

<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
3202.00 3000.00	310.00 35.00									945.10
<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 CHATELS</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			
374.00	198.95	59.68	53.19%	291.00	154.78	47.00	5.64	220.10		
TOTAL RECOMMENDATION									1165.20	

CASE NO: 1358.

JAPANESE PROPERTY CLAIMS COMMISSION

Montreal, P.Q.,

June 4th, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) TSUDE YAMAMOTO.

PROCEEDINGS AT HEARING.

Original.

A. G. WATSON, Esq.,  
 Secretary.  
 MRS. F. L. HANDFORD,  
 Official Interpreter.  
 A. G. VEITCH, Esq., C.S.R.,  
 Official Reporter.

R. W. G. HUNTER, Esq.,  
 appearing for the  
 Dominion Government.  
 ROGER OUMET, Esq., K.C.,  
 appearing for the  
 claimant.

20 APPEARANCES:

PROCEEDINGS AT HEARING.

IN THE MATTER OF THE CLAIM OF  
 MRS. TSUDE YAMAMOTO.

Montreal, P.Q.,  
 June 4th, 1948.

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

B E F O R E

JAPANESE PROPERTY CLAIMS COMMISSION

PART I, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

IN THE MATTER OF THE "INQUIRIES ACT"

Mrs. T. Yamamoto,  
In Chief.

THE COMMISSIONER: Will this be presented as one claim?

MR. OUIMET: Yes, my lord. I think we ought to present it  
as one claim.

(MRS.) TSUDE YAMAMOTO, the claimant  
herein, being first duly sworn,  
testified through the Interpreter  
as follows:

MR. OUIMET: My lord, the original claim calls for some  
amendments.

10 The first claim was made for two rented stores,  
a total value of \$6,000.00 but the amount which  
the Custodian sold the property for was credited  
to the account, given as \$3,018.40 whereas it should  
have been \$3,202.00, leaving a net balance of  
\$2,798.00 instead of \$2,981.60.

20 With respect to chattels which were listed as  
making the basis of a total claim of \$1,444.00, they  
are now reduced to \$810.00, being the balance on  
estimated value claim of \$1,055.00 less \$245.00  
amount for which goods were sold by the Custodian.

MR. HUNTER: This insurance you have dropped, I presume?

MR. OUIMET: There was the insurance question and I would  
like respectfully to bring this question up before  
your Lordship.

30 The insurance is mentioned in the analysis of  
personal property claim. Here is what the claimant  
told us about the insurance. An insurance policy  
on her life had been in existence for a long while;  
as a matter of fact, a total of upwards of \$700.00  
had been paid to the Company. When she was evacuated,  
she had paid the premium of one year in advance. At

Mrs. T. Yamamoto,  
In Chief.

the expiration of that year she requested the Custodian, who was holding her funds and not permitting her to get any money, to pay the premium -- unfortunately the premium was not paid, and therefore the policy lapsed.

THE COMMISSIONER: She lost both the cash surrender value of the policy and whatever money had been given to the insurance company?

10 MR. OUIMET: Yes, my lord.

THE COMMISSIONER: With what company was the policy carried?

MR. OUIMET: The B.C. Mutual Benefit Association. So, we did not put it in this claim thinking perhaps an affidavit of some kind could be adduced if your Lordship thought that it fell within the ambit of the terms of reference.

20 THE COMMISSIONER: I do not think it does; it is a matter upon which I would comment, if it were a proper case. I think it is outside of the terms of reference but nevertheless it is a matter upon which I would <sup>comment</sup> in my report.

MR. OUIMET: So I may take it the matter will rest in that way and not make it a part of the claim.

THE COMMISSIONER: Yes. That would be better; and, if you have not the information immediately available, you will later by affidavit outline the situation and I will take it under consideration.

MR. OUIMET: Thank you, my lord.

30 Then, there is a third claim for \$2000.00 being the net balance claimed on an original claim

Mrs. T. Yamamoto,  
In Chief.

for \$5000.00 for a store and living quarters sold by  
Custodian for \$3000.00.

THE COMMISSIONER: Very well.

MR. OUIMET: The original claim is the same as the one  
I have been describing to your Lordship.

THE COMMISSIONER: Very well. Proceed.

DIRECT EXAMINATION BY MR. OUIMET:

Q Mrs. Yamamoto, you are the claimant in this case?

10 A Yes.

Q Would you take communication of a personal chattels  
form bearing your signature and showing a claim of  
\$810.00, identify this form, identify your signature,  
and file the form as Exhibit 1?

A Yes.

(PARTICULARS OF PERSONAL CHATTELS MARKED  
EXHIBIT NO. 11).

Q Would you take communication of a real estate claim  
for a balance of \$2000.00 bearing your signature,  
20 identify your signature, the claim and file the  
whole as Exhibit 2?

A Yes.

(PARTICULARS REAL ESTATE OTHER THAN FARM,  
MARKED EXHIBIT NO. 2).

Q Would you take communication of real estate claim  
form in two pages respectively No. "A" and "B"  
for a total of \$2,798.00, this claim bearing your  
signature, identify the claim and your signature  
and file the same as Exhibit 3 "A", and "B"?

A Yes.

30 (PARTICULARS OF REAL ESTATE OTHER THAN FARM,  
MARKED EXHIBITS NOS. 3-A and 3-B).

Mrs. T. Yamamoto,  
In Chief.

MR. HUNTER: That is the Main Street property?

MR. OUMET: It is the store, business quarters.

Would my friend tender the analysis of personal property claim in this particular case?

MR. HUNTER: I tender the analysis of personal property claim as Exhibit 4.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 4).

MR. OUMET: And also whatever photographs my friend has.

MR. HUNTER: You want these photographs, you say?

10 MR. OUMET: Yes.

MR. HUNTER: Here is the Main Street and here is the Powell Street.

MR. OUMET: Q: Would you like your daughter to testify on your behalf?  
A: Yes, I would.

MR. OUMET: Very well. Thank you.

(Witness aside)

20

MRS. SUMI YAMASAKI, a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. OUMET:

Q Mrs. Yamasaki, I understand that you are the daughter of the claimant?

A Yes.

Q And that you have personal knowledge of the claim?

A Yes.

Q Do you corroborate the claim insofar as your mother's testimony is concerned?

A Yes.

Mrs. S. Yamasaki,  
In Chief.

Q The claims which have been filed; "corroborate" means that they are right. They are right, to your personal knowledge? A: Yes, sir.

Q Would you take communication of one photograph apparently taken on April 8th, 1943, of a property situated at 359 Powell Street, Vancouver, B.C. ? Do you recognize that property?

A Yes, sir.

Q Will you identify the photograph as being a photograph of the property? A: Yes, sir.

Q At that date? A: No. I was not in Vancouver at that date.

Q You were not in Vancouver. So, you cannot say what the property looked like, if it looked like that in 1943. Did it look like that when you were evacuated? A: Yes, sir, but the paint has come off badly.

Q There was much more paint on when you left?

A Yes, sir.

Q Is there anything else you can see which would be different? A: Well, there were curtains on the windows and there were displays.

Q And what else? A: That is all.

Q Would you file this picture as Exhibit 5?

A Yes.

(PHOTOGRAPH , CLAIMANT'S PREMISES, MARKED EXHIBIT NO. 5).

Q Would you take communication of a photograph purporting to be a photograph of a property, bearing civic numbers 238-242 Main Street, Vancouver, B.C.,



Mrs. S. Yamasaki,  
In Chief.

and to have been taken on April 29, 1943?

Can you identify the property in that photograph?

A Yes.

Q Does that photograph represent the property as it was when you were evacuated?

A It was not like this when I evacuated. The board was put up by my father after all the goods were stored in so that the windows would not be broken and the goods would not be stolen.

10 Q You mean your father boarded it up?

A Yes, sir.

Q And is it to your personal knowledge whether or not the goods claimed for were left in the store?

A Yes. Everything that we claim was in the store. Some was in the back. There was a small house in the back. What they could not put in, they put everything in the smaller place.

Q There was some merchandise and goods left in the store and some goods also which were left in the house at the back of the store?

20

A And there were some house furnishings which were rented and it was furnished.

(PHOTOGRAPH OF CLAIMANT'S PREMISES MARKED  
EXHIBIT NO. 6)

MR. OUMET: I would like to ask the Interpreter to translate that.

THE WITNESS: The house was rented furnished at \$40.00 a month when we evacuated. The upstairs dwelling part of the house at \$40.00 a month, for the house,

30 Q And was the store rented also?

Mrs. S. Yamasaki,  
In Chief.

A No.

Q Was there not a store rented at \$35.00 a month?

A Well, it was before evacuation.

Q That is what I am asking you.

A Mother used to live in the upstairs so she did not get any rents before the evacuation, but \$40.00 came in after the evacuation. That is the difference.

Q Who operated the business in the store in front?

A One was a jeweler.

10 Q What was his name? A: Kawai.

Q You do not mean Mr. Yamaki?

A This is 359 Powell Street.

Q You are not speaking about 359 Powell?

A No.

Q You are speaking about the other property?

A Yes.

Q The other property was rented at \$65.00 a month, and the house in the rear at \$18.00 per month?

A It is two separate stores--\$30.00 and \$35.00.

20 Q That is the Main Street stores?

A Yes, sir.

Q And as far as the Powell Street store is concerned, it was \$35.00 per month for the store and \$40.00 for the rooms? A: Pardon?

Q And \$40.00 a month for the rooms?

A Yes, sir.

Q Did you live in anyone of those stores or at the back of any one of those stores?

A Of 359 Powell?

30 Q Of 359 Powell or Main Street; what was your place of

Mrs. S. Yamasaki,  
In Chief.

residence when you were in Vancouver, your mother's place of residence?

A It was 242 Main Street.

Q Which street? A: Main Street.

MR. OUIMET: Would my friend tender the real property summary analysis, made on April 8th, 1948, which I would ask to be filed as Exhibit 7.

It is a two page real property summary.

MR. HUNTER: Do you want both of them filed?

10 That only refers to the Main Street property.

MR. OUIMET: Parcel "A" and Parcel "B#.

(REAL PROPERTY SUMMARY FOR CLAIM "A" and "B"  
MARKED EXHIBIT NO. 7).

THE COMMISSIONER: Q: Was the Main Street property next to the Bank of Montreal? A: Yes.

Q This is the Bank of Montreal (indicating) which shows in the photograph? A: Yes.

MR. OUIMET: Q: It is Mr. Yamaki who had operated a business in the store in front of 359 Powell Street; how long had he been operating a business there, to the best of your recollection? A: Before we bought the property; before 1929. He was already in business when we bought the place in 1929.

Q Yes; but what I would like you to explain is this: There is a mention in your mother's claim to the effect that there had been an offer by Mr. Yamaki, who operated a business in the store in front, for \$5,500.00 for the property in 1940. Was Mr. Yamaki operating a business in the store in front?

A He offered to buy the property at \$5500.00.

30 Q Was he operating a business in the store in front?

Mrs. S. Yamasaki,  
In Chief.

A Yes, sir.

Q Was he the one who rented the store at \$35.00 a month?

A: Yes, sir.

Q And in 1940 he was ready to buy it for \$5,500.00?

A Yes.

Q Was he still operating the business in the store in front when you were evacuated?

A No.

10 Q Until what time did he operate that business in the store in front of 359 Powell Street?

A Until May of 1942.

Q Is it to your knowledge that your mother had any other income or source of income than the rentals of the store and the properties?

A (No audible answer).

Q Did she have any other income but the rental coming from her store and properties? A: No, except that my brother and I were staying with her. We used to pay our board.

20 Q She derived income from no other source than that?

A No.

Q Am I right in assuming she would have paid insurance policies or other premiums out of that income?

A Well, if she had had that income coming in, she would have paid it.

MR. OUIMET: That is all, thank you.

MR. HUNTER: It is submitted, my lord, that the real properties were sold for their fair market values.

30 It is submitted that the chattels sold were sold

Mrs. S. Yamasaki,  
Discussion.

for their fair market values.

In regard to 359 Powell Street, I produce an appraisal by Pemberton Realty Corporation Limited, dated July 22, 1944, which states:

10

"This is a very old two storey frame building with six rooms on the main floor, three of which are banned for living quarters by the City Health Department. The upper floor has seven rooms. The building in general is in a very run down condition and may be all condemned at any time.

Value for sale . . . . . \$1800.00."

(APPRAISAL, PEMBERTON REALTY CORPORATION LTD., JULY 22, 1944, MARKED EXHIBIT 8.).

A letter from the Health Department of the City of Vancouver, dated January 15, 1943.

"The above premises have been re-inspected since last August 7th and found to be occupied.

20

"On Aug. 7th, 1942, the agents were advised that those rooms without sufficient light or ventilation could not again be used for human habitation.

"Also, no proper Scavenging arrangements have been made and a box of refuse, left by the Japanese tenant, still stands in the hallway on the main floor.

30

"Those rooms declared unfit must not be occupied, all refuse and garbage must be removed and proper scavenging service instituted by the agents.

Mrs. S. Yamasaki,  
Discussion.

"Enclosed is a copy of this letter for their information and I would appreciate your assistance in advising them of the necessity of complying with the Health By-law.¶ and signed "Rogers", who is chief sanitary inspector.

(LETTER, HEALTH DEPARTMENT, VANCOUVER, B.C., TO CUSTODIAN, JAN. 15, 1943, MARKED EXHIBIT 9).

10 I produce the appraisal of Messrs Loewen & Harvey, Ltd., referring to the Main Street property and dated June 13th, 1944. After describing the premises in some detail, Harvey gives as his opinion a fair valuation of \$2000.00.

(LETTER, MESSRS. LOEWEN & HARVEY TO CUSTODIAN, JUNE 13, 1944, MARKED EXHIBIT NO. 10).

An undated appraisal by J.R. Reid & Co., referring to the same premises, and, after describing it, in not quite so great detail as Loewen & Harvey, he gives his valuation as \$2,400.00.

(LETTER, J.R. REID & CO., (APPRAISAL) UNDATED, MARKED EXHIBIT NO. 11).

20 CROSS-EXAMINATION BY MR. HUNTER:

Q I produce a lease. Is that your mother's signature on it? A: Yes.

MR. HUNTER: My lord, I produce a lease between the claimant and two people named Henry and Betty Knudsen, dated October 9, 1942, whereby the residence at 242 Main Street is rented for \$40.00 a month to these people mentioned. It includes certain chattels which are shown in a schedule attached to the lease. This is put in because

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Mrs. S. Yamasaki,  
Cross-Exam.

some of the chattels there are included in the claim made by the claimant and it may affect their value and depreciation.

I tender that lease, which has been identified by the witness as having been signed by her mother, as Exhibit 12.

(LEASE, CLAIMANT TO KNUDSEN, & FRANSEN,  
MARKED EXHIBIT NO. 12).

Q Whose signature is that?

10 A This is mother's signature.

Q That is your mother's signature?

A Yes.

MR. HUNTER: I produce the J.P. form which the witness states has been signed by her mother. This is put in in view of one of the chattels having not been declared and not being found.

(J.P. FORM MARKED EXHIBIT NO. 13).

The real property appears to be entirely a question of value and the personal property, there is only the one item there which is unaccounted for.  
20 The others appear to be a question of value.

I do not quite follow that 10 cents for linoleum but presumably some small piece was sold. The rest was sold by tender.

I will see if I can find something on that dining room furniture. The dining room furniture and many other items were appraised by Willard's  
\* Auction Room in an appraisal dated December 1, 1944. The four dining room chairs were appraised at \$4.00, and one dining room table at \$1.00. It says,

30 "The linoleum mostly attached to floor is appraised

Mrs. S. Yamasaki,  
Cross-Exam.

at \$10.00. The kitchen range, Happy Thought, no back, is appraised at \$5.00. 3 burner gas range, Guerney, \$10.00."

Q In your claim there is shown a range and heater. Are those two separate items?

A Yes.

Q Which are which? Is the range the gas range?

A There was a gas range and kitchen range, the one in which you burn wood and coal. The other was an ordinary heater.

10

Q Were there two kitchen stoves, two kitchen ranges?

A Gas range.

Q Yes, but in the claim it says "range and heater, \$100.00". Just what are you claiming on?

That is <sup>at</sup> what I am trying to arrive.

A The range and the heater were two separate items.

Q I presume so, but were there two ranges and two heaters, or how many are you claiming for?

A There are so many.

20 MR. OUIMET: Where are "two heaters and 2 ranges"?

THE COMMISSIONER: Range and heater, otherwise they would not put the price of \$100.00, the one price against the one article.

MR. HUNTER: Two ranges were found and two heaters.

Q May I take it you are not exactly sure for which she is claiming in that?

A There was a kitchen range and a heater and a tank, I am sure.

Q But you do not know whether she is claiming for one kitchen range or two? In this it says 2 kitchen

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Mrs. S. Yamasaki,  
Cross-Exam.

ranges, one a Happy Thought with no back. One 3 burner gas range, Guerne, \$10.00. It says two heaters missing, discarded, missing by former tenant. Attached to this is a receipt for goods sold and there is an enclosing letter from Willard's Auction Room. I would file those as Exhibit 14.

(LIST OF GOODS, COVERING LETTER, DEC. 1, 1944,  
MARKED EXHIBIT NO. 14).

THE COMMISSIONER: I notice on the second page of Exhibit 4, the Custodian's analysis:

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"Included in the list dated October 9, 1942, is one range complete with water tank, one 3-burner gas range",

and also further down: "two heaters".

MR. HUNTER: Yes, my lord. Apparently the heaters were burned out and they were discarded.

THE COMMISSIONER: Yes.

MR. HUNTER: In that appraisal your Lordship will see there are also certain other things for which claim is made, beds and things of that type.

20

THE COMMISSIONER: Yes.

MR. HUNTER: Then I have a further appraisal here from Willard's Auction Room, which might be called a report, which reads as follows:

"In submitting the valuation of the above goods, I would recommend that these chattels be sold to the present operator, as it is doubtful if the same prices could be obtained at auction.

"Some of the beds are practically worthless, being iron with wooden springs, have no sales value, but they are usable to

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Mrs. S. Yamasaki,  
Cross-Exam.

"the tenant.

"The operator is conducting a rooming-house business and it would be a problem to move the furniture as many of the roomers are shipyard workers, on night and day shifts."

By which I presume he means there is always somebody in the bed; and,

"I might add, too, that most of the linoleum is fastened to the floor and is of no use to anyone but the person who occupies the premises."

10

That refers to the linoleum sold for \$10.00.

THE COMMISSIONER: Yes.

MR. HUNTER: I will file that as part of the former appraisal, together with it.

THE COMMISSIONER: Very well. It is part of Exhibit 14, referring to the letter Willard's Auction Room to Custodian, December 22, 1944.

20

MR. OUMET: My instructions are that the claim contained three heaters, the claimant had three heaters, but she is not claiming for the two heaters listed in the lease.

THE COMMISSIONER: I see.

MR. HUNTER: She says "5 beds complete".

There are some beds which are covered by that appraisal. Does it say four beds there?

MR. OUMET: Four double beds plus one three-quarter bed. That is in the lease.

THE COMMISSIONER: "Two old mahogany beds complete"; that is three.

30

MR. HUNTER: Your Lordship will have observed that in

Mrs. S. Yamasaki,  
Cross-Exam.

the lease there are four beds.

THE COMMISSIONER: There is a three-quarter bed as well.  
That makes the fourth, yes.

MR. HUNTER: She is claiming for five in her claim and I do not know which beds they are. I have a memorandum here showing that two cheap white enamel beds were given to the Red Cross because the auctioneer stated that he could not sell them and it was a question of abandoning them.

10 Q Do you know which bed she is claiming for in her "5 beds, complete"?

A: There were five beds.

Q Perhaps you can describe the five beds?

A Well----

Q Let us put it this way: There were four in the lease; to where had the fifth gone? Was one removed or what had happened to this fifth bed?

A It must have been in the back room or in the back house, downstairs.

29 Q Where?

A: It is not mentioned in the lease and so it must have been in one of the rooms downstairs or in the small house at the back.

Q Do you know which bed this fifth one was? I presume you do not.

A: I was evacuated in May and my mother left in August or September, so I do not know what happened to the fifth bed.

MR. HUNTER: I do not know that we are going to get very much more information about those beds.

30

Is there anything there in respect of which

Mrs. S. Yamasaki,  
Discussion.

your Lordship wishes any information?

THE COMMISSIONER: There is the \$40.00 item, the vacuum cleaner.

MR. HUNTER: It is shown in the exhibit as being purchased in 1928 which means that it was about 14 years old.

Q What kind of vacuum cleaner was it?

A An Eureka. We hardly used it because my mother did not like rugs. We just used linoleum. Therefore the vacuum cleaner was not used very much.

10 THE COMMISSIONER: The fact that it was 14 years old gives us about as much information as we can hope to get.

MR. HUNTER: Yes; and the witness does not appear to have full details about where it might have been left. It may be that it was left somewhere else. The others were found and this disappeared. I do not know, my lord.

There are no further questions.

THE COMMISSIONER: Any re-examination?

20 RE-DIRECT EXAMINATION BY MR. OUIMET:

Q Do you believe your mother could tell us where she had left the vacuum cleaner?

THE COMMISSIONER: Even though we know where it was left, the fact remains that it was not found in either place. I do not know that it will help us very much.

THE WITNESS: It must have been left downstairs. The upstairs was rented.

MR. OUIMET: Do I take it if it is not found it is taken as never having been there?

30 THE COMMISSIONER: It was not declared.

Mrs. S. Yamasaki,  
Discussion.

MR. OUIMET: Do you believe your mother could explain why she did not declare the vacuum cleaner?

A It must have escaped our memory at the time because we were in the middle of leaving and we were all upset about my brother having left and about our impending departure.

Q Are you positively sure in was in the house and had been in the house for the past 14 years?

A Yes.

10 Q About the remarks concerning the state of the house from a sanitary viewpoint, what do you have to say?

A So far as I know, when I was looking after it ---

Q Would you speak louder?

A When I left, the house was in good condition. What happened to it afterwards, I do not know.

Q Is there anything else you would like to add?

A There is quite a difference between the assessed value and the value as sold by the Custodian, and usually when a property is assessed at a certain amount, you can realize that amount or perhaps more.

20 Q Is that all? A: I consider the amount of \$10.00 for the linoleum is too low.

Q That is a matter of argument. I mean as far as the facts of which you know are concerned, is there anything you wish to add concerning the claim?

A No.

MR. OUIMET: Very well; thank you.

(Witness aside)

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(PROCEEDINGS A DJOURNED SINE DIE)

Certified a true and accurate transcript.

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

base 1358 NOV. 28 1947

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

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

ACKNOWLEDGED

10985-  
month

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

- (1) NAME YAMAMOTO TSUDA (RCMP) Reg. No. 01138  
(Print) Surname Given Name
- (2) Pre-Evacuation Address 242 MAIN ST, VANCOUVER, B.C.
- (3) Present Address 764 CHAMPAGNEUR MONTREAL 8, P.Q.
- (4) REAL ESTATE
  - (a) Street Address (if any) 238-240-242 MAIN VANCOUVER, B.C.  
City or Municipality, Province
  - (b) Legal description (lot number, block number, section number, etc.)  
8/5/196/184
  - (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) TWO STORES RENTED
  - (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 - - - - - \$ 3000.00
    - (ii) Buildings - - - - - \$ 3000.00
    - (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ annexes.
    - (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 6000.00
    - (v) Amount at which Custodian sold property and credited your account - - - \$ 3208.00
  - (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ ~~2792.00~~  
2798-
- (5) PERSONAL PROPERTY
  - (a) Place or places at which property was left by the claimant at date of evacuation 238-240 MAIN VANCOUVER
  - (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) HOUSE
  - (c) How stored or packed at time of evacuation PACKED IN 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")

IN NO ONE'S CARE

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

- |   |                    |                                |
|---|--------------------|--------------------------------|
| 1. <u>Linoleum</u>                        | Estimated Value \$ | <u>100.00</u>                  |
| 2. <u>Range &amp; Heater</u>              | Estimated Value \$ | <u>100.00</u>                  |
| 3. <u>Dining room furniture</u>           | Estimated Value \$ | <u>50.00</u>                   |
| 4. <u>5 Beds mattresses &amp; springs</u> | Estimated Value \$ | <u>125.00</u>                  |
| 5. <u>6 Bureaus</u>                       | Estimated Value \$ | <u>120.00</u>                  |
| 6. <u>Crockery and glassware</u>          | Estimated Value \$ | <u>500.00</u>                  |
| 7. <u>Book case</u>                       | Estimated Value \$ | <u>20.00</u>                   |
| 8. <u>Vacuum cleaner</u>                  | Estimated Value \$ | <u>40.00</u>                   |
| 9. <u>Life Insurance</u>                  | Estimated Value \$ | <del>2500.00</del> <u>1055</u> |
| 10. <u>Life Insurance</u>                 | Estimated Value \$ | <del>700.00</del> <u>245</u>   |

TOTAL CLAIM FOR PROPERTY LOSS \$1755.00 810

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) - - - - - \$44256.00

(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

Montreal

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: )

TYAMAMOTO

I, \_\_\_\_\_ of the \_\_\_\_\_  
of \_\_\_\_\_ in the \_\_\_\_\_

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 subject  
of Montreal )  
in the city of Montreal ) Quebec's 288  
this 15 day of Nov. 1947 ) District of Montreal  
A.D. 1947. )  
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.

base 1358 NOV 28 1947

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

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

ACKNOWLEDGED

10985

49

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

(1) NAME YAMAMOTO TSUDE (RCMP) Reg. No. 01138  
(Print) Surname Given Name

(2) Pre-Evacuation Address 242 main Vancouver, B.C.

(3) Present Address 764 Champagnere Montreal P.Q.

(4) REAL ESTATE  
(a) Street Address (if any) 359 Powell Vancouver B.C.  
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)  
Lot 59 Block 40 District lot 1910

(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) store

(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) - - - - - \$ 5000.00  
(v) Amount at which Custodian sold property and credited your account - - - \$ 3000.00  
(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 \_\_\_\_\_



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

Montreal

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 } TYAMAMOTO  
TO WIT: }

I, \_\_\_\_\_ of the \_\_\_\_\_  
of \_\_\_\_\_ in the \_\_\_\_\_

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 Suburb  
of Montreal }  
in the city of Montreal } Georges CSC  
this 25 day of Nov 1947 } District of Montreal  
A.D. 1947. } 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.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

YAMAMOTO, Tsude (Mrs.)  
(Claimant's Name)

PERSONAL CHATTELS

01138

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>
Linoleum	1935-37	New	200.	Good	100.
Range heater and tank	1925	"	175.	"	100.
Dining room set	1926	"	85.	"	50.
5 beds, complete	1928	"	225.	"	125.
Chinaware and lacquer ware	1920-27	"	1500.	"	500.
Bookcase	1928	"	35.	"	20.
Vacuum cleaner	1928	"	110.	"	40.
6 only bureaus	1927-35	"	190.	"	120.

\$ 1055.00

The claimant is claiming on the chattels listed above valued at \$1055.00.

Description of Storage of Goods:

The chattels were left at 240 Main Street by the claimant. The claimant boarded the windows of the store and locked the premises when she evacuated.

General Statement as to Chattels not Described above:

Additional Comments, if any:

EXHIBIT No. 1358-1  
DATE 4 June 1948  
FILED BY R. O. [unclear]

Summary

Estimated Value \$1055.

Sold by Custodian 245.

Claim \$ 810.

TYAMAMOTO

Signature

YAMAMOTO, Tsude (Mrs.)

(Claimant's Name)

REAL ESTATE  
(Other than farm)

01138

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 in front  
Living quarters in rear  
& upstairs  
(359 Powell St.)

1 store  
13 rooms in  
living quarters

Frame

Business  
Residence

25' x 120' about  
1929

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Business

\$5500. (lot &  
buildings)

Installing Gas pipes sinks removing  
plumbing water closet & drainage  
1932-1940 \$600.  
Reinforcing foundation 1930 700.  
Redecorating inside & repainting  
outside 200.  
Plate glass show window 1940 200.

\$5000.

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Assessed Value 1944  
Land \$3125.  
Improvements 1800.  
\$4925.

Summary

Original Claim \$5000.  
Sold by Custodian 3000.  
Claim \$2000.

EXHIBIT No. 1358-2  
DATE 4 June 1948  
FILED BY R. O. Quinn.

Offer by Mr. Yamake who operated a business in the store in front for \$5500. for property in 1940.  
Mr. Yamake made the offer through the Japan Canada Trust but it was rejected by Mrs. Yamamoto.

Rent: Store - \$35.00 per month  
Rooms - 40.00 " "  
Total - \$75.00

TYAMAMOTO

Signature

YAMAMOTO, Tsude (Mrs.)

(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

01138

Reg. No.

(A)

(1)  
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

Stores  
Living quarters upstairs

2 stores  
10 rooms

Frame

Business  
Residence

25 x 120

about 1920

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Business

\$7500. (land & building)

1922 Concrete foundation,  
toilet & drain \$3000.  
1936 New roof & skylight 450.  
1931 New water line installed 100.  
1932-1940 Redecoration interior  
and exterior 500.

\$6000. ((1) land  
((2) building  
( with store  
( and living  
( quarters  
((3) house.

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Assessed Value 1944  
Land \$3375.  
Improvements 1850.  
\$5225.

Rent: Stores \$65. per month  
House at rear \$18. " "

Bank building located next to claimant's property.

Summary

Original Claim \$6000.  
Sold by Custodian 3202.

Claim \$2798.

EXHIBIT No. 1358-3 A  
DATE 4 June 1948  
FILED BY R. Duimet.

TYAMAMOTO

Signature

YAMAMOTO, Tsude (Mrs.)

(Claimant's Name)

REAL ESTATE  
(Other than farm)

01138

Reg. No.

Ⓟ

②

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

~~House~~ House 1½ storey

5

Frame

Residence

25 x 120

1920

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Business

Included in \$7500.

New Concrete block foundation \$200.

New roof 250.

Painted and decorated home 50.

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

EXHIBIT No. 1358-3 B  
DATE 4 June 1948  
FILED BY R. Ormish

YAMAMOTO

T

Signature



10985  
 FILE No. 2977  
 01138  
 REG. No. 08142

EXHIBIT No. \_\_\_\_\_

CASE No. \_\_\_\_\_

VENUE MONTREAL.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							
.10 52.00	10.00							
60.25 76.60 10.00	5.00 32.00							14 years old Eureka -
				40.00				
124.00 50.00								
12.00			100.00					
3.40								
205.00 300.00 67.00 44.00 1.00								track shelving
43.15 22.25								
16.35	296.00							
	85.00							Ceiling Price \$79.00
50.00 166.20 1303.30	428.00		100.00	40.00				

EXHIBIT No. 13  
 DATE \_\_\_\_\_  
 FILED BY \_\_\_\_\_

EXHIBIT No. 1358-4  
 DATE 4 June 1948  
 FILED BY J. W. G. Hunter

**GENERAL REMARKS:**  
 Both Mother and son's claim summarized together.  
 All documents relative to claim will be found on Mrs. Tsude YAMAMOTO'S file #10985, EXCEPT documents pertaining to the radio and car, which will be found on Tomokazu YAMAMOTO'S File #2977.

nder, etc. \$1,731.30  
 e  
 redit \$1,731.30

J. Spratt.

# ANALYSIS OF PERSONAL PROPERTY CLAIM

NAME YAMAMOTO, Tsude (Mrs.)  
YAMAMOTO, Tomokazu (Mr.) - Son

PAGE 2.

10985  
 FILE No. 2977  
01138  
 REG. No. 08142

EXHIBIT No. \_\_\_\_\_

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION _____	TAKEN BY _____					
EVACUATION _____	DATE _____					
<p>Cont'd. from Page 1.</p> <p>1 14" Westcot wrench                      1 10" " "                      1 doz. screwdrivers                      tap &amp; die for U.S.S.                      thread 3/16" x 3/4"                      5 tapes for clearing drains                      2 wagons                      2 toilet plugers                      50' hose &amp; bar tin.                      HCL Acid                      1 work bench                      brass pump valves 1 1/2" - 3 1/2"                      glass cutters                      T square                      1 case of Japanese Carpenter tools                      1 case of Henckels knives                      1 " chinaware                      1 barber's chair.</p> <p><u>Lease dated Oct. 9/42:</u>                      linoleum floor covering                      (Whole floor)                      1 range complete with water tank                      1 Three burner gas range                      4 double beds complete                      1 three-quarter bed complete                      1 kitchen cabinet                      1 clock                      1 set six chairs                      4 chairs                      7 kitchen chairs                      2 heaters                      1 rocking chair                      2 window shades in front room.</p> <p>Tomokazu YAMAMOTO -                      JP Declared April 14/42.                      Evacuated May 17/42.</p> <p>Radio )                      Car ) in charge                      Camera ) of police</p> <p>Bed                      Desk                      book case                      books                      clothing valued at \$150.00                      left at 242 Main St.,                      Vancouver, B.C., in care                      of Mother".</p>						



10985

LE No. 2977

01138

EG. No. 08142

EXHIBIT No. \_\_\_\_\_

CASE No. \_\_\_\_\_

VENUE MONTREAL

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c							

*See page I.*

*J. Spratt*

R.P.8

YAMAMOTO, Tsude (Mrs. Wakichi)  
Evac. File #10985  
359 Powell St., Vancouver, B. C.



EXHIBIT No. 135-8-5  
DATE 4 June 1948  
FILED BY R. O. Smith

April 8, 1943 (Picture Taken)

R.P. 10.

YAMAMOTO, Tsude (Mrs. Wakichi)  
238 - 242 Main Street, Vancouver, B. C.  
File #10985



Picture Taken April 29th, 1943.

EXHIBIT No. 1358-6  
DATE 4 June 1948  
FILED BY R. Drimes

CLAIMANT: (Mrs.) Tsude YAMAMOTO Reg. No. 00138.

PROP. SUBJECT OF CLAIM:

Parcel "A" 238 - 240 - 242 Main St., Vancouver, B.C. being (Catalogue #135). City of Vancouver, Lot 8, Blk. 5, D.L. 196, Gp. 1, N.W.D., Plan 184.

Parcel "B" 359 Powell St., Vancouver, B.C. being (Catalogue #193). City of Vancouver, Lot 29, Blk. 40, D.L. 196, Gp. 1, N.W.D., Plan 196.

CLAIM: Parcel "A" Estimated fair market value as per claim: Land \$3,000.00 Buildings 3,000.00 6,000.00 Custodian Cr. as per claim 3,018.40 (Actual Gross Selling Price \$3,202.00)

1358 - 7 CLAIM - - \$2,981.60

EXHIBIT No. 4 June 1948 DATE J.W.G.Hunter FILED BY

Parcel "B" Estimated fair market value as per claim: \$5,000.00 Custodian Cr. as per claim 3,000.00 (Actual Gross Selling Price \$3,000.00) CLAIM - - - - - \$2,000.00

REFERENCES

HISTORY

JP Declared June 23rd, 1942.

Letter dated June 12/42 from P.C. Gibbens & Co. Ltd., stating that Mrs. T. Yamamoto requests them to act as agents for the above properties. Letter dated June 17/42 from T. Yamamoto, also states P.C. Gibbens & Co. Ltd. appointment.

Parcel "A"

RP.1 C of E dated October 26th, 1942, notes vesting in the Custodian.

Parcel "A" cont'd from Page 1.

<u>REFERENCES</u>	<u>HISTORY</u>
RP. 2	Assessed Value (1944) Land \$3,375.00 Improvements 1,850.00
RP. 3	Valuation - Loewen & Harvey, Ltd., June 13/44, \$2,000.00.
RP. 4	Valuation - J.R. Reid & Co., \$2,400.00 Tenders closed - July 19/43.
RP. 5	Offer rec'd., P.C. Gibbens & Co. Ltd., June 12/44, \$2500.00, on behalf of client. Rejected.
RP. 6	Offer rec'd., Reed, Phipps & Davies Ltd., June 22/44, \$3202.00, on behalf of client, Mah Bong Boo. <b>ACCEPTED.</b>
RP. 7	Offer rec'd., P.C. Gibbens & Co. Ltd., June 27/44, \$3300.00, on behalf of client. Rejected.
RP. 8	Approval of Advisory Committee - June 29/44, \$3,202.00 - Mah Wong Boo.
RP. 9	Mrs. YAMAMOTO advised of sale of property (238-40-42 Main St.) \$3,202.00, February 2/45, and provided with Statement of Sale and Statement of Account.
RP.10	Photograph taken April 29/43.

Parcel "B"

RP. 1	C of E dated January 29/45, notes vesting in the Custodian.
RP. 2	Assessed Value (1944) Land \$3,125.00 Improvements 1,800.00
RP. 3	Valuation - Pemberton Realty Corpn. Ltd., July 22/44, \$1800.00. Tenders closed - Oct. 4/43
RP. 4	Offer rec'd., Campbell & Pemberton, Feb. 5/45, \$2,500.00 on behalf of client. Rejected.
RP. 5	Offer rec'd., Campbell & Pemberton, Feb. 19/45, \$3,000.00 on behalf of client, Choy Pai. <b>ACCEPTED.</b>
RP. 6	Approved by Advisory Committee - Feb. 21/45, Choy Pai, \$3,000.00
RP. 7	Mrs. YAMAMOTO advised of sale of property (359 Powell St.) May 25/45, \$3,000.00, provided with Statement of Sale and Statement of Account.
RP. 8	Photograph taken April 8/43. Statement of account to date. "J.Spratt"

I hereby certify that the fore-  
going words are a true copy of  
the original whereof they pur-  
port to be a copy.

Aug. 4/48 *J. Spratt*

Pemberton Realty Corporation Limited

418 Howe Street

VANCOUVER, CANADA

July 22nd, 1944.

Catalogue #193.

359 Powell Street, 29/40/106.

Lot 25 by 122.

This is a very old two storey frame building with six rooms on the main floor, three of which are banned for living quarters by the City Health Department. The upper floor has seven rooms. The building in general is in a very run down condition and may be all condemned at any time.

Value for sale . . . . . \$1800.

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM-JM

1358 - 8

EXHIBIT No. ~~June 1948~~

DATE..... J.W.G. Hunter

FILED BY .....

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

Aug. 1/48

M. Hunter  
L.H.

HEALTH DEPARTMENT

CITY OF VANCOUVER

VANCOUVER, B.C.

Jan. 15th, 1943.

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

Dear Sir:-

Re: 359 Powell Street  
Owner - Isude Yamamoto  
Agents - P.C. Gibbens.

The above premises have been re-inspected since last August 7th and found to be occupied.

On Aug. 7th, 1942, the agents were advised that those rooms without sufficient light or ventilation could not again be used for human habitation.

Also, no proper Scavenging arrangements have been made and a box of refuse, left by the Japanese tenant, still stands in the hallway on the main floor.

Those rooms declared unfit must not be occupied, all refuse and garbage must be removed and proper scavenging service instituted by the agents.

Enclosed is a copy of this letter for their information and I would appreciate your assistance in advising them of the necessity of complying with the Health By-law.

Yours truly,

"G. A. Rogers"

CHIEF SANITARY INSPECTOR

GAR:EM

1358 - 9

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

EXHIBIT ~~June 1948~~

DATE J.W.G. Hunter

FILED BY

Aug. 4, 1948

*M. Alanstall*  
*PH*

LOEWEN & HARVEY, LIMITED

751 Dunsmuir Street  
Vancouver, B.C.  
June 13th, 1944.

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

Dear Sir:

Re: Catalogue No. 135 - 238-40-42 Main Street,  
Lot 8, Block 5, District Lot 196.

This lot is 25 x 120 feet, to a 20 foot lane, on the East side of Main Street, between Powell and Cordova Streets.

On this is a two (2) storey frame building 22 x 65 feet. Foundations appear to be cement. One store was vacant and it was not possible to inspect it. This store only runs part of the building length, the second store, occupied as a Chinese Shoe and Repair Shop, running the full length of the building and forming an "L" behind the first store. This store has a toilet in an extension built out at the back of the building - and there is a kitchen sink with cold water only at the back of the premises.

An outside stairway on the South side of the building leads to the second storey, which contains ten (10) small rooms. There are two (2) toilets, a bathroom with a bath and sink, and an old sink in the kitchen at the back. A verandah with sheet iron roof runs across the back of the building. The main roof is flat, but it was not possible to see this. The brick chimney is leaning badly.

On the rear of the lot there is an old 1½ storey frame shed with sheet iron roof. The space between the shed and fence is covered with planks, some of which are broken.

In my opinion a fair valuation is \$2,000.00.

Yours faithfully,

Loewen and Harvey, Limited.

"A. Rout Harvey"

Director

"This property was inspected  
on 18 Nov. 1943. ARH"

1358 - 10

EXHIBIT No. 4 June 1948  
DATE.....  
FILED BY J. W. G. Hunter

ARH/F  
encl. 1.

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

Aug. 4/48

M. W. Staal b4



J. R. REID & CO.

515 Granville Street  
Vancouver, Canada

No. 135      238 - 242 Main St.

This property comprises a 25 ft. by 120 ft. lot to lane, on which is erected an old two-storey wooden building having two store fronts, one of which is boarded up, with a number of semi-finished rooms in rear; one of which has a kitchen sink with toilet off. Side entrance to upstairs which comprises ten small rooms, one bathroom, two toilets and a kitchen sink.

There is a small building on the lane evidently used as a store room. The building has no basement.

Valuation \$2,400.00

1358 - 11

EXHIBIT N~~4~~ ~~June 1948~~

DATE J.W.G. Hunter

FILED BY .....

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

Aug. 4, 1948

M. W. Steel  
MWS

This lease has been cancelled by  
P.C. Gibbens and the place has now  
been rented to Anna Rosell for  
\$38.00 per mo., water being paid  
by us.

June 13/44

(See P.C. Gibbens letter of  
June 13/44)

THIS AGREEMENT made in quadruplicate the 9th day of  
October, in the year of our Lord One-thousand-nine-hundred  
and forty-two:

BETWEEN:

TSUDE YAMAMOTO, wife of Wakichi Yamamoto,  
residing at #242 Main Street, in the City  
of Vancouver, British Columbia,

(Hereinafter called the "Landlady")

Of the First Part,

And -

HENRY KNUDSEN, mechanic and BETTY KNUDSEN,  
wife of said Henry Knudsen, both residing  
at #429 East Pender Street, in the City of  
Vancouver, British Columbia,

(Hereinafter called the "Tenants")

Of the Second Part,

And -

HILDA FRANSEN, widow, residing at #429 East  
Pender Street, in the City of Vancouver,  
British Columbia,

(Hereinafter called the "Guarantor")

Of the Third Part.

1. The said Landlady lets and the said Tenants take  
the upper storey of the building situate on the East side of  
Main Street, in the City of Vancouver, British Columbia, here-  
tofore used by the Landlady as residence for herself and her  
family, and known as #242 Main Street, Vancouver, British Columbia,  
with furniture, effects and goods and chattels shown on Schedule  
hereto attached, during the absence of the Landlady and her  
family from the City of Vancouver, British Columbia, on a month  
to month tenancy basis, beginning when the Landlady and her  
family are evacuated from the City of Vancouver, British Columbia,  
by order of the British Columbia Security Commission at the  
monthly rent of Forty (\$40.00) Dollars payable in advance each  
and every month until the tenancy is determined to P.C. GIBBENS  
& COMPANY LIMITED at #254 East Hastings Street, Vancouver, British  
Columbia.

2. The said tenancy may be determined when the Landlady  
receives permission or order from the said British Columbia

Security

EXHIBIT No. 1358-12  
DATE 4 June 48  
FILED BY Gus Hunter

Security Commission or from other competent authority to return to the City of Vancouver, by giving three (3) months' notice in writing to the Tenants that she the Landlady desires to determine the same.

3. The Tenants shall at all times keep the interior of the premises, including the plumbing, electric fixtures, electric wiring also furniture, effects, goods and chattels shown on Schedule hereto attached in good repair and condition (reasonable wear and tear and damage by fire, lightning, tempest and earthquake only excepted) and if the Tenants shall damage the said premises, the plumbing or electric fixtures or wiring they shall restore them to their present condition and shall replace such of the said furniture, effects, goods and chattels as may be broken, damaged, lost or otherwise in need of replacement, by others of similar nature and of equal value.

4. The Landlady shall pay the land taxes and the Tenants shall pay for water, electricity, gas and telephone.

5. The Landlady or her agent or agents may enter upon and inspect the premises at all reasonable times to view the condition thereof.

6. The Tenants shall not assign or sub-let the said premises without the written consent of the Landlady or her authorized agent and shall not use the said premises for other than residential purpose and shall not do anything that may be deemed a nuisance on the premises nor shall the Tenants carry on or do anything in said premises which will increase the premium rate of insurance against fire or invalidate any policy of insurance on the building.

7. The Landlady agrees with the Tenants that if the Tenants pay the rent in the manner aforesaid and performs all the foregoing stipulations on their part they shall quietly hold the said premises during the absence of the Landlady from the City of Vancouver, without interruption by the Landlady or anyone claiming under her, with this qualification that if in the future the taxes and the upkeep charges of the said premises are increased, the rent herein agreed upon shall be

raised

raised with the sanction of the Rentals Committee appointed under the Maximum Rentals Regulations, by an amount equal to such increase of taxes and upkeep charges.

8. The Tenants shall provide receptacles approved by the City of Vancouver for rubbish of all kinds and shall attend to the removal of same from the said premises.

9. If the said rent or any part thereof (whether demanded or not) shall be unpaid for fifteen (15) days after the day on which it is payable or any of the Tenants' stipulations are not performed the Landlady or her agent may re-enter upon the premises and thereupon the tenancy shall be determined.

10. IT IS UNDERSTOOD and AGREED between the Landlady and the Tenants that the Landlady will not be responsible for any damage caused to the Tenants' goods, chattels and effects or to the goods, chattels and effects brought into the said premises by any person, by accident to or defect of water pipes, drains, drain pipes, chimneys, roof, skylights, plumbing, wash basins, bath tub or the connection thereof whether the same arises from the negligence or unskilfulness of the Landlady, her servants or other tenants of the building or from any cause whatsoever.

11. AND IT IS FURTHER UNDERSTOOD and AGREED between the Landlady and Tenants that in case the premises hereby let or any part thereof shall at any time during the term hereby granted be burned or damaged by fire, or otherwise so as to render the same unfit for the purpose of the Tenants, then the rent hereby reserved or proportionate part thereof according to the nature and extent of the injuries sustained and all remedies for recovering the same shall be suspended and abated until the said premises shall have been repaired or made fit at the option of the Landlady for the purpose of the Tenants.

12. In Consideration of the said Landlady renting the said

I HEREBY CERTIFY that I have an educated knowledge and am thoroughly familiar with the Japanese language, both spoken and written including the various dialects of the said language and I have had many years experience in translating Japanese into English and English into Japanese, both documentary and viva voce.

AND I HEREBY FURTHER CERTIFY that on the 9th day of October, A.D.1942, at the City of Vancouver, Province of British Columbia, TSUDE YAMAMOTO, wife of Wakichi Yamamoto, personally known to me, who is of the Japanese race and only understands the Japanese language and unable to sign her name with the alphabet of the English language, SIGN her name in the Japanese writings to the annexed agreement, I having first read over and correctly translated and thoroughly explained to her in the Japanese language the contents thereof, when she appeared perfectly to understand the same.

"A. H. Young"

---

Barrister & Solicitor,  
#1009 Dominion Bank Building,  
Vancouver, B.C.

said premises to the said Tenants, the said Guarantor, hereby covenants and agrees with the said Landlady that, in the event of the said Tenants not fulfilling their agreements, covenants, obligations and stipulations hereunder, she as guarantor will reimburse and pay to the said Landlady all losses, damages, expenses and costs caused to or sustained by her the said Landlady by reason of any default of the said Tenants.

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

SIGNED, SEALED and DELIVERED )			
In the Presence of: (			
"A. H. Young" (	"Japanese writing" (	Landlady. (	"Seal" (
#1009 Dominion Bank Bldg. (	"H. Knudsen" (		"Seal" (
Vancouver, B.C., (	"B. Knudsen" (	Tenants (	"Seal" (
Solicitor (	"H. Fransen" (	Guarantor. (	"Seal" (

SCHEDULE.

- Linoleum floor covering (Whole Floor),
- 1 Range complete with water tank,
- 1 Three burner gas range,
- 4 Double beds complete,
- 1 Three-quarter bed complete,
- 1 Kitchen cabinet,
- 1 Clock,
- 1 Set six chairs,
- 4 Chairs,
- 7 Kitchen Chairs,
- 2 Heaters,
- 1 Rocking chair,
- 2 Window shades in front room.

\_\_\_\_\_  
"Betty Knudsen"  
"H. Knudsen"

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

Aug. 4/48

*Mulan*  
Mulan

October 9th 1942.

---

TSUDE YAMAMOTO,

and -

HENRY KNUDSEN ET UX,

And -

HILDA FRANSEN,

Guarantor.

---

A G R E E M E N T .

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A. H. YOUNG  
Barrister & Solicitor  
1009 Dominion Bank Bldg.  
Vancouver, - B.C.



BUREAU POWELL STREET

## 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: YAMAMOTO, Tsude (Mrs. Wakichi).

HOME ADDRESS: 242 Main St., Vancouver, B. C.

REGISTRATION NUMBER 01138 SEX: Female AGE: 66

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. 1358 - 13

MARRIED? Yes.

EXHIBIT No. ~~June 1948~~

DATE J.W.G. Hunter

NAME OF WIFE OR HUSBAND: Wakichi.

FILED BY

ADDRESS OF WIFE OR HUSBAND: Same.

NAMES OF ANY LIVING CHILDREN: Katsujiro (M), Haru (F), Naka (F), Sumi (F), Tomokazu (M).

ADDRESSES:- Katsujiro - In Japan; (Mrs.) IWATA, Haru & SOMIYA, Naka - 242 Main St., Van. B.C.  
(Mrs.) YAMASAKI, Sumi - 406 Alexander St., Vancouver, B.C.

ADDRESS OF CHILDREN: Tomokazu - At Sandon, B. C.

AGE OF CHILDREN: 44, 41, 35, 31, 26.

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

1. LOCATION AND DESCRIPTION: (1) - 242 Main St., Vancouver, B. C.

In the City of Vancouver, Lot 8, of No. 5; District Lot 196;

(2) - 359 Powell St., Vancouver, B. C. In the City of Vancouver,

Lot 29, of No. 40, District Lot 196.

2. BUILDINGS AND OTHER IMPROVEMENTS: (1) Two dwelling houses, assessed

at \$1,950.00. (2) Two dwelling houses, assessed at \$1,800.00.

(1) Land assessment - \$3,625.00. (2) Land assessment \$3,750.00.

3. INSURANCE (Give particulars; state where policies are) (1) \$2,500.00 Home Fire &amp; Marine Ins. Co., Van., B.C. Pol. #191620. Prem. \$6188. (1) \$750.00 Home Fire &amp; Marine Ins. Co., Van., B.C. Pol. #191619. Prem. \$10.50. This pol. for property

at rear of 242 Main St. (2) \$2,000.00 Home Fire &amp; Marine Ins. Co. Prem. \$93.76. Pol. #191621. All Pols. in care of Tamura-396 Powell St.

4. TAXES (Amount and where payable) \$250.00 for each property, payable to the City Hall, Vancouver, B.C. Paid up to 1941.

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

Abt. \$2,000.00 mortgage on both houses - Japan &amp; Canada Trust Co.,

396 Powell ST., Vancouver, B. C. (at 7%).

6. OCCUPANCY AND LEASES (If vacant so state) Both properties have been placed in

hands of Gibbens &amp; Co., Ltd., 254 E. Hastings St., Vancouver, B. C.

Title Deed is at the Court House,  
 7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Vancouver, B. C.  
 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Japan & Canada Trust Co.,  
 396 Powell St., Vancouver, B.C.  
 9. IF FARM LAND STATE CROPS SOWN: None.

4. INSURANCE CARRI  
 Van., B.C. Pol.# 32-  
 & equipment. Pol. i  
 5. MORTGAGES, LIEN  
 OTHERS: .....

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. MONEYS OWING TO  
 None.  
 7. BONDS, DEBENTUR  
 None.  
 8. BANK ACCOUNTS:  
 9. LIFE INSURANCE:  
 Pol.# A2641. Prem.  
 Beneficiary - Son, Ka  
 10. INTEREST IN ANY P  
 11. SAFETY DEPOSIT P

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,  
 EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:  
 Left at 240 Main St., Vancouver, B.C. :- See list attached.  
 Left at 242 Main St., Vancouver, B.C. :- Household furniture, fixtures, etc.  
 list will be brought in later.  
 Keys of 240 & 242 Main St. will be put into the hands of the Custodian.

LIABILITIES:  
 1. PERSONAL DEBTS:  
 2. TRADE DEBTS:

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.

I, the undersigned, her  
 tected area as set out abov  
 tures, bonds or other securi  
 I certify that the abov  
 every description in any pr  
 and indirect.  
 Dated this 23rd  
 "D.M. Chope"  
 Witness

FOR DEPARTMENTAL U

is at the Court House,  
B. C.

FORM "JP"

FILE No. ....

& Canada Trust Co.,  
Well St., Vancouver, B.C.

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$2,500.00 Bankers & Traders Ins.Co.,  
Van., B.C. Pol.# 32-28782. Prem.\$56.25. On furniture of house & store,  
& equipment. Pol. in owner's possession.

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.

PAID: None.

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

e paid) None.

8. BANK ACCOUNTS: None.

9. LIFE INSURANCE: \$2,500.00 B.C. Mutual Benefit Assoc., Vancouver, B. C.  
Pol.# A2641. Prem. abt. \$40.00 p.s. Pol. in owner's possession.

Beneficiary - Son, Katsujiro, (Declarant has made a Will dividing this between her  
two sons.)

10. INTEREST IN ANY ESTATES OR TRUSTS None.

None.

11. SAFETY DEPOSIT BOX: None.

LIABILITIES:

1. PERSONAL DEBTS: None.

URNITURE, FIXTURES,  
PERSONAL EFFECTS:.....

tached: .....

2. TRADE DEBTS: None.

urniture, fixtures, etc.

the Custodian.

PETS None.

**I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the pro-  
tected 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 23rd day of June 1942

(Signature) "T. YAMAMOTO"

"D.M. Chope"  
Witness

ANY INTEREST IN, OR  
None.

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

Aug. 4/48 *m. Wanstall*

*BA*

WILLARD'S AUCTION ROOM

1047 Seymour Street  
Vancouver, B.C.  
Dec. 1st, 1944.

The Office Of  
The Custodian, Etc.,  
Royal Bank Bldg.,  
675 Hastings St., W.,  
Vancouver, B.C.

ATTENTION MR. G. SPAIN.

Dear Sir:-

Enclosed please find a list of goods,  
belonging to MR. W. Yamamoto, 238-242 Main Street,  
in the City of Vancouver, file # 2977 and my valuat-  
10985  
ion of same. My fee for same is \$5.00.

Again thanking you for your continued  
courtesy, I am

Yours truly,

"W.G. Willard"

W.G. Willard.

WGW/AHW.

1358 - 14

EXHIBIT No. \_\_\_\_\_  
4 June 1948  
DATE.....  
FILED BY J.W.G. Hunter

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

Aug. 4/48

*W. G. Willard*  
6/4.

HOWARD SMITH  
GENOA BOND

DEPARTMENT OF THE SECRETARY OF STATE OF CANADA  
THE CUSTODIAN OF JAPANESE EVACUEE PROPERTY  
VANCOUVER OFFICE

Receipt NO. 11468

Date 9 Jan. 1945

RECEIVED from Mrs. Rosell 242 Main St., Vancouver, B.C.

the sum of Seventy -----<sup>xx</sup> Dollars Cash  
100

re: YAMAMOTO, Tsude (Mrs. Wakichi) Regn.No. 01138 File No. 10985

Sundry chattels as per appraisal.

\$70.00

....."B..Good"..... Cashier  
For the Custodian of Japanese Evacuee Property.

I hereby certify that the foregoing words are a true copy  
of the original whereof they purport to be a copy.  
Aug.4/48

M. Winstace

*W.H.*

WILLARD'S AUCTION ROOM

1047 Seymour Street,  
Vancouver, B.C.  
Dec. 1st, 1944.

The Office of  
The Custodian, Etc.,  
Royal Bank Bldg.,  
675 Hastings St., W.,  
Vancouver, B.C.

ATTENTION MR. G. SPAIN.

Dear Sir:-

Acting under the instructions of your Mr. Smith,  
I have called at the premises of Mr. W. Yamamoto, 238-242  
Main Street, in the city of Vancouver, file #2977  
10985

and there examined certain goods. Following is a list  
of the goods examined and my valuation of same.

2 old mohogany beds complete .....	\$16.00 )	
1 cable spring and mattress.....	4.00 )	
1 3/4 bed complete .....	7.00 )	
1 bed complete .....	5.00 )	"Checks
1 kitchen range "Happy Thought"	)	with
(No back).....	5.00 )	Agreement
1 3burner gas range "Gurney" .....	10.00 )	9-10-42
4 dining chairs.....	4.00 )	(& 2 white iron
1 dining table .....	1.00 )	beds valueless"
1 clock .....	3.00 )	
1 kitchen cabinet .....	5.00 )	
⊗ 7 kitchen chairs .....	3.50 )	
⊗ 6 dining chairs .....	6.00 )	
Lino. (Mostly attached to floor) ..	10.00 )	
⊗ 1 rocking chair .....	1.00 )	
⊗ 2 heaters (Missing; discarded by former tenant.	)	
		"\$ 80.50"

Trusting this meets with your approval,  
and thanking you for your courtesy, I am

Yours truly,

"W.G. Willard"  
W.G. Willard.

WGW/AHW.

⊗<sup>4</sup> not in possession of Mrs. Rosell.  
Claimed not to be Japanese property - should not have been  
appraised - delete value totalling \$10.50.

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

Aug. 4/48

*W.G. Willard*

WILLARD'S AUCTION ROOM

1047 Seymour Street,  
Vancouver, B.C.

Dec. 22nd., 1944.

The Office Of  
The Custodian, Etc.,  
Royal Bank Bldg.,  
675 Hastings St., W.,  
Vancouver, B.C.

Dear Sir;-

ATTENTION MR. G. SPAIN.

Re; Mrs. Tsude Yamamoto,  
238-242 Main St., Vancouver, B.C.

In submitting the valuation of the above goods, I would recommend that these chattles be sold to the present operator, as it is doubtful if the same prices could be obtained at auction.

Some of the beds are practically worthless, being iron with wooden springs, have no sales value, but they are usable to the tenant.

The operator is conducting a rooming-house business and it would be a problem to move the furniture as many of the roomers are shipyard workers, on night and day shifts.

I might add, too, that most of the linoleum is fastened to the floor and is of no use to any-one but the person who occupies the premises.

I am Trusting this information may be of service to you,

Yours truly,  
"W. G. Willard"  
W. G. Willard

WGW/AHW.

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

Aug. 4/48

*M. K. Willard*  
M.K.