

Name of Claimant UNO, Kosaburo

Case 1349

Custodian File 4949

<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		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
2000.00	100.00 12.50									112.50
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										112.50

CASE NO: 1349.

JAPANESE PROPERTY CLAIMS COMMISSION.

Montreal, P.Q.,

June 3rd, 1948.

IN THE MATTER OF THE CLAIM OF

KOSABURO UNO.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1349.

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).

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Montreal, P.Q.,

June 3rd, 1948.

IN THE MATTER OF THE CLAIM OF
KOSABURO UNO.

PROCEEDINGS AT HEARING.20 APPEARANCES:

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

ROGER OUMET, Esq., K.C., appearing for the
 claimant.

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

30

K. Uno,
In Chief.
Discussion.

KOSABURO UNO, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

MR. OUIMET: My lord, this is a claim, an original claim, of \$4000.00 for real estate, with an amount of \$2000.00 credited, leaving a net claim of \$2000.00.

DIRECT EXAMINATION BY MR. OUIMET:

Q Mr. Uno, you are the claimant?

A Yes.

10 Q Would you take communication of a real estate claim form signed by you, together with comments, the appraisers' reports, identify same and file it as Exhibit 1? A: Yes.

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

Q I understand that your son, who speaks English very well, is present in this room?

A Yes. He is sitting over there.

Q Would you like your son to testify on your behalf?

20 A Yes.

Q What is your son's name?

A Yuikio Uno.

Q Thank you.

(Witness aside)

YUIKIO UNO, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

MR. OUIMET: I would ask my friend to tender the analysis of claim for real property made on April 20, 1948.

30 MR. HUNTER: I tender the analysis of real property

K. Uno,
In Chief.

as Exhibit 2.

(ANALYSIS OF CLAIM FOR REAL PROPERTY,
APRIL 20, 1948, MARKED EXHIBIT 2).

DIRECT EXAMINATION BY MR. OUIMET:

Q Mr. Uno, you have personal knowledge of the details
of your father's claim?

A Yes, I have.

MR. OUIMET: I would ask my friend to tender as
Exhibit 3 the photograph of the property.

10 MR. HUNTER: I hand it to you.

MR. OUIMET: Q: Mr. Uno, can you identify this photograph
which is said to have been taken on February 10,
1943? A: Yes, sir.

Q What does it represent?

A It is the bungalow in front.

Q It is the bungalow in front?

A Yes, sir.

Q Can you see something else at the back of the
20 picture? A: Yes, sir.

Q What is there? A: The corner
of the apartment.

Q The corner of the apartment?

A Yes, sir.

Q Will you file this photograph as Exhibit 3?

A Yes, sir.

(PHOTOGRAPH, CLAIMANT'S PREMISES, MARKED
EXHIBIT NO. 3).

Q From what you know of the state of the property,
does that picture give an accurate reproduction
30 of the property as it was when you were evacuated?

Y. Uno,
In Chief.

A Yes, sir.

Q Have you looked at it dosely enough?

A May I see it again?

Q Yes. A: Yes, sir.

Q Did you actually see the property around the time it was photographed in 1943? Were you not in Vancouver, yourself, in 1943?

A Yes, sir, I was.

Q Did you see the property at that time?

10A A Yes.

Q Was it in the same state as it appears to be in that photograph, in 1943, to the best of your recollection? A: I believe so.

Q This property has been described as a bungalow and apartment at the rear. Can you give more details as to the way it was divided, how many rooms in the bungalow and how many apartments in the apartment at the rear?

20 A It was a 5-roomed bungalow in the front, and a 16-room building in the back, divided into two and four-room suites.

Q For what was this apartment used?

A A residence, a residential building.

Q Was it only yourself and your father and your family who used it?

A No, sir; it was rented.

Q It was rented? A: Yes, sir.

Q Rented to whom? A: Well, to tenants.

Q How many tenants in 1942?

30 A Four, four-roomers. They took four rooms.

Y. Uno,
In Chief.

- Q Four roomers who took four rooms each?
- A Yes, sir.
- Q And the claim says that the total rental value was \$49.00 a month for the apartments?
- A Yes, sir.
- Q And then the bungalow, \$15.00 a month?
- A Yes, sir.
- Q Does it mean that the bungalow was partly rented to tenants, also, to roomers?
- 10 A Well, another family had the bungalow.
- Q While you were residing there?
- A No. You mean in 1942?
- Q Before the evacuation? A: Yes, sir.
- Q For \$15.00 a month? A: Yes, sir.
- Q Was that the whole bungalow or part of it?
- A The whole bungalow.
- Q The whole bungalow. So, where was your father and his family living at the time?
- A We had another place.
- 20 Q You had another place? A: Yes, sir.
- Q I see; very well. Is there anything else you wish to add, giving details as to the claim, knowledge of which you said you had?
- A No. I think that is about all.
- MR. OUIMET: Thank you. Your witness.

MR. HUNTER: It is submitted, my lord, that this property was sold for its fair market value. I tender the appraisal of Pemberton Realty Corporation

30 Limited, dated October 30, 1943,

Y. Uno,
Discussion.

"This is a very old five roomed bungalow in very bad state of repair. Also a 2-storey frame apartment at the rear. This is a regular Oriental rooming house with single board partitions throughout; no heating, toilet and sink only for each suite; a bath has recently been installed in the basement on the mud floor.

Value for sale \$1800.00."

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(APPRAISAL, PEMBERTON REALTY CORPORATION LTD., OCT. 30, 1943, MARKED EXHIBIT NO. 4).

I tender an appraisal or a report, rather, made by Messrs. Macaulay, Nicolls, Maitland & Company, Ltd., dated June 4, 1942. After the legal description they say:

20

"This property consists of a 5-room bungalow at the front of the lot, with a large 2-storey building at the rear containing 16 rooms divided into 4 suites of 4 rooms each. The only bath is a Japanese bath in the basement. Each suite has a toilet and sink. Both building and bungalow are heated with stoves. The bungalow is in a very dirty condition, and the roof needs reshingling. Both buildings have been recently painted."

You will note that the end of the first paragraph it is said that this property is in a poor residential district.

I will tender that as Exhibit 5.

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(REPORT, MACAULAY, NICOLLS, MAITLAND & CO., JUNE 4, 1942, MARKED EXHIBIT NO. 5).

I tender a letter of the Health Department of the City of Vancouver:

"Re: 55 West 5th Avenue,
Owner - Kosaburo Uno.

"The above premises comprise two separate buildings, the front building being a 5-roomed house and the rear a two-storey structure consisting of 4 four-roomed suites.

10

"The house in front is equipped with a bath, toilet and sink, and a wash basin in the bathroom the trap and waste of which was removed by a plumber, recently engaged by Mr. Hargreaves, 2601 Main Street. There does not appear to be any reason for this change but if the basin trap and waste is not to be restored, the taps must be removed and the water pipe sealed. A washbasin is not required by By-law. A pail now catches all water from this fixture.

"Rear Building

20

"All four suites are provided with sinks and toilets but lack bathing facilities. There is the usual Japanese bath in the basement.

"Cockroaches are in evidence in the front lower and upper suites. Some refuse in the basement and eradication of rats and rat-proofing require attention.

30

"These suites, under the Lodging House By-Law, require 2 baths or showers but some agreement might be reached whereby one bath or shower would provide the required

Y. Uno,
Discussion.

"facilities.

"I would appreciate any decision on the foregoing."

I tender that as Exhibit 6.

(LETTER, HEALTH DEPARTMENT, VANCOUVER, B.C., TO CUSTODIAN, NOV. 19, 1942, MARKED EXHIBIT 6).

THE COMMISSIONER: May I have the date of that report, Mr. Secretary?

THE SECRETARY: November 19, 1942, my Lord.

MR. HUNTER: And a letter from the City Electrician's office, dated January 27, 1943:

"RE; - 55 West 5th Avenue.

I would respectfully beg to inform you that I have been in contact with Mr. Hargreaves, who evidently is the appointed agent for this building. On November 19, 1942, a survey was made of the electric wiring in the above premises and we found that unapproved wiring had been added supplying energy to lights upstairs, and that the cord drops were in a very poor state of repair, and the service was greatly overloaded. As these matters constitute a grave hazard to life and property by fire, I would ask that this matter immediately receive your attention.

"Up to the present time, I have not been able to make much headway with Mr. Hargreaves who states that you have this contract in hand. Thanking you for your kind co-operation in this matter."

I tender that as Exhibit 7.

(LETTER, CITY ELECTRICIAN, VANCOUVER, B.C.,
TO CUSTODIAN, JAN. 27, 1943, MARKED
EXHIBIT NO. 7).

Those letters are put in to be proven later,
of course.

THE COMMISSIONER: Yes.

MR. HUNTER: In answer to Exhibit 1, where it points
out that the Custodian made repairs to the building
amounting to \$731.73 before the sale, those
10 repairs were not made just to increase the value
of the property, they were made because the city
threatened to condemn the property if they were not
made, and, while they may have somewhat increased
the value, nevertheless before that there was no
sale because they could not sell anything which
would have been property subject to condemnation.

It appears to be entirely a question of
value, and there are no questions.

THE COMMISSIONER: I might point out that Exhibit 5
20 refers to the fact there was a mortgage of \$1000.00
to the Japan and Canada Trust Savings Company
carrying 7% interest. This is dated June 4, 1942.

MR. HUNTER: Exhibit 2 shows the particulars of the
sale, my lord. Your Lordship has it before you.

THE COMMISSIONER: Yes. I observe that.

Any questions, Mr. Ouimet?

MR. OUIMET: Yes, my lord.

RE-DIRECT EXAMINATION BY MR. OUIMET:

30 Q Mr. Uno, you heard the references to the state of

the house in Exhibit 5.

Would you look at this exhibit and see what you have to say about it? First of all, as to No. 2, where the bungalow was in a very dirty condition and the roof needed re-shingling?

A No. When we left it, I do not think it was as bad as all that.

Q When you left it, you do not think it was as bad as all that?

10 A It says in a very dirty condition.

Q Had you been living in it?

A No, sir.

Q Had your father any other sources of income than the rental from this bungalow and apartment?

A No, sir.

Q Had you, yourself, been in the premises before?

A Living, do you mean?

Q Not living, but had you been inspecting the premises?

20 A Now and then we would, yes.

Q Now and then you would? A: Yes.

Q Who was collecting the rents?

A My father sometimes.

Q Is it to your knowledge whether or not the City Electrician's office ever made any reports to your father concerning the wiring?

A No, sir.

Q Do you swear that they did not?

A As far as I can remember, no, sir.

30= Q Would you have known if they had?

A Yes, sir.

Q Were you living with your father?

A Yes, sir.

Q Were you attending to his business?

A He does not understand English or read, you know.

Q Were you aware, or would you have been aware if the Health Department of Vancouver had communicated with your father concerning the installation of baths and the light?

10 A (No audible answer).

Q It says here---

THE COMMISSIONER: The electrician's report is Exhibit 7.

MR. OUIMET: Yes, the electrician's report is Exhibit 7, but I was under the impression the Health Department had said something about the bath.

THE COMMISSIONER: That is Exhibit 6.

MR. OUIMET: I have it but I cannot seem to read it.

MR. HUNTER: Practically down at the bottom of Exhibit 6, the last paragraph.

20 MR. OUIMET: Q: "--some agreement may be reached whereby one bath or shower would provide the required facilities."

Had you been approached by the Health Department concerning the installation of a bath and shower beforehand?

A: No, sir.

Q Is it to your knowledge whether or not the bungalow and apartment had been regularly visited by the Health Department and the City Electrician's Department?

A: I could not say.

30 Q You could not say. Was there a janitor in charge

Y. Uno,
Re-Direct Exam.

of the premises?

A: No.

Everybody was looking after it.

Q Everybody. With respect to the vermin extermination and plumbing repairs, have you any knowledge of it, as appears on Exhibit 2?

A I do not know about that.

Q You do not know. Do you know whether your father would?

A: Well, he was out of Vancouver by then.

10 Q He was out of Vancouver by then?

A That is, in 1943.

Q With respect to the repairs which had been made to the amount of \$731.00, is it to your knowledge whether or not those repairs would have been made at your father's request?

A: No, sir. He did not know anything about them.

MR. OUIMET: No further questions, my lord.

MR. HUNTER: I wonder, my lord, if we could just find out where they get that total of \$731.73?

20 THE COMMISSIONER: To what do you refer? Is that in the claim?

MR. HUNTER: In Exhibit 1.

MR. OUIMET: Yes, because if I am not mistaken there is a letter or a statement from Mr. Hargreaves in my friend's file whereby it is totalized to \$731.00.

THE COMMISSIONER: You will observe that there were arrears on the mortgage.

MR. HUNTER: That appears to be the amount owing under the mortgage, my lord.

Y. Uno,
Discussion.

There is a letter here from Messrs. Garwood & Durant, giving a mortgage statement and that is the amount covering the mortgage, principal, interest and discharge fee.

THE COMMISSIONER: Yes. In paragraph 5 in Exhibit 5 shows that at this date, June, 1942, there was \$700.00 owing on the mortgage.

MR. HUNTER: I think it is a mistake, my lord, because--

MR. OUIMET: There is a letter which was sent to Mr.

10 J. MacLennan of Norris & MacLennan, March 9, 1944, by the claimant stating that he had received a letter from the Custodian stating that he valued the property at \$2000.00 less \$731.73 for general repairs. That may have been the claimant's own mistake at the time.

THE COMMISSIONER: Well now, in the circumstances, Mr. Hunter, I would direct the Custodian to furnish a detailed statement of the account to them.

MR. HUNTER: It has been furnished, my lord.

20 THE COMMISSIONER: It has?

MR. HUNTER: In each case, a detailed statement, a copy of which is here. I am just adding up the repairs now.

THE COMMISSIONER: I see. Did you receive a detailed statement of the account from the Custodian?

MR. OUIMET: We are not denying that, my lord. We did get it.

THE COMMISSIONER: All right; that is all, then; thank you, Mr. Uno.

30 MR. HUNTER: The repairs total \$344.42 in this case,

Y. Uno,
Discussion.

my lord.

THE COMMISSIONER: Thank you.

MR. OUIMET: I will admit the accuracy of the figure,
my lord.

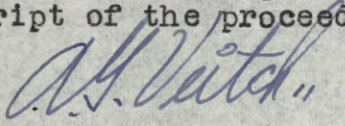
THE COMMISSIONER: Very well.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

10


"A.G. VEITCH, C.S.R."
OFFICIAL REPORTER.

20

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Case 1349.

DEC - 2 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

4949
Mont

43

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

- (1) NAME VNO KOSABURO (RCMP) Reg. No. 06294
(Print) Surname Given Name
- (2) Pre-Evacuation Address 305 WEST 4TH AVENUE, VANCOUVER, B.C.
- (3) Present Address 2159 ST ANDRE STREET, MONTREAL, P.Q.
- (4) REAL ESTATE
 - (a) Street Address (if any) 55 WEST 5TH AVENUE, VANCOUVER, BRITISH COLUMBIA
City or Municipality, Province
 - (b) Legal description (lot number, block number, section number, etc.)
BLK 22 - DL 2001A - LOT 14VV 33'
5 room bungalow and 16 room apartment in rear.
 - (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 - - - - - \$
 - (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) - - - - - \$ 4000.00
 - (v) Amount at which Custodian sold property and credited your account - - - \$ 2000.00
 - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2000.00

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
- (c) How stored or packed at time of evacuation

(over)

(d) In whose care was property left at date of evacuation by the claimant. (This question refers to the terms of reference which exclude claims where the property was lost, destroyed or stolen while under the custody, control or management of any person other than the Custodian appointed by the owner of the property. It involves some definite arrangement whereby you appointed someone to take care of the property and such person accepted the responsibility of so doing. Unless such an arrangement was made the question should be answered "in no one's care")

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

- | | | | |
|-----|-------|--------------------|-------|
| 1. | _____ | Estimated Value \$ | _____ |
| 2. | _____ | Estimated Value \$ | _____ |
| 3. | _____ | Estimated Value \$ | _____ |
| 4. | _____ | Estimated Value \$ | _____ |
| 5. | _____ | Estimated Value \$ | _____ |
| 6. | _____ | Estimated Value \$ | _____ |
| 7. | _____ | Estimated Value \$ | _____ |
| 8. | _____ | Estimated Value \$ | _____ |
| 9. | _____ | Estimated Value \$ | _____ |
| 10. | _____ | 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) - - - - - \$ 2000.00

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

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

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

DOMINION OF CANADA }
of)
TO WIT: }

I, Kosaburo Ino of the city of Quebec
of Montreal in the Province of Quebec

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 Montreal) Kosaburo Ino.
in the city of Montreal)
this 22nd day of November)
A.D. 1947.) Roe M. Stewart
) 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.

UNO, Kosaburo

(Claimant's Name)

REAL ESTATE
(Other than farm)

06294

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
(1) Bungalow	5	Frame with concrete post	Residence	33 x 120	1928	
(2) Apartment at rear	Apartment 16 (divided into apartments of 2 and 4 rooms)	Frame	Residence	same	1928	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
(1) Residential	\$4000. (Land Bungalow Apartment)	(1) 1940 painted bungalow General repairs (Plumbing, furnace, decorating, etc.) (2) 1940 Painted apartment General repairs (plumbing, repairing stairways, decorating, etc.)	\$4000.	

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Assessment 1943.	Land	\$ 530
	Improvements	2000.00
		<u>\$2530.00</u>

Rent:	Bungalow	\$15.00	per month
	Apartment	48.00	" "
	Total	<u>\$63.00</u>	

Summary

Estimated Value	\$4000.
Sold by Custodian	<u>2000e</u>
Claim	\$2000.

The Custodian made repairs to the buildings amounting to \$731.73 before the sale.

The rental revenue from the buildings was the claimant's only source of income.

EXHIBIT No.

1349-1

DATE

3 June 1948

FILED BY

R. Onimef.

Kosaburo Uno.

Signature

ANALYSIS OF CLAIM FOR REAL PROPERTY

Apr. 20/48

CLAIMANT: Kosaburo Uno Reg. No. 06294 File No. 4949

SUBJECT OF CLAIM: W. 33 ft. Lot 14, Blk. 22, D. L. 200 A, Group 1, N. W. D., Plan 197

ADDRESS: 55 W. 5th. Avenue, Vancouver, B. C.

EXHIBIT No. 1349-2

ASSESSED VALUE: 1943 - Land \$ 530.00
Improvements 2000.00 - \$2530.00

DATE 3 June 1948
FILED BY J. W. G. Hunter
C.M.

CATALOGUE NO. 337 (Tenders closed October 4, 1943.)

APPRAISAL: \$1800.00 - Pemberton Realty Corporation Ltd., Oct. 30, 1943.

TENDERS: No Tenders received on this property

OFFERS: \$500.00 - November 2, 1943 from R. H. Rayner. Rejected.

\$2000.00 - November 15, 1943 from Nagina Singh through
H. Hargreaves. Accepted.

Approved by Advisory Committee - November 17, 1943.

Mr. Uno advised of sale January 11, 1944.

SOLD: \$2000.00 - to Nagina Singh.

Date of Adjustments - November 29, 1943.

Actual net credit derived from sale - \$1206.32, as per
Statement of Sale on Claim File.

<u>CLAIM:</u>	Estimated value of above property as given by claimant	\$4000.00
	Less amount at which property was sold by Custodian	<u>2000.00</u>
	LOSS CLAIMED	<u>\$2000.00</u>

CONDITION

OF PROPERTY: Baths or showers required - according to City Health Department letter of November 19/42
Electric Wiring required - according to City Electrician's letter of January 27, 1943.
Vermin extermination and plumbing repairs - according to Agent's (H. Hargreaves) letter of Mar. 18/43
Roof needs re-shingling - according to report of June 4 /42 by Macaulay, Nicolls, Maitland & Co. Ltd.

/ER

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

August 4, 1948

C. McHughan
J. G.

FILE 4949

Kosaburo UNO

55 West 5th Aven

10th Feb. 1943



EXHIBIT NO. 1349-3
DATE 3 June 1948
FILED BY R. Onineh

1349 - 4

EXHIBIT No. 3 June 1948
DATE
FILED BY J. W. G. Hunter

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street,

Vancouver, B. C.

October 30, 1943.

Catalogue #337

55 West 5th Ave., W. 33' 14/22/200A

This is a very old five roomed bungalow in very bad state of repair. Also a 2-storey frame apartment at the rear. This is a regular Oriental rooming house with single board partitions throughout; no heating, toilet and sink only for each suite; a bath has recently been installed in the basement on the mud floor.

Value for Sale \$1800

PEMBERTON REALTY CORPORATION LIMITED

"W. G. Moore"

W. G. Moore.

WGM/JM

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

August 4, 1948

C. M. Hughes

GENOVA BOND

1349 - 5
EXHIBIT No. _____
DATE 3 June 1948
FILED BY J. W. G. Hunter

435 Howe St.,
Vancouver, B. C.,
June 4, 1942.

Attention Mr. C. L. Drewry

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B. C.

Dear Sirs: Re: Uno, Kosaburo.

1. Legal Description: "Lot 14, Block 22, D. L. 200A, having a frontage of 40 ft. by a depth of 120 ft. to a 20 ft. lane, being known as 55 West 5th Avenue, between Ontario and Manitoba Streets."

This property is in a poor residential district.

2. "The property consists of a 5-room bungalow at the front of the lot, with a large 2-storey building at the rear containing 16 rooms divided into 4 suites of 4 rooms each." The only bath is a Japanese bath in the basement. Each suite has a toilet and sink. Both building and bungalow are heated with stoves. The bungalow is in a very dirty condition, and the roof needs reshingling. Both buildings have been recently painted.

3. There are no personal belongings of Mr. Uno at the property. He operates a store at 305 West 4th Ave., and lives in rooms at the rear of this store.

4. There is reported to be \$2000.00 fire insurance on the buildings, \$750.00 on the bungalow and \$1250.00 on the building at rear - Policy #3224828, Bankers & Traders Insurance Co., expiring December 30, 1942, (W. Young, 141 Gore Ave., agent.)

5. A search of the title revealed a mortgage on the property of \$1000.00 to Japan & Canada Trust Savings Company, repayable at \$50.00 per month with 7% interest. At the time of our inspection, Mr. Uno stated there was \$700.00 still owing. Payments are made through Mr. W. Young, 141 Gore ave.

6. This property is still being occupied by Japanese tenants, and when vacated by them should be re-rented. Mr. Uno has appointed H. Hargreaves, of 2601 Main Street, his agent. Mr. Hargreaves has been in the real estate business for a number of years, and we would suggest his appointment be confirmed.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per "J. P. Nicolls."

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

August 4, 1948

C. Macaulay
J. Y.

EXHIBIT No. 1349 - 6

DATE 3 June 1948

FILED BY J. W. G. Hunter.

CITY OF VANCOUVER

Health Department

Stewart Murray

Medical Health Officer

Vancouver, B. C.
Nov. 19th, 1942.

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 W. Hastings St.,
Vancouver, B. C.

Dear Sir:

Re: 55 West 5th Avenue,
Owner - Kosaburo Uno

The above premises comprise two separate buildings, the front building being a 5-roomed house and the rear a two-storey structure consisting of 4 four-roomed suites.

The house in front is equipped with a bath, toilet and sink, and a washbasin in the bathroom, the trap and waste of which was removed by a plumber, recently engaged by Mr. Hargreaves, 2601 Main Street, There does not appear to be any reason for this change but if the basin trap and waste is not to be restored, the taps must be removed and the water pipe sealed. A washbasin is not required by By-law. A pail now catches all water from this fixture.

Rear Building

All four suites are provided with sinks and toilets but lack bathing facilities. There is the usual Japanese bath in the basement.

Cockroaches are in evidence in the front lower and upper suites. Some refuse in the basement and eradication of rats and rat-proofing require attention.

These suites, under the Lodging House By-law, require 2 baths or showers but some agreement might be reached whereby one bath or shower would provide the required facilities.

I would appreciate any decision on the foregoing.

Respectfully yours,

"G. A. Rogers"

CHIEF SANITARY INSPECTOR.

GAR:EM

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

August 4, 1948

C. MacLellan

1349 - 7

EXHIBIT No.

3 June 1948

DATE

FILED BY J. W. G. Hunter

CITY OF VANCOUVER

CITY ELECTRICIAN'S OFFICE

T. Martin

Vancouver, B. C.

January 27th, 1943.

FILE NO. 1348

Japanese Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: 55 West 5th Avenue

I would respectfully beg to inform you that I have been in contact with Mr. Hargreaves, who evidently is the appointed agent for this building. On November 19, 1942, a survey was made of the electric wiring in the above premises and we found that unapproved wiring had been added supplying energy to lights upstairs, and that the cord drops were in a very poor state of repair, and the service was greatly overloaded. As these matters constitute a grave hazard to life and property by fire, I would ask that this matter immediately receive your attention.

Up to the present time, I have not been able to make headway with Mr. Hargreaves who states that you have this contract in hand. Thanking you for your kind co-operation in this matter.

Yours truly,

"T. Martin"

CITY ELECTRICIAN

TM/MA

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

August 4, 1948

C. McHughan
A. J.