIT NO. 1)
- 13 (PARTICULARS OF REAL ESTATE, OTHER THAN FARM,
14 40 NORTH TEMPLETON DRIVE, VANCOUVER, MARKED
15 EXHIBIT NO. 2)
- 16 MR. BREWIN: In respect to No. 20, there was a store
17 with an apartment at the rear?
- 18 A. Yes. There was a store in front with living
19 quarters behind with a new room added.
- 20 Q. Yes. Did you occupy that part of the premises,
21 yourself?
- 22 A. No. I did not live in the premises behind the
23 store at No. 20. That was rented.
- 24 Q. That was rented and you lived in No. 40. Is that
25 right? A. Yes.
- 26 Q. When you bought the property you bought the lot
27 which covers both properties with only the one
28 building, the building at No. 20 on it. Is that
29 correct? A. Yes.
- 30 Q. And then you proceeded to build a house on No. 40,
which you occupied. Is that right?
- A. Yes.



1 Q. You paid, I think it is clear perhaps from the
2 form, \$4,000 for all of the land with the one
3 house on it and you spent \$2,000 on building the
4 house on No. 40? A. Yes.

5 Q. Now, this property was a corner property, the
6 corner of North Templeton Drive and I have for-
7 gotten the other ---

8 THE COMMISSIONER: We have all that in the file.

9 MR. BREWIN: Yes. Perhaps I should go a little more
10 into the details of an offer.

11 Q. Did you have an offer from the Imperial Oil
12 Company to buy the land before you built the
13 property on 40 North Templeton Drive?

14 A. Yes. I did receive an offer but having already
15 bought lumber with which to build the house and
16 made various improvements in regard to an entrance
17 from the sidewalk and commitments with a contractor
18 I refused the offer.

19 Q. You have not got a copy of the offer in writing?

20 A. No. There was no written offer made.

21 Q. Yes. A. It is from memory.

22 Q. You have given us the rental of 20 North Templeton
23 Drive. Was 40 North Templeton Drive ever rented
24 by you? A. No.

25 Q. No. I see. You say something in the form here
26 about having offered - and I am not sure that this
27 is very important ---

28 THE COMMISSIONER: I did not strike me that it was
29 particularly relevant. She offered something for
30 something which she thinks is comparable. There



Mrs. M. Kanamaru
In-Chief.

1 are so many other factors which come into the
2 matter that that is really not very helpful.

3 MR. BREWIN: I think perhaps that is right.

4 You mentioned once before you had some other
5 things not on these forms which you wished to
6 bring to the attention of his lordship. Will
7 you tell us briefly what they are?

8 A. When I bought the property on No. 20 there was no
9 woodshed and it was rented for \$27.50 per month.

10 Q. Is there anything else?

11 A. Then the tenants who were occupying it had other
12 relatives come to live with them and as there was
13 not sufficient room we built an additional room.

14 Q. Yes. The building of the new room is described
15 here. I just want anything which is not on the
16 form.

17 A. There was quite an expense in building the cement
18 on the sidewalk. It was our intention to enlarge
19 the building and ^{connection with the} in intention to enlarge a good
20 deal of money was spent on making cement steps and
21 cement sidewalk, a cement walk.

22 MR. BREWIN: All right. Perhaps that is all. Your
23 witness.

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

27 According to the J.P. form - I do not know
28 whether you wish it filed - it shows that No. 40
29 was leased at \$10 per month to Mr. and Mrs. N.
30 Wikene for two years.



Discussion.
Mrs. M. Kanamaru
In-Chief.

1 Pemberton is the agent. No. 20 was leased
2 to Miss Mabel Chow for \$23 per month. Would your
3 lordship care to have the J.P. form identified
4 and filed?

5 THE COMMISSIONER: It might be just as well. That
6 information bears on the fair market value.

7
8 CROSS-EXAMINATION BY MR. HUNTER:

9 Q. Is that your signature on the J.P. form?

10 A. Yes.

11 Q. And is the information contained in there,
12 according to your instructions? A. Yes.

13 MR. HUNTER: I tender the J.P. form as Exhibit 3.

14 (J.P. FORM, MARKED EXHIBIT NO. 3)

15 MR. HUNTER: Is that a photograph of the two premises,
16 20 and 40 North Templeton?

17 A. Yes. The house on the corner is the one which
18 was already there. The house next door is the
19 one we built.

20 MR. HUNTER: Yes. I tender that as Exhibit No. 4, my
21 lord.

22 (PHOTOGRAPH OF CLAIMANT'S PREMISES, 20 AND 40
23 NORTH TEMPLETON DRIVE, VANCOUVER, B.C.,
MARKED EXHIBIT NO. 4)

24 I tender the appraisal of Loewen & Harvey, Limited,
25 dated May 30, 1944, which reads as follows:

26 "This lot is 49½ x 122 feet on the North
27 "East corner of Templeton Drive and Dundas
28 "Street. The lot is level with Templeton
29 "Drive, but slopes up slightly towards the
30 "East with the grade of Dundas Street. It



1 "has been excavated to the level of Templeton
2 "for the erection of the two store buildings
3 "on the corner, leaving the adjoining pro-
4 "perty to the East about two (2) feet above
5 "the back of the buildings, on the front
6 "fifty (50) feet of the Lot. Clay and dirt
7 "from the excavation of the basement of the
8 "inside store has been dumped on the rear of
9 "the Lot, by the 20 foot lane.

10 "There are two, one (1) storey stores.
11 "That, on the corner is a Frame building 25 x
12 "35 feet, with hollow tile walls on the South
13 "side and below the windows on the front.
14 "There is no basement and the wood floor has
15 "sunk a good inch on the North side about the
16 "centre of the building. This would indicate
17 "some dry rot in the foundations, which it
18 "was not possible to see from the outside.
19 "The store is divided into business premises
20 "20 x 24 feet and living quarters 15 x 24.
21 "The living quarters are divided into Kitchen
22 "and Bedroom, by a seven (7) foot "V" joint
23 "partition. A similar partition to the
24 "ceiling divides these, the living and store
25 "premises. At the rear of the building a
26 "frame addition 10 x 16 feet has been added,
27 "4 x 6 feet on the North end contains a toilet
28 "and sink with cold water only, opening to the
29 "kitchen. The rest of the addition is used
30 "for storage. Interior walls of the main



Mrs. M. Kanamaru
Cross-Exam.
Discussion.

1 "building are plastered and wiring appears
2 "satisfactory. Store glass is not plate.
3 "The roof is flat, covered with patent
4 "roofing, flashed in the same material to
5 "the wall capping which is metal.

6 "Adjoining the corner building is a
7 "One (1) storey frame building with stucco
8 "front and full cement basement 25 x 45 feet.
9 "Entrance to the basement is through a trap-
10 "door at the back of the store 18 feet from
11 "the front of the building, and there is also
12 "an outside entrance on the North side, with
13 "cement steps. There is seven (7) foot head-
14 "room - cement floor and walls to ground
15 "level.

16 "The basement is damp and drainage poor.
17 "There is a drum furnace and one (1) hot air
18 "pipe leads to the living quarters of the
19 "adjoining building. Some floor joists show
20 "signs of dry rot, but these have been
21 "doubled up with new joists where necessary.
22 "The living quarters consist of living-room
23 "with sliding french doors to dining-room -
24 "kitchen with enamel sink, hot and cold water,
25 "and a bed-room. There is a toilet off the
26 "kitchen. ALL walls are plastered and wiring
27 "good. These premises are in good condition.
28 "The roof is tar and gravel with metal copings,
29 "ALL in good condition. Store glass is not
30 "plate.



Mrs. M. Kanamaru
Cross-Exam.
Discussion.

1 "A poor picket fence surrounds the
2 "balance of the Lot.

3 "In my opinion a fair valuation is
4 "\$2,600.00."

5 (APPRAISAL? LOEWEN & HARVEY, LIMITED, MAY 30,
6 1944, MARKED EXHIBIT NO. 5)

7 This property was advertised in Catalogue
8 No. 266, tenders closing October 4, 1943. No
9 tenders were received.

10 Subsequently an offer of \$1,800 was received
11 on April 19, 1944, from Francis W. Cluff. This
12 was rejected. An offer of \$2,750 was received
13 on May 17, 1944, from Pemberton Realty Corporation
14 Limited on behalf of Mr. Lee Jack. This was
15 approved by the Advisory Committee on June 1st,
16 1944, and it was sold as of June 15, 1944, to
17 Mr. Jack for \$2,750.

18 The assessed value for 1943, land \$895,
19 improvements \$1,950, a total assessment of \$2,845.

20 There are no questions. It appears to be
21 entirely a question of value.

22 THE COMMISSIONER: Any further questions?

23 MR. BREWIN: No, my lord.

24 THE COMMISSIONER: That is all.

25 (PROCEEDINGS ADJOURNED SINE DIE)

26
27 I hereby certify the foregoing to be a true and
28 accurate transcript of the proceedings herein.

29

30 "A.G. VEITCH"
Official Reporter.

Case 1082

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
B

9755
Toronto
02928

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

(1) NAME KANAMARU MINE (RCMP) Reg. No. _____
(Print) Surname Given Name

(2) Pre-Evacuation Address 40 N. TEMPLETON DR. VANCOUVER, B.C.

(3) Present Address 23 ROSS ST. TORONTO, 2-B, ONT.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) _____
LOT 16 BLOCK 21 DL 184 DOUBLE CORNER
20 TEMPLETON DR. BRICK BUILDING - STORE WITH
TWO ROOMS AT BACK WITH EXTRA ROOM NEWLY ATTACHED
40 TEMPLETON DR. STORE IN FRONT WITH 4 ROOM
AT REAR FULL BASEMENT WITH HOT AIR FURNACE

(c) Type of Real Property (cross out words which do not apply):
~~(i) Farm~~
✓ (ii) Residence Type of business CLEANER & DRESSMAKING
✓ (iii) Business
(iv) Any other type of property (describe) _____

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) _____
SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ _____
(ii) Buildings - - - - - \$ _____
(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) - - - - - \$ 6655.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 2750.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2905.00

(5) PERSONAL PROPERTY

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

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

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

(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. EVENING DRESS LENGTH SHOWCASE 3'x9'x7'	Estimated Value \$	30.00
2. TWO ALL GLASS SHOWCASES 30"x15"x18"	Estimated Value \$	24.00
3. 1 FULL LENGTH PLATE MIRROR 30" WIDE	Estimated Value \$	25.00
4. 1 HALF LENGTH MIRROR	Estimated Value \$	5.00
5. TWO WORK TABLE 4'x10' & 3'x5'	Estimated Value \$	10.00
6. TWO GAS IRON 15" & 18"	Estimated Value \$	10.00
7. TWO ELECTRIC IRON	Estimated Value \$	5.00
8. HEAVY HEATER STOVE 36 18	Estimated Value \$	5.00
9. PAPER HOLDER & CUTTER	Estimated Value \$	2.00
10. 3 WINDOW BLINDS & CURTAINS 2 PRS. STORE WINDOW CURTAINS (CORDUROY PRIN) 2 DOOR BLINDS & CURTAIN CHANDELLER	Estimated Value \$	11.00
TOTAL CLAIM FOR PROPERTY LOSS \$		127.00

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) - - - - - \$ 3032.00

(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, Mine Kanamaru of the city
of Toronto in the county of York.

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 Toronto)
in the county of York)
this 13th day of January)
A.D. 1947. F. A. Brown)

Mine Kanamaru

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.

KANAMARU Mine
(Claimant's Name)

REAL ESTATE
(Other than farm)

0-2923
Reg. No.

20 North Templeton Drive, Vancouver.

<u>Type of Premises</u> (e.g. House, Store, etc.)	<u>No. of Rooms</u>	<u>Type of Finish</u>	<u>Use of Premises</u>	<u>Size of Lot</u>	<u>When Purchased</u>	<u>Date of Purchase</u>
Store with apartment at rear	Store - 1 room Apartment - 3 rooms	Frame with hollow tile on 3 sides	Business and residence	50 x 122	1922	

<u>Type of Locality</u>	<u>Cost Price</u>	<u>Improvements made by Claimant</u>	<u>Estimated Value Date of Sale</u>
Business	\$4,000.00 - includes all the land 50 x 122 but only 1 building	1935 - new room attached - and plumbing facilities changed \$400.00 1937 - new roof \$100.00 1935 - new foundation flooring laid \$300.00	Land - \$2000.00 Building - \$2000.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

In 1924 the Imperial Oil Co. offered the claimant \$5000.00 for the land and the one building, 20 North Templeton Drive. The offer was made by Mr. S. Mizuhara of the real estate agency of Mizuhara & Gow, on behalf of the Imperial Oil Co. Rent \$27.50 per month. The claimant made an offer of \$12,000 for property of the same size with buildings in comparable condition situated on the corner opposite to the claimants. The offer was rejected by the owner who asked \$14,000 for the property.

EXHIBIT No. 1082-1

DATE 25 May 1948

FILED BY J. A. Bryson

Mrs Mine Kanamaru
Signature

KANAMARU, Mine (Mrs.)

(Claimant's Name)

40 North Templeton Dr., Vancouver.

REAL ESTATE
(Other than farm)

0 2923

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

Store with apartment
at back

Store - 1 room
Apartment - 4 rooms

Frame with stucco
front and full cement
basement

Business and
residence

Built by claimant
in 1924

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Business

\$2000.00 - ^{one} building only

1937 - New roof \$100.00
cement sidewalk in
front of store \$40.

\$3000.00

Comments re upkeep of premises:

1927 - Chimney put up \$75.

1937 - Full basement put in
with cement floor &
walls and new hot
air furnace installed
\$500.

Comments re Appraiser's report not covered above:

1937 - connecting pipes with
sewer mains of city
\$155.25
Plumbing facilities
\$200.00

SUMMARY: Claim 6655.00
Sold by custodian 2750.00

(Land \$2000.
(20 North Templeton Dr.
(Vancouver \$2000.
(40 North Templeton Dr.
(Vancouver \$3000.

Claim 3905.00

EXHIBIT No.

1082-2.

DATE

25 May 1948

FILED BY

J. A. Brennan

Mrs. Mine Kanamaru

Signature

OFFICE OF THE CUSTODIAN

BUREAU POWELL STREET
JAPANESE SECTION

REAL ESTATE

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: KANAMARU Mine (Mrs) EXHIBIT NO. 1082 - 3
 HOME ADDRESS: ^{doing business under name of Templeton Cleaners and dressmakers} 40 N. Templeton Dr., Vancouver, B. C. DATE 25 May 1948 FILED BY
 REGISTRATION NUMBER 02923 SEX: Female AGE: 47 J.W.C. Hunter
 OCCUPATION: Cleaner & Dressmakers, 40 N. Templeton Dr., Vancouver, B. C.

(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: Harikichi (deceased)
 ADDRESS OF WIFE OR HUSBAND: None
 NAMES OF ANY LIVING CHILDREN: Sumiye (F)
 ADDRESS OF CHILDREN: 40 N. Templeton Dr., Vancouver, B. C.
 AGE OF CHILDREN: 23

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

- (1)
- LOCATION AND DESCRIPTION: 40 N. Templeton Dr., Vancouver, B. C.
 Lot 16, Block 21, D.L. 184, New Westminster District. Title No. unknown.
 (2)--- 646 Cordova St.,--- City of Vancouver, Lot 10, Block 59, D.L. 196,
 Group 1, New Westminster District, Plan 196. Title No. 61999-L.
 - BUILDINGS AND OTHER IMPROVEMENTS: (1) 40 N. Templeton--1 store(frame) and
 4 living rooms in rear, ^(Brick) 40 N. Templeton (on same lot) -- 1 room store, and
 three living rooms in rear, and also 1 wood shed. (2)--- 646 Cordova
 5 room, 2 storey frame house & 646 $\frac{1}{2}$ Cordova (on same lot)-- 5 room 2 storey
 frame house.
 - INSURANCE (Give particulars; state where policies are) (1) --Both bldgs-- #20 & 40--
 Sentinel Fire Ins \$1,000.00 Policy No. 82544. (2)---Both bldgs-- #646 & 646 $\frac{1}{2}$
 Cordova -- Sentinel Fire Ins. \$2,000.00 Policy No. unknown. Both policies in
 owner's possession.
 - TAXES (Amount and where payable) (1)-Both bldgs and land--\$97.39 per yr pay. at
 City Hall, Van, B.C. (2) Both bldgs & land- \$53.38 per yr pay. at City Hall, Vancouver
 B.C. 1941 taxes on both lands paid.
 - ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
 None

- (1)- 40 N. Templeton--Occupied by owner.
 6. OCCUPANCY AND LEASES (If vacant so state) leased to Mr and Mrs N. Wikene, Van, B.C.
 for 2 yrs at \$10.00 per month. Pemberton's is agt for Lease. Lease not drawn up
 yet. 20 N. Templeton--Rented by Miss Mabel Chow for \$23.00 per month and she
 will continue living there (2) 646 Cordova --Ground floor occupied by Mrs Y.
 Hayashi and upstairs rented by Mrs H. Tanaka. When house is vacant, agent,
 Pemberton's will be in charge of rentals. 646 $\frac{1}{2}$ Cordova--Occupied by Mrs S. Mitsuki
 and when she is evacuated, Pemberton's will look after renting the house

- 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: (1) Title in Land Registry Office Van, B. C. (2)-- Title in owner's possession.
- 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: (1)- none (2) Cordova - daughter Sumiye Kanamaru has half interest in property
- 9. IF FARM LAND STATE CROPS SOWN..... none

- 4. INSU
- 5. MOR

STATEMENT OF REAL PROPERTY OCCUPIED

- 1. LOCATION AND DESCRIPTION:..... None
- 2. LANDLORD'S NAME AND ADDRESS:..... None
- 3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:..... None
- 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. MON
- 7. BON \$250

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

- 8. BAN
- 9. LIFE
- 10. INTE
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) Cordova -

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) \$250.00 Victory Bond and 2- \$5.00 War Savings Certificates in owner's 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

URE, FIXTURES, AL EFFECTS:.....

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 21st day of May 1942

INTEREST IN, OR

"A.G. McArthur"

(Signature) "Mine Kanamaru"

Witness

FOR DEPARTMENTAL USE true copy of the original whereof they purport to be a copy.

July 26th 1948

Mr. Seals

KANAMURA, Mine
20 North Templeton Dr. Vancouver, B. C.
40 North Templeton Dr. Vancouver, B. C.
Evac. File 9755



EXHIBIT No. 1082-4
DATE 25 May 1948
FILED BY J. W. G. Hunter

Picture Taken May 3, 1943.

1082 - 5
EXHIBIT No. _____
DATE 25 May 1948
FILED BY
J.W.G.Hunter

LOEWEN & HARVEY LIMITED

751 Dunsmuir Street,
VANCOUVER, B. C.

May 30th, 1944.

Department of The Secretary of State,
Office of the Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg,
Granville & Hastings,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No.266 - Lot 16, Block 21,
District Lot 184, 20-40 North Templeton
Drive, City.

This lot is $49\frac{1}{2}$ x 122 feet on the North East corner of Templeton Drive and Dundas Street. The lot is level with Templeton Drive, and slopes up slightly towards the East with the grade of Dundas Street. It has been excavated to the level of Templeton for the erection of the two store buildings on the corner, leaving the adjoining property to the East about two(2) feet above the back of the buildings, on the front fifty(50) feet of the Lot. Clay and dirt from the excavation of the basement of the inside store has been dumped on the rear of the Lot, by the 20 foot lane.

There are two, one (1) storey stores. That, on the corner is a Frame building 25 x 35 feet, with hollow tile walls on the South side and below the windows on the front. There is no basement and the wood floor has sunk a good inch on the North side about the centre of the building. This would indicate some dry rot in the foundations, which it was not possible to see from the outside. The store is divided into business premises 20 x 24 feet and living quarters 15 x 24. The living quarters are divided into Kitchen and Bedroom, by a seven (7) foot "V" joint partition. A similar partition to the ceiling divides these, the living and store premises. At the rear of the building a frame addition 10 x 16 feet has been added, 4 x 6 feet on the North end contains a toilet and sink with cold water only, opening to the kitchen. The rest of the addition is used for storage. Interior walls of the main building are plastered and wiring appears satisfactory. Store glass is not plate. The roof is flat covered with patent roofing, flashed in the same material to the wall capping which is metal.

Adjoining the corner building is a One (1) storey frame building with stucco front and full cement basement 25 x 45 feet. Entrance to the basement is through a trap-door at the back of the store 18 feet from the front of the building, and there is also an outside entrance on the North side, with cement steps. There is seven (7) foot head room - cement floor and walls to ground level. The basement is damp and drainage poor. There is a drum furnace and one (1) hot air pipe leads to the living quarters of the adjoining building. Some floor joists show signs of dry rot, but these have been doubled up with new joists where necessary. The living quarters consist of living room with sliding french doors to dining room - kitchen with enamel sink, hot and cold water, and a bed-room. There is a toilet off the kitchen. ALL walls are plastered and wiring good. These premises are in good condition. The roof is tar and gravel with metal copings, ALL in good condition. Store glass is not plate.

Custodian

- 2 -

A poor picket fence surrounds the balance of the Lot.

In my opinion a fair valuation is \$2,600.00.

Yours faithfully,

Loewen and Harvey, Limited

"A. Rout Harvey"

Director.

ARH/F.

I hereby certify that the foregoing words (2 pages) are a true copy of the original whereof they purport to be a copy.

July 26th 1948

M. Scott
E.S.

23 Ross St.
Toronto 2-B, Ont.
April 25, 1948

Dear Mr. Watson:

In regards to the hearing of Property
Owners Loss claims, I would like to
make a request to have my case reviewed
by Hon. Justice Mr. Bird; my ideal
of a gentleman and preference who is to
be present in court this coming May. I
am a Naturalized Canadian of 1910 and
widowed from 1920 and have worked in
Vancouver to build a permanent home for myself.

It is a request for ——— as soon as
we were ordered ~~to~~ to leave on May 1942,
we left on the first order by the govt,
as being Naturalized we left right away for
St. Thomas, farm home of Purwin
Septum of Antioch of that time. She
were considered the first women folk to
come east which were against the thought
of many at the beginning of evacuation.
This of course did not give us the chance
and advantages to pack and be ready for
a permanent movement like the ones who
stalled behind and went to the govt project
ghost towns. He understood at the time

of our departure that we would be allowed
to go back after the duration. It is left
our Canadian friends in our homes.
It was from here that the farm work being
entirely different to sewing what I was
accustomed to, that leg trouble started.
By September Doctor's order was to get
off my feet. After doing farm work
and changing to housework ~~and~~ finally
found myself confined in the Toronto
General Hospital for 2 months. 'Til
this day different ailments appeared and
am still under constant care of Dr. A. R.
Milking of Toronto and have to be very
careful of my blood pressure. All this have
naturally put me in financial difficulties
too. — Therefore I would like to have
any amount of relief which may result
from this hearing. It is a favour that
I would like to ask for a "Special Consideration"
that it would be possible to have my hearing
this May to compensate.

I shall be most grateful if my
request is granted.

Yours truly,

Mrs Mine Kanomaru
Reg. # 02923.

May 4th

P.S.:

It is a request that I would like to make also that she gets her hearing in May by Hon. Justice Mr. Bird, as she worries and will keep on until this is over, which does not help her sickness.

I understand that the group is not picked alphabetically so if you could possibly put her in the first list I'll really appreciate it. ~~as~~ satisfying an invalid will sure give me and others nearby some relief.

Yours truly,

Laurie C. C.