

Name of Claimant TAKIMOTO, Yojiro

Case 1387

Custodian File 8714

<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
		6500. 1600. 50.	650.00	325.00 80.00 37.50	No. 2 3	Special plus #	charges			1092.50 1500.00 350.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles			Boats and Boat Gear							
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
						65.00			7.80	7.80
<b>TOTAL RECOMMENDATION</b>										<b>2950.30</b>

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).

Vancouver, B.C.,

November 4th, 1948.

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IN THE MATTER OF THE CLAIM OF  
YOJIRO TAKAMOTO

PROCEEDINGS AT HEARING

20 APPEARANCES:

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

R. J. McMASTER, Esq.,                 appearing for the  
Claimant.

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A. WATSON, Esq.,                                 Secretary.  
T. P. HORROBIN, Esq.,                          Reporter,  
MRS. I. C. SMITH,                                 Interpret .

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Discussion.

Y. Takamoto,  
In Chief.

MR. McMASTER: This is a personal claim, my lord, of Yojiro Takamoto. The claim, as filed originally, included certain assets which were the property of Haney Mills, and which yesterday were stricken out of the claim, my lord, as well as the claim with respect to the Allouette Mills. Your lordship rules them to be outside of the Terms of Reference.

10 I would ask in this case, my lord, to file an amended claim. I have supplied a copy to my learned friend, and I hand a copy to your lordship.

THE COMMISSIONER: Is there any objection to the amendment, Mr. Hunter?

MR. HUNTER: No, I have no objection, my lord.

THE COMMISSIONER: Very good. This amendment is in substitution, then, for the claim originally filed.

MR. McMASTER: That is correct, my lord.

THE COMMISSIONER: Very well, proceed, Mr. McMaster.

20 MR. McMASTER: I will call Mr. Takamoto.

YOJIRO TAKAMOTO, the Claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Mr. Takamoto, did you instruct me to prepare this statement with regard to your claim, insofar as the claim refers to your residence, the lumber yard and the vacant land?

A Yes.

30 Q And are the contents of that statement true to

the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I would ask to file that as Exhibit No. 1, my lord.

MR. HUNTER: My lord, I would like to raise a preliminary objection to that, as drawn. I wonder if your lordship could refer to page 3. On page 3, starting about the middle of the page, that is about as fine a conglomeration of hearsay evidence as I have seen in some time.

10 THE COMMISSIONER: Under the head of the gas station?

MR. HUNTER: No, my lord, on page 3.

MR. McMASTER: Page 3. It is relating to the lumber yard, my lord.

MR. HUNTER: Half way down the page it starts, "I have heard", and from there on there is a fine collection of hearsay, and while I personally don't think it harms us in the slightest degree, I think it is improper to have the thing go in in that form. Whether he can prove those things remains to be seen, but I think it is rather poor procedure to have them go in that way.

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THE COMMISSIONER: Are you proposing to prove the statements set out in the exhibit to which counsel has objected?

MR. McMASTER: Yes. I am proposing to call the purchaser of the property. I will grant you there can be no weight, or very little weight attached to it. It gives some explanation for the manner in which the man arrives at his claim.

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Y. Takamoto,  
In Chief.

THE COMMISSIONER: In the form in which it is set up,  
I can give no weight to it at all.

MR. McMASTER: I appreciate that, my lord. I intend to  
call the purchaser of the property.

THE COMMISSIONER: That should meet your objection,  
Mr. Hunter.

MR. HUNTER: Yes. I don't think it embarrasses me, my  
lord, but I think it is improper.

THE COMMISSIONER: All right.

10 MR. HUNTER: Also, while it is thought possibly not as  
material, further on, on page 2 dealing with  
the residence, it will be seen that there is some  
evidence which I would submit is irrelevant, such  
as sale prices in 1946.

THE COMMISSIONER: Yes. That has no value in relation  
to determining value as at 1943 or 1944, when it  
was sold.

MR. McMASTER: No, 1944 or 1945.

MR. HUNTER: Then again, we have the same thing under  
20 the vacant land, some time later after the sale  
by the Custodian.

THE COMMISSIONER: I note your objection. Counsel for  
the Claimant appreciates I cannot accept statements  
of that kind as proof of anything.

MR. McMASTER: Subsequently, my lord, I will be calling  
evidence on those points. I had the Claimant in-  
clude them in his statement to show some of the  
things that may have influenced him in establish-  
ing his claim, my lord.

30 THE COMMISSIONER: Very well. This covers his entire

Y. Takamoto,  
In Chief.

claim, does it not?

MR. McMASTER: With the exception of personal chattels, and the only claim there is with respect to the donkey engine, and I will deal with that by viva voce evidence.

10 With regard to the residence, my lord, which is the first statement, I would just draw your lordship's attention to the fact that the house was erected in 1933, and as shown by the dimensions of the floor space, it was a large house.

THE COMMISSIONER: Where was it?

MR. McMASTER: The house was situated in Haney, at the corner of 5th Avenue and the Dewdney Trunk Road, my lord. I don't know if that appears here, but the legal description is shown.

THE COMMISSIONER: 5th Avenue and Dewdney Trunk Road.

MR. McMASTER: That is correct, my lord. This property was on the corner, as indicated.

20 The Claimant points out that there was a large garage on the premises which was finished with double siding, and takes objection to Mr. Ansell's statement that the garage was of an ordinary size. My friend draws my attention to a typographical error, my lord. It should be that the appraiser, Mr. William H. Ansell, is quite correct in saying, and so on. It is the second paragraph. He points out it has since been converted into a store. He states he has no expert knowledge of real estate values, but having  
30 regard to the cost of the buildings, and their

Y. Takamoto,  
In Chief.

location, and the demand for property in the  
Fall of 1944, when it was sold --

THE COMMISSIONER: He does not say what it cost,  
does he?

MR. McMASTER: Oh yes, my lord.

THE COMMISSIONER: Oh yes, he does.

MR. McMASTER: The house cost \$10,000.00. I don't  
think he states the cost of the garage, which  
was built a year later. The property itself was  
10 purchased, with the two adjacent lots, in 1932  
for \$1,000.00.

THE COMMISSIONER: What time in 1944 did this sale  
take place?

MR. McMASTER: The date shown on the Custodian's  
analysis is October 24, 1944, my lord.

Dealing with the lumber yard, the buildings  
there were erected on Lots 2 and 3, which he had  
acquired, along with Lot 1, in 1932. He refers to  
the fact that at the time of his evacuation there  
was another building on the premises, but that  
20 was destroyed by fire. He is making no claim with  
respect to it. I think he actually recovered on  
an insurance policy in respect of that building,  
my lord.

Then he sets out the other buildings that,  
as far as he was aware, were on the premises at  
the date of the sale which was in October of 1943 --  
no, September 29, 1944, my lord, that is correct.

If your lordship would be good enough to  
30 refer to the amended claim form, you will see the

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In Chief.

respective values he is placing on these buildings, the details of which he sets out as at the date of sale.

I don't think I need to particularly draw your attention to the details of those, my lord, but on page 2, referring to the lumber yard property, I draw your lordship's attention under Water System to the last sentence, which refers to a sawdust bunker. That should have been a heading by itself. The last sentence of the first paragraph dealing with the Water System.

10 THE COMMISSIONER: Where is this, on page 2?

MR. McMASTER: On page No. 2 of the statement with respect to the lumber yard.

THE COMMISSIONER: Yes, water system.

MR. McMASTER: Yes, the last sentence of that paragraph.

THE COMMISSIONER: Sawdust bunker.

MR. McMASTER: Yes. That should have been a separate heading by itself. The Claimant points out that that the property was used for commercial purposes prior to his evacuation and was capable of adaptation to the lumber business or other business requiring large storage space, and he draws attention to the fact that the gas station on the premises was well located on the Dewdney Trunk Road.

At page 3 he takes exception to Mr. Ansell's estimate of the salvage value, or that the buildings only had a salvage value, and says they had a commercial value, and he also differs with



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Mr. Ansell as to what the salvage value would be if it was valued on that basis.

The last sentence of the first paragraph on page 3 shows he estimates the value of the land itself at \$1800.00.

THE COMMISSIONER: That was land that had cost him \$1,000 in 1932, is that it?

10 MR. McMASTER: Yes, that is correct, my lord. I might say, my lord, and this doesn't appear in the statement, but Lot 1 was one acre and Lots 2 and 3 were each one acre. So that the portion on which the lumber yard was constructed was on a portion of two acres.

THE COMMISSIONER: That is, 2 and 3 together were one acre?

MR. McMASTER: No, 2 and 3 together were two acres.

THE COMMISSIONER: So, each lot was an acre lot?

20 MR. McMASTER: That is right. Now, with regard to the vacant land, my lord, which is the third portion of the statement, that property was situated about a mile and a half east of Haney. That would be on the opposite side of the town itself, on the Loughheed Highway. At the time of the evacuation, he had a sawdust bunker on there which he had built, and which he sold himself. He is making no claim for the sawdust bunker, my lord, he claims for the land alone. The property was sold by the Custodian on May 30th, 1945, for \$50.00.

THE COMMISSIONER: What acreage was there?

30 MR. HUNTER: Two acres, more or less, my lord. It is

Y. Takamoto,  
In Chief.

actually a little less.

THE COMMISSIONER: It is uncleared?

MR. McMASTER: Yes, my lord. My lord, with regard to the statement concerning the subsequent sale, we will file proof of the sale in due course, and call other evidence with respect to it.

Q Witness, have you seen this lot that was a mile and a half east of Haney in the last two days?

A Yes, I have.

10 Q You had sold the sawdust bunker off that lot?

A Yes.

Q When you saw it a few days ago, had the sawdust bunker been removed from the lot?

A Yes, it was removed.

Q Now, were there any changes at all made to that lot when you saw it the other day from the condition in which it was at the time you last saw it, before evacuation?

20 A I didn't see any difference in the land, but I only saw that the bunker had been removed.

Q Now at the time you were evacuated there was an old trestle of the Loughheed Logging Company on that property.

A It was used for the railway by the logging company.

Q And when you saw the lot the other day, had anything happened to that trestle?

A No, there was nothing left, except there was a bridge which was there before we left.

30 Q Were those the only changes you observed in the land from the last time you saw it before the

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In Chief.

evacuation? A: There was no  
change whatever.

Q Now, witness, you are claiming with respect to  
one home made donkey. Would you advise his lord-  
ship when you acquired that donkey engine?

A I made the donkey engine myself. I bought the  
winch and there was a Marmon engine with it, he  
calls it. He used that and altered it and made  
it into a donkey engine.

10 Q When? A: I think it was  
about 1938.

Q And what was the engine used for?

A It was used for loading logs and timber.

Q And what was the condition of it at the time of  
your evacuation?

A: It was in a very  
good condition, and I moved it nearer to my  
house, and I had it covered.

THE COMMISSIONER: Q: What power did it have?

A 125.

20 Q That is 125 what? A: Horsepower.

Q Operated by a gas engine, was it?

A Yes, it was operated by a gas engine.

MR. McMASTER: Q: That was a Marmon car engine, was it,  
that he had in it?

A It is the motor, I suppose he means.

Q Yes? A: It was called a  
Marmon.

MR. McMASTER: Your witness.

MR. HUNTER: It is submitted, my lord, that all three  
30 properties of real estate were sold for their

respective fair market values.

It is submitted that the donkey engine was sold for its fair market value.

I tender an appraisal by William H. Ansell, dated April 19th, 1944, with respect of the residence property lot 1, in which he states (reading). It is signed "William H. Ansell, Appraiser." I will file that as Exhibit No. 2.

(APPRAISAL MARKED EXHIBIT NO. 1387-2)

10 MR. HUNTER: This property was advertised under catalogue No. 597. There was a tender made on April 27, 1944, for \$2300.00. This was refused. On September 12, 1944, there was a tender made by Mr. Hal Menzies on behalf of a client, in which he says:

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"I have at last received an offer for the Takamoto house property here, described in your catalogue as #597, being #2601 Dewdney Trunk Road; described as

\*Lot 1 of Lot 16 of Block 2 of Lot 245, Group 1, Map 3785', your file #3714. You will remember that this is the large

w

whie dwelling occupied by lawyer Campbell. As this purchase is taking the property subject to the tenancy this sale will eliminate the difficulty in regard to water supply. The offer is for \$6500.00, with \$4000.00 cash and the balance in two equal annual payments. I believe that is \$50.00 less than your

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Y. Takamoto,  
In Chief.

10 "minimum price, but the purchaser couldn't see the \$50.00 and offered only the even figure of \$6500.00 which the neighbours here think is a generous price for this property, in this I concur, particularly in view of the general unmarketable size and shape of the house attached to so small a piece of land.

The buyer who has paid a \$500.00 deposit which we are enclosing, has asked for sufficient time to sell his Dunbar Heights home."

Then there is a question of sixty days, and so forth.

That offer was accepted, my lord, and as my learned friend has stated, it was sold as of the 24th of October, 1944, \$6500.00.

20 You would gather from this letter that the purchaser was a lawyer Campbell, but he isn't.

The purchaser was W. J. & E. Bushman. I don't think there is any need to file that, my lord, but I thought if I read it it would have some interest to the Commission.

THE COMMISSIONER: Yes. So far as the advertising is concerned, was it advertised only in the catalogue which was distributed to real estate agents?

MR. HUNTER: I believe so.

THE COMMISSIONER: There was no public advertisement?

30 MR. HUNTER: Well, the catalogues were publicly ad-

Y. Takamoto,  
Cross-Exam.

vertised.

THE COMMISSIONER: They were distributed?

MR. HUNTER: And advertised. That is, notices were placed in the newspapers, advertising the existence of the catalogues and referring them to the real estate agents.

CROSS -EXAMINATION BY MR. HUNTER:

10 Q Mr. Takamoto, you, in your statement, state that this house in 1933 cost you \$10,000.00 or over. Would you care to change that figure, or are you sticking to over \$10,000.00?

A I don't mind changing it a little, he says.

Q I see. Would you tell us what your change would be?

A: About \$500.00 less, I should expect.

20 THE COMMISSIONER: I take it, Mr. Hunter, that the implication behind your question is that the \$10,000 figure is substantially padded, is that it?

MR. HUNTER: Yes, my lord. It will be my submission at a later date, and we hope to prove that an 8-roomed house in 1933, of frame construction, would cost very much less than \$10,000.00.

THE COMMISSIONER: Why not put it to him bluntly, so he understands what you are driving at?

30 MR. HUNTER: Q: Mr. Takamoto, it is my intention to endeavour to prove at a later date that this house cost considerably under \$10,000.00. Did that house actually cost you \$10,000.00, or was

it a lesser figure?

A: Of course, I used my own material. That was my lumber, but I have estimated it much lower. If I had bought the lumber, it would have cost more. I have calculated everything minutely and it cost me over \$10,000.00.

Q In other words, you are sticking to the figure of \$10,000.00, or higher, am I correct?

A Yes.

10 Q Now, have you your figures with you?

A No, I haven't them with me.

Q Have you the figures anywhere?

A Yes, I can.

MR. HUNTER: My lord, I would suggest those be filed forthwith.

MR. McMASTER: Did he say "Yes, I can", or "Yes, I have"?

THE INTERPRETER: A: "Yes, I can find them." He means, "I have them."

20 THE COMMISSIONER: Q: Put it to him again, Mrs. Smith. I understand by his answer that he has the figures at home, or somewhere, and he can produce them.

A: He can produce them, yes.

MR. McMASTER: Very well, my lord. I will undertake to file it. Will it be satisfactory if the witness sends me those with his signature on it?

THE COMMISSIONER: Do you want to have him here for cross-examination, Mr. Hunter?

30 MR. HUNTER: Oh no, we will produce our own witnesses,

Y. Takamoto,  
Cross-Exam.

my lord, to rebutt that.

THE COMMISSIONER: I assume that the basis of your cross-examination is as to a builder's rule -of-thumb, that along about 1932 and 1933 houses were built at a cost of something less than \$1,000 a room?

MR. HUNTER: Generally speaking, my lord, yes. I don't pretend to be an expert, but it does strike me as a high price.

10 Q Again, in your claim, Mr. Takamoto, you state that the property was subsequently subdivided and the two parcels were subsequently sold for a total of \$10,000.00.

A Did you say the building was subdivided into two?

Q I said the property.

THE COMMISSIONER: The land.

A They both were sold for \$10,000.00.

MR. HUNTER: Q: A total of \$10,000.00. Now, do you understand that, Mr. Takamoto?

20 A It was sold for \$10,000.00.

Q Yes, the two separate parts sold for a total of \$10,000.00. You understand that?

A He said he bought the property for \$1,000.00 and he didn't think the property was sold for \$10,000.00. That is, the house was sold for \$6500.00, including the land.

Q Yes, and Mr. Takamoto in his statement here has stated that the residential piece of land was subdivided and the garage and some of the property sold for \$2500.00, and the house and some of

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Y. Takamoto,  
Cross-Exam.

the property sold for \$7500.00 in 1946, making a total of \$10,000.00.

MR. McMASTER: This is after the Custodian's sale?

THE COMMISSIONER: Mrs. Smith, perhaps it might be helpful for you to have this statement.

MR. HUNTER: Q: It was after the Custodian sold that the purchaser did this?

A Yes. He understands that, yes.

10 Q In view of this sale of the sub-divided property for \$10,000.00 in 1946, Mr. Takamoto, why do you claim that the property was worth \$12,000.00 in 1944?

A: Because the price had gone up of everything, and I think there was the value of that for \$12,000.00.

Q But Mr. Bushman sold for \$10,000.00 in 1946. You claim it was worth \$12,000.00 in 1944, two years earlier. What is your explanation?

A A Chinaman named Jimmie had offered \$13,000.00-- no, Lim -- do you know the name of the Chinaman?

20 Q That was the tenant.

A A Chinaman, either Lim or Lin.

Q The tenant of the lumber yard.

A He is the one who bought the sawmill?

THE COMMISSIONER: Q: Yes.

A \$13,000.00, he offered.

THE COMMISSIONER: I do not know that you need pursue it any further. It pretty well speaks for itself.

30 MR. McMASTER: My lord, I will be calling further evidence with respect to the question of value.

Y. Takamoto,  
Cross-Exam.

MR. HUNTER: I would submit, for filing, an appraisal dated the 19th of April, 1944, covering Lots 2 and 3, being the lumber yard, etcetera. This is by William H. Ansell and he states, (reading). I would submit that as Exhibit 3, my lord.

THE COMMISSIONER: In other words, that is everything on this land, is it?

MR. HUNTER: Yes, my lord. That is the lumber yard and buildings complete.

10 (APPRAISAL MARKED EXHIBIT NO. 1387-3)

MR. HUNTER: This lumber yard was advertised under catalogue No. 598. On April 27th, 1944, a tender from Charles Howard Stonehouse for \$800.00. This was refused. On April 28th, 1944, a tender for \$1400.00. This was refused. Then there was subsequently a tender for \$1600.00, and Mr. Ansell was communicated with, and in reply to a question from the Custodian's office he wrote this letter dated July 3, 1944, in which he states, and this is addressed to the Secretary of State, (reading).

20

That offer was accepted, my lord, and it was sold as of the 29th September, 1944, for \$1600.00.

MR. McMASTER: Is my friend filing that letter, subject to proof, my lord?

MR. HUNTER: This is Mr. Ansell's letter. I would tender this as Exhibit 4, my lord.

(LETTER MARKED EXHIBIT NO. 1387-4)

30 Q Do you, Mr. Takamoto, know how securely the boards

Y. Takamoto,

Cross-Exam.

on this lumber shed, that is the sheeting, were nailed to the uprights or studding?

A The east side, the lumber wasn't very safely nailed, but the rest was always strong.

Q I see. What about the other side, the west side?

A No, the east side was very weak, but the other sides weren't very strong either, as it is constantly used and the posts move about.

Q Do you know what length of nail was used to attach the sheeting?                      A: I didn't do the work myself, but I think it was about 2½ inches long.

MR. HUNTER: I tender as Exhibit 5 the appraisal of William H. Ansell, the same date, April 19th, 1944, covering the vacant lot, my lord. He says, (reading).

(APPRAISAL MARKED EXHIBIT NO. 1387-5)

Q Is Mr. Ansell's statement that most of this property is aravine correct?

20 A No, I can't agree with him very much.

Q What have you to say as to it?

A There is a great difference between the estimate of Mr. Ansell and myself.

Q I am talking about the ravine. Was most of this property a ravine, or wasn't it?

THE COMMISSIONER: Might I ask what the acreage of that was, all told.

MR. HUNTER: 1.7 acres, all told.

THE COMMISSIONER: How much ravine, and how much flat land?

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MR. HUNTER: Q: How much of this 1.7 acre lot was ravine, and how much was flat land?

A When I ~~evacuated~~ there was no ravine whatever.

THE COMMISSIONER: Q: No ravine?

A No. It was all flat land. I did that all myself.

MR. HUNTER: Q: Now, you are quite sure of that?

A Yes.

Q What did this trestle go across-- w flat land?

A I beg your pardon?

10 Q Did the trestle go across flat land?

A What do you mean by trust?

Q No, a trestle. A: I don't know the word trestle. What do you mean by it?

Q A wooden bridge. Did it go across flat land?

A<sup>+</sup> It was all on the flat land, only I had some boards down so that the tires wouldn't go down and sink in.

MR. HUNTER: I don't like to waste time on this, my lord.

20 THE COMMISSIONER: Perhaps it can be covered by some other witness.

MR. HUNTER: Yes. I don't think the witness understands the questio.

THE COMMISSIONER: No, I am a little doubtful as to whether he does, too.

MR. HUNTER: I think it is most unlikely that Mr. Ansell would say there was a ravine there if it was perfectly flat. That doesn't sound right.

Q You left most of your machinery under the care of Mr. Carl W. Reid? A: Yes.

30 Q And why did you leave it with him? Had he some

special qualifications for machinery?

A Mr. Reid was a friend of mine. I dealt with him for years and the things that were in the warehouse, I had asked him to sell. It was for that purpose I left them.

Q What was Mr. Reid's occupation?

A He buys and sells -- a broker, I should say, of machinery.

Q You considered him a good man?

10 A When I dealt with him before, I had considered him an honest man, and a very good man.

MR. HUNTER: I would tender the appraisal of Carl W. Reid, in which he appraises the donkey engine at \$65.00, my lord.

(APPRAISAL MARKED EXHIBIT NO. 1387-6)

MR. HUNTER: This was sold on or about the 9th August, 1945, to P. K. Papow, for \$65.00, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: I judge that all claims for other chattels  
20 have been withdrawn?

MR. McMASTER: That is correct, with the one factor, my lord; I understand that the sale of the house-- I didn't cover this before -- that certain carpets and rugs were included in the sale of the house. Has my friend any information, or is he able to advise what value was placed on the chattels that were sold with the house? I don't think they amount to a great deal. Perhaps he could advise me at a later date and we could speak to it then.

30 MR. HUNTER: There is one other question.

Y. Takamoto,  
Cross-Exam.

Q Mr. Takamoto, you left this donkey engine, which the Custodian sold, in the care of Mr. Reid? Perhaps my learned friend is prepared to admit that there is a document signed by Mr. Takamoto.

MR. McMASTER: Yes, my lord.

THE COMMISSIONER: All right. He had previously said that he did.

MR. HUNTER: Yes, I wanted to be sure the donkey engine was included. I use the word "machinery", I think.

10 THE INTERPRETER: He said "I have asked Mr. Reid to sell one donkey engine -- one boiler."

MR. HUNTER: This is your client's signature, I presume, (producing). I just don't want the Custodian to be held responsible for these things.

MR. McMASTER: Yes. There is no question about it, my lord, that this had been left in October, 1943, with Carl Reid to dispose of it. Apparently he didn't dispose of it, but the Custodian did.

MR. HUNTER: I have a lease purporting to be signed by your client, showing the various chattels left in the house and included in the lease.

MR. McMASTER: Yes. Were those sold with the house?

MR. HUNTER: The kitchen range was sold separately. Practically everything else was either in the form of a fixture or a floor covering, and I believe they went with the house, my lord.

MR. McMASTER: I will admit that statement, if you would like to file it, Mr. Hunter.

30 MR. HUNTER: In fact, it has two items here which it shows as sold to the tenant by the owner, one is

Y. Takamoto,  
Cross-Exam.

a bathroom bureau, and there is a large bathroom mirror.

MR. McMASTER: The only thing we had originally claimed for was, I believe, a stove and the rugs, and primarily what were sold were the rugs and the living room rug or congoleum -- two congoleum rugs in the bedrooms. He refers to bathroom fixtures, but those would naturally go with the house.

10 THE COMMISSIONER: That is a matter of a memo.

MR. HUNTER: The only point that I judge my learned friend is trying to make is this might increase the value of the house. That is why I am not ignoring it.

MR. McMASTER: Or decrease the amount the Custodian received, whichever way you look at it, my lord.  
(STATEMENT MARKED EXHIBIT NO. 1387-7)

MR. HUNTER: Perhaps I could just get this admission, the only chattel being claimed for is the donkey  
20 a engine.

MR. McMASTER: That is correct.

MR. HUNTER: And is my learned friend alleging that the house has been increased in value by these chattels? I would like to know, in order that I can prove later they had no value.

MR. McMASTER: I would rather put it the other way, that the monies actually received by the Custodian for the sale of the house were actually less than \$6500.00. I don't think the amount is  
30 a great deal.

Y. Takamoto,  
Cross-Exam.  
Re-Direct.

THE COMMISSIONER: It does not help much, in any case.

MR. HUNTER: I wanted that clarified.

THE COMMISSIONER: Any re-examination?

MR. McMASTER: Yes, my lord. My lord, I might say I was provided by my client with a picture of this house, which was alleged to have been taken in 1940. Unfortunately, I didn't bring it with me this morning, and I would ask leave to file it at a later date.

10

THE COMMISSIONER: Very well, we will have the photograph marked as Exhibit 8. You can simply leave it with the secretary.

MR. McMASTER: Yes, my lord, thank you.

(PHOTOGRAPH MARKED EXHIBIT NO. 1387-8)

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Now, with regard to this property that was a mile and a half east of Haney, Mr. Takamoto, did you ever go to the back of the property, referring to the back of the property as being furthest away from the Lougheed Highway?

20

A Yes, I had gone over the bridge several times with a sawdust load.

Q How deep was the property from the Lougheed Highway? How deep to the back boundary of it?

A About one-eighth of a mile.

Q One eighth of a mile. That was your impression as to its depth?

A: Yes. Part of it

30

was bought by a friend, and he had built a house



Y. Takamoto,

Re-Direct.

there.

Q And it was registered in his name?

A Yes. It was beyond my boundary, that a friend had bought. It had nothing to do with my land.

MR. HUNTER: I think we will have to call evidence, my lord, on the topography of this land, in any event.

THE COMMISSIONER: Yes.

MR. McMASTER: Q: Now, with regard to Carl Reid,  
10 you left some machinery other than this donkey engine with him to sell, is that right?

A A boiler, he said.

Q He left other equipment with Carl Reid to sell?

A There was some small machinery, but beyond that I have never asked him.

Q Did he ever get paid by Carl Reid?

A No. I didn't receive even 5 cents.

Q And did he place the matter in the hands of his solicitors for attention?

20 A Yes.

Q And did they succeed in collecting any money from Carl Reid?

A: I haven't received any money and I think the solicitor had asked for the payment of it, but I don't know if he had received it or not.

MR. McMASTER: I think that is all, my lord.

(PROCEEDINGS ADJOURNED SINE DIE).

*I hereby certify the foregoing to be a true and accurate report of the said proceedings:*

*J. P. Harobin*  
Deputy Official Stenographer

Case 1387

AMENDED CLAIM  
OF  
YOJIRO TAKIMOTO

(1) RESIDENCE:

Land and Buildings:	\$12,000.00	
Sold by Custodian:	<u>6,500.00</u>	
NET CLAIM:		\$ 5,500.00

(2) LUMBERYARD:

Gas Station:	300.00	
Lumber Shed:	1,000.00	
Planer Shed:	1,200.00	
Water System:	900.00	
Sawdust Bunker:	<u>50.00</u>	
Total Buildings:	\$3,450.00	
Land:	<u>1,800.00</u>	
Sold by Custodian:	<u>\$5,250.00</u>	
	<u>1,600.00</u>	
NET CLAIM:		3,650.00

(3) VACANT LAND:

Claim:	<del>400.00</del>	
Sold by Custodian:	<u>50.00</u>	
NET CLAIM:		350.00

(4) PERSONAL CHATTELS:

1 home-made Donkey Engine, Claim	500.00	
Sold by Custodian:	<u>65.00</u>	
NET CLAIM:		<u>435.00</u>

TOTAL NET CLAIM: \$9,935.00

IN THE MATTER A COMMISSION TO INVESTIGATE  
CLAIMS OF JAPANESE CANADIANS FOR PROPERTY  
LOSSES.

File (8714) 15609  
Haney Mills

*Copy supplied  
for  
Custodian's  
Office*

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

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

1. NAME: TAKEMOTO, Yojiro (RCMP) Reg No. 10672
2. Pre-Evacuation Address: 2601 Dewdney Trunk Rd.,  
Haney, B. C.
3. Present Address P Lillooet, B. C.
4. REAL ESTATE
  - (1) (a) Street Address: 2601 Dewdney Trunk Rd.,  
Haney, B. C.
  - (b) Legal Description: situate in the Municipality of  
Maple Ridge: Lot 1 of Lot 16, Block 2, Section  
245, Township 12, Group 1, N.W.D.
  - (c) Type of Real Property: Residence, (1 acre)
  - (d) Interest in the property: Sole owner.
  - (e) Estimate of fair market value at date of sale:

Land and Buildings	\$12,000.00	
Amount credited by the Custodian	6,249.71	
	5,750.29	\$5,750.29
  - (f) Less:
  - (2) (a) Address: Dewdney Trunk Road, Haney, B. C.  
(Adjacent to 2601)
  - (b) Legal Description: Situate in the Municipality  
of Maple Ridge: Lots 2 and 3 of Lot 16, Block 2,  
Section 245, Twp 12. Group 1, N.W.D.
  - (c) Type of Real Property: Lumber Yard and gas station  
(2 acres)
  - (d) Interest in Property: Sole Owner:
  - (e) Estimate of fair market value at date of sale:

Gas station business		
Pump Tank and covering shelter	\$750.00	
Lumber Shed, Planer Shed,		
1800 Gallon Water Tank, on 24'		
structure; water pump and		
pipings:	3,625.00	
Land:	900.00	
	\$5,275.00	
Amount credited by the Custodian.	1,530.25	
	3,744.75	3,744.75
  - (3) (a) Address: Haney, B. C.
  - (b) Legal Description: Situate in the  
Municipality of Maple Ridge, Portions of  
403 and 404 (sketch 3041) 1 and Pt. of 403  
and Pt. S.W. 1/4/16 (Sketch 7912) 12
  - (c) Type of Real Property: Sawdust storage and  
vacant land:
  - (d) Interest on property: Sole Owner
  - (e) Estimate of value at date of sale

Land only:	200.00	
Amount credited by the Custodian:	50.00	
	150.00	150.00
  - (f) Loss

(4)	(a) Address: Albutte Lake, B. C.		
	(b) Legal Description:		
	(c) Type of Property: Sawmill business including Chattels, stock-in-trade and lease:		
	(d) Interest in property: Sold owner		
	(e) Estimate of value at date of sale: Chattels, stock-in-trade and lease:	\$70,000.00	
	Amount credited by the Custodian:	<u>35,000.00</u>	
	(f) Loss:	\$35,000.00	35,000.00
(5)	(a) Address: Mission District, B. C.		
	(b) Legal Description: Timber Berth 309 Block 1 & 2. Mission District:		
	(c) Type of Property: Timber Berth.		
	(d) Interest in property: Licensee.		
	(e) Estimate of value at date of sale Marketable Timber:		
	40,000,000 ft:	95,000.00	
	Amount received	<u>14,000.00</u>	
		81,000.00	81,000.00
			<hr/>
	TOTAL LOSS.....		125,645.04

PERSONAL PROPERTY:

(1)	(a) Place left: 2601 Dewdney Trunk Rd., Haney, B. C.		
	(b) Type of premises in which left: House and Garage:		
	(c) How stored or packed: Not stored or packed:		
	(d) In whose care left: The Custodian's agent:		
	(e) Itemized description:		
	1. Coal and wood stove, Estimated value	50.00	
	2. Parlour carpet: Estimated value	100.00	
	3. Garden Tools: Estimated value	15.00	
	4. Quantity of rail rod spikes & angle bar; Estimated value	200.00	
	5. Donkey for loading lumber: estimated value:	500.00	
	6. 1 Donkey for making roads: Estimated value:	<u>500.00</u>	
	(f) Loss:	1,365.00	1,365.00
(2)	(a) PLACE LEFT: Physical assets Stave Falls, B. C. Share Certificates, 850 Hastings St.		
	(b) Type of premises in which left: Physical assets on the property, shares in office:		
	(c) How stored: Physical assets in buildings on premises:		
	(d) In whose care left: The Custodian		
	(e) Itemized description: All of the shares in Haney Mills Limited which operated a sawmill at Stave Falls, B. C. including sawmill machinery, stock-in-trade, leasehold premises:		
	Estimated value of shares (being value of the business):	40,000.00	
	Credited by Custodian	<u>6,000.00</u>	
	(f) Loss:	34,000.00	34,000.00

TOTAL LOSS: ..... \$35,365.00

(6) Total claim including real and personal property  
(this figure arrived at by adding 4 and 5):..... 161,010.04

(7) Place at which claimant prefers to be heard: KAMLOOPS

(8) Do you require the services of an interpreter  
at the hearing: YES

Sgd. "Yojiro Takimoto"  
CLAIMANT

DOMINION OF CANADA )  
PROVINCE OF BRITISH )  
COLUMBIA )  
TO WIT: )

I, YOJIRO TAKAMOTO, of the Town of Lillooet, in the province  
of British Columbia, 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  
Vancouver, in the Province of  
British Columbia, this 13th day of  
November, A.D. 1947.

A COMMISSIONER FOR TAKING AFFIDAVITS  
WITHIN BRITISH COLUMBIA.

HOWARD SMITH  
GENOA BOND



IN THE MATTER OF A CERTAIN COMMISSION  
TO INVESTIGATE CLAIMS OF JAPANESE  
CANADIANS FOR PROPERTY LOSS

AND

IN THE MATTER OF THE CLAIM OF YOJIRO  
TAKIMOTO

I, S. YASUURA, of the Town of Lillooet, in the Province  
of British Columbia, MAKE OATH AND SAY:

1. THAT I am fully conversant with both the Japanese and English languages.
2. THAT I did interpret into the Japanese language and read the annexed claim form and the Statutory Declaration affixed thereto to Yojiro Takamoto before he executed the said form and made the said Declaration and he appeared to fully understand the same.
3. THAT the said Yojiro Takamoto did sign the said claim form and make the said declaration in my presence.

SWORN BEFORE ME at the City of  
Vancouver, in the Province of  
British Columbia, this 13th day  
of November, A.D. 1947.

\_\_\_\_\_  
"Shigeru Yasuura"

A COMMISSIONER FOR TAKING AFFIDAVITS )  
WITHIN BRITISH COLUMBIA.

IN THE MATTER OF THE JAPANESE PROPERTY CLAIMS  
COMMISSION

STATEMENT RE CLAIM OF YOJIRO TAKIMOTO

RESIDENCE:

In 1932 I purchased from Mr. Davidson Lots 1, 2 and 3 of Lot 16, Block 2, District Lot 245, in Maple Ridge Municipality for the sum of \$1,000.00. At that time about half of the lands were covered with brush and there were no buildings upon them. The residence with respect to which I am claiming is situated on Lot 1, being approximately one acre. About 1933 I erected on the premises a modern house 30' x 52' with three large bedrooms, kitchen, bathroom and parlor on the main floor and three large bedrooms upstairs with a toilet and washbasin upstairs and several clothes and linen closets, full concrete basement and bevel siding finish on the outside and shingle roofing. The building cost a little over \$10,000.00 to erect. About 1936 I erected a large two-story garage 28' x 32' with concrete floor, also finished with bevel siding. I at first carried \$8,000.00 insurance on the house but after installing the water tank on the adjacent property reduced it to \$5,000.00. The house and garage were maintained in excellent condition and the property is very well situated at a corner with one acre of ground. As I was also the owner of the adjacent Lots 2 and 3 on which there was a water tank supplying the house which the Custodian sold a month or so prior to the sale of this land, there should have been no difficulty for the Custodian to arrange for the continuance of water supply if by that time the Municipality had not put in water supply.

The appraiser, Mr. William H. Ansell, is quite incorrect in saying that the garage was of ordinary size. As indicated above, it was a very large building and has since been converted by the purchaser of the property into

EXHIBIT No. 1387-1  
DATE 4 Nov. 1948  
FILED BY R. J. McMaster

*Hailey  
St. Ave and  
Deerway  
Trunk.*

a store and together with a small portion of the acreage was sold by him.

The Custodian sold the property in the Fall of 1944 for \$6500.00 to a Mr. Bushman. Mr. Bushman, I believe, subdivided the property into .233 acres and the remainder. The .233 acres included the large garage and was sold in March, 1946 for \$2500.00. I understand he had made very few alterations at the date of sale. The remainder of the property with the house thereon was sold by Mr. Bushman in November, 1946 for \$7500.00.

I have no expert knowledge of real estate values but having regard to the cost of building the premises, their excellent location and the demand for property in this part of Haney in the Fall of 1944, I consider that the fair market value of these premises would have been \$12,000.00.

I believe the Custodian included in the sale my parlour rug and other chattels but am not advised as to the details.

*KB*  
*claim*  
*shows value*  
*in 1944 was*  
*12000*



IN THE MATTER OF THE JAPANESE PROPERTY CLAIMS  
COMMISSION

STATEMENT RE CLAIM OF YOJIRO TAKIMOTO

Re: LUMBER YARD

*1 acre 1 acre*  
I purchased Lots 2 and 3 of Lot 16, Block 2, D. L. 245, in 1932 together with Lot 1 from Mr. Davidson for \$1,000.00. The lumber yard was situated on Lots 2 and 3 on the Dewdney Trunk Road. In addition to the buildings hereinafter referred to there was erected a large warehouse which was destroyed by fire in the early years of evacuation and with respect to which no claim is being made. There was situate on the premises at the time of the sale by the Custodian a gas station, a lumber shed, a planer shed, a water tank and a sawdust bunker.

GAS STATION

The gas station was erected in about 1935. It was of wood finish with a double coat of paint. It cost from \$150.00 to \$200.00 for materials and \$120.00 for labour. It was equipped with a brand new gas tank and pump which cost about \$300.00 including installation.

LUMBER SHED

60' x 225' x 14' built on a concrete foundation and 6' x 12' posts. Three-ply roof. Heavy floor of 4" x 10" cedar. Sixteen light fixtures and pipe for conduit and a crane system for moving lumber. Built about 1933 at a cost of about \$2,000.00 for material and \$540.00 for labour. I would consider that in 1944 it would have been necessary to do some repairs to the roof at a cost of about \$200.00 which I have allowed for in making my claim.

PLANER SHED

Two stories 32' x 80' with two lean-tos built about 1935 at an approximate cost of \$1700.00 for material and \$325.00 for labour. One leanto was 20' x 40', 1 story and roofed with used corrugated iron. The other lean-to was 20' x 80' and was roofed with new corrugated iron.

WATER SYSTEM

Water tank with concrete base and well about 28 feet high with centre pipe and casing 8' x 8' and tapered walls around supports with double walled wooden tank on top of the tower 14' x 14' x 10' built about 1934 at a cost of approximately \$600.00 for materials. New galvanized piping and fitting with respect to water system installed 1934 costing about \$750.00. New one-half horse-power motor and pump for operation of water system installed about 1934 costing approximately \$40.00. The cost of labour for all this building and installation was \$400.00. The total cost was approximately \$1790.00. // Sawdust bunker 16' x 16' x 20' built in 1934 at a cost of about \$100.00.

This property was used for commercial purposes prior to my evacuation and was quite capable of adaption to a lumber business or other business requiring large storage space. The premises have been used for commercial purposes by the purchasers who are operating some type of brickyard business.

The gas station on the premises was well located on the Dewdney Trunk Road and in addition to being useful in the operation of my business at the premises produced a reasonable revenue from the sale of gasoline to the general public.

I do not agree with the apparent basis of appraisal made by Mr. Ansell, being that of a salvage value only on the lumber as most of the buildings would be useful in a commercial enterprise in the nature above indicated. If this basis were considered, however, I would agree that there would be about 100,000 feet of lumber capable of being salvaged from the buildings but am of the opinion that it should bring \$20.00 a thousand and not \$10.00 a thousand as estimated by him. In addition on a salvage basis there would have been the corrugated iron and piping. I have heard that the purchasers of the property who bought the same in October, 1943 for \$1600.00 tore down one of the buildings and sold the lumber as salvage and obtained therefrom a sum in excess of the amount that he paid for the whole property. In addition, I believe the purchaser has since subdivided the property and has sold the West 80 feet of Lot 2 and the East 80 feet of Lot 3 at a price of \$750.00 for each lot. I have also heard that he sold the gas pump and tank for \$100.00 and converted the service station into a small house. I consider the land was worth at least \$1800.00.

In my opinion at the date of sale this whole property was worth at least \$5,250.00.

IN THE MATTER OF THE JAPANESE PROPERTY CLAIMS  
COMMISSION

STATEMENT RE CLAIM OF YOJIRO TAKIMOTO

VACANT LAND:      *2 acres - uncleared -*

This property is situate about  $1\frac{1}{2}$  miles East of Haney. I purchased it in 1937 for \$200.00 from the Municipality.

I erected a sawdust bunker on it which I sold myself.

My claim is for the land only.

The Custodian sold this land May 30th, 1945 for \$50.00.

I believe the land has not since been improved and I am informed by my solicitor that the Land Registry Office shows a resale of this land on July 4, 1946 for \$620.00.

I therefore believe its real value in 1945 at the date of sale was at least \$400.00.

EXHIBIT No. 1387 - 2  
DATE Nov. 4/48  
FILED BY J.W.G.Hunter

R. R. 1 Whonock, B.C.

April 19th/44

4

Dept. of Sec. of State.

Dear Sirs:

Please find Appraisal value of the following Property:

No 597. Lot 1/16 Blk. 2 D.L. 245 Grp. 1

This Property consists of a very good house well situated on a corner with 1 ac. of grounds. House has 5 rooms & toilet downstairs and 3 rooms and clothes closets upstairs with a full sized basement. There is cold water in the house but supply is brought from adjoining property. House is of frame construction and well finished. Garage is of ordinary size of good material.

Value of House	\$6,000.00
" " Garage	150.00
" " Land	<u>400.00</u>
Total Value	\$6,550.00

Appraisal Charge \$10.00.

sgd. Wm. H. Ansell  
Appraiser.

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

June 28, 1949.

*W. H. Ansell*

EXHIBIT No. 1387 - 3  
DATE Nov. 4/48  
FILED BY J.W.G.Hunter

R. R. 1 Whonock, B. C.

April 19th/44.

*File 8714*

*R.P.R*

Dept. of Sec. of State.

Dear Sirs:

Please find below Appraisal Value of the following Property:

No. 598 2.3/16 Blk. 2 D.L. 245 Gp. 1.

This Property consists of 2 acres with a lumber shed on property. Part of this shed is zinc roofed and balance shaked & boards. There is estimated 100,000 ft. of lumber in this building. There is also a small Service station 8 x 12 on this property also a large water tank with Electric Driver Pump.

Estimated value of sheds	\$1000.00
" " of Service S.	75.00
Value of Tank & Engine	250.00
" " Land	<u>500.00</u>
Total Value	<u>\$1825.00</u>

Appraisal Charge \$10.00.

sgd. Wm. H. Ansell  
Appraiser.

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

June 28, 1949.

*W. Hyde*

1387 - 4

EXHIBIT No. \_\_\_\_\_  
DATE Nov. 4/48  
FILED BY J.W.G.Hunter

R.R. 1 Whonock, B.C.  
July 3rd/44.

Dept. of Sec. of State  
Mr. F. G. Shears

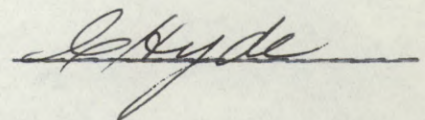
Dear Sir:

In respect of your communication re Cat No. 598, Dewdney Trk. Rd., Maple Ridge. I would be inclined to accept the offer of \$1600.00 for this property. As you no doubt realize this property has a number of large buildings on it and it is very hard to arrive at what price to put on lumber which could be salvaged. I estimated there would be 100,000 ft. and priced it at \$10.00 per M. I am informed by those who have examined these buildings that they are very heavily nailed and consequently hard to demolish which would have its effect on the price and believe that in the best interest of all that the price of \$1600.00 be accepted.

sgd. Wm. H. Ansell  
Appraiser.

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

June 28, 1949.



RP  
14

EXHIBIT No. 1387 - 5

DATE FILED Nov. 4/48

FILED BY

J.W.G.Hunter

R. R. 1 Whonock, B.C.  
April 19th/44

Dept. of Sec. of State.

Dear Sirs;

Please find Appraisal Value of the following Property:

No. 596 - Pts. of D.L. 403, 404 Sk. 3041 Gp. 1 &  
Pt. 403 & Pt. S.W.  $\frac{1}{4}$  Sec. 16 Tp. 12, Sk. 7912.

This property is part of the old A & L logging road and contains 2 ac. more or less. Property is of very little value the largest part lies in a large ravine but the part adjoining the Loughheed Highway could be used as a Building Site being 66 by approximately 200 ft. long. There is an old trestle on this property but is not of any acct. as it is rotting down.

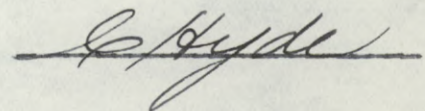
Value of land \$50.00

Appraisal Charge \$5.00.

sgd. Wm. H. Ansell  
Appraiser.

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

June 28, 1949.





CARL W. REID  
VANCOUVER, B.C.

5688 Maple Street.

(Rec'd Aug.13/45)

Mr. W. E. Anderson,  
Office of Custodian,  
Royal Bank Building,  
Vancouver, B.C.

Dear Sir:

With reference to conversation regarding the Gas  
Donkey at Port Haney, B.C.

This is a single drum rig built on skids with a  
Marmon car engine for power. It is a home made outfit and  
although entailed considerable work in construction was  
probably never very practical for for use.

It is worth about \$65.00 to a purchaser for the  
purpose of rebuilding.

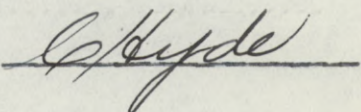
Yours very truly,

"C. W. Reid"

Carl W. Reid.

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

June 28, 1949.



Sept. 29, 1943.

PP  
I

TO  
THE CUSTODIAN OF ALIEN PROPERTY

The chattels listed below are leased with my house property,  
and when the house is sold I wish these articles to be included.

All curtains and blinds downstairs.

1 Kitchen range. (in basement)

1 Leather couch.

Kitchen and dining room linoleum.

All linoleum hall runners.

1 Rug (in living room) ( lino under rug)

sold  
to tenant by owner

- ( 1 Bathroom bureau )
- ( 1 Lge. bathroom mirror )

2 Congoleum rugs. (in bedrooms)

All bathroom fixtures, upstairs and downstairs.

"(Valued at \$275 9-6-44  
by Y.T. )" "

WITNESS: "J. Moryson"

OFFICE OF THE CUSTODIAN.

SIGNED "Yojiro Takimoto"

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

June 28, 1949.

*[Handwritten signature]*

- Q. What is the time limit on loans?  
A. Generally speaking, loans are made for a period of one year, amortized monthly. It is unwise for a borrower to mortgage his earnings beyond one year, unless in exceptional cases. (The borrower has the privilege of retiring his loan sooner).
- Q. What publicity attaches to a loan request?  
A. All transactions, whether they have to do with savings or borrowing, are held in strictest confidence.
- Q. What provision is made to prevent losses due to embezzlement of funds?  
A. The Treasurer and all assistants handling Credit Union funds must be bonded.
- Q. Are the Treasurer's books audited?  
A. Yes, a Supervisory Committee approves your monthly statement and audits your books quarterly and annually. Your monthly statement is posted in your Credit Union office for the examination of any member of the Credit Union, and the Inspector of Credit Unions examines your books at least annually.
- Q. Are annual reports to the Inspector of Credit Unions required?  
A. Yes, and such other reports as may be necessary by the Inspector.
- Q. What salaries are paid to the officers?  
A. No member of the Board of Directors is permitted to draw any compensation whatsoever. The Treasurer may receive a salary. This, however, does not occur until the Credit Union has developed to a stage that will warrant it.
- Q. Is a restriction placed on expenses?  
A. Yes, through your directorate. (Your entrance fees are used for incorporation expenses, such as your charter, your books, your seal, and bonding your Treasurer. Any other incidental expense is nominal).
- Q. What losses have been sustained by Credit Unions?  
A. Credit Unions have made the finest record of any form of banking during the depression as regards the repayment of loans granted their members. Each Credit Union annually sets aside, as a reserve fund against an occasional bad loan, 20% of the net earnings. This amount has been found, after a quarter of a century of operation by Credit Unions, to be more than ample.
- Q. How many members are required to form a successful Credit Union?  
A. Any ten persons can organize a Credit Union by applying on standard forms supplied by the Inspector of Credit Unions' Department. Successful Credit Unions operate with memberships of not less than fifty, with a potential membership of any larger number.
- Q. Does the Credit Union displace the commercial bank?  
A. By no means. Banks are organized to service business and industry and checking accounts. Credit Unions aim to serve your domestic needs and the 85% of the people who lack banking credit. The Credit Union gathers the small savings which elude the banks. The loan department of the Credit Union feels its field of operation is in the family loan field, a type of loan commercial banks have little desire to service.
- Q. What is the cost of operating a Credit Union the first year?  
A. Size governs the cost considerably, but, for a membership of fifty to one hundred, the first year's operation should not exceed \$40.00 to \$50.00.

.....

For any further information call T. A. Switzer, Assistant Inspector of Credit Unions, at Marine 5141 - - or address a letter to the Court House, Vancouver, B. C., or outside districts should address their enquiries to Mr. E. K. DeBeck, Inspector of Credit Unions, Parliament Buildings, Victoria, B. C.

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Rot 248

Rot 245

has all  
of but 9 others  
same  
Defect.

EXHIBIT NO. 1387-B  
DATE Jan 21 - 1950  
FILED BY R. J. McManis

32	31	220	29
2944	1.011	1.0	.959
	2.1527		

Parcel A

28	27	26	25	24	23	22	21	350
.347	.347	.347	.349	.347	.347	.347	.347	.374
Ward 710	Ward 325	Ward 314	Ward 280	Ward 250	Ward 220	Ward 190	Ward 160	Ward 130

Parcel B

1	2	3	4	5	6
377	377	352	366	391	341
441	441	441	441	441	441

Parcel C

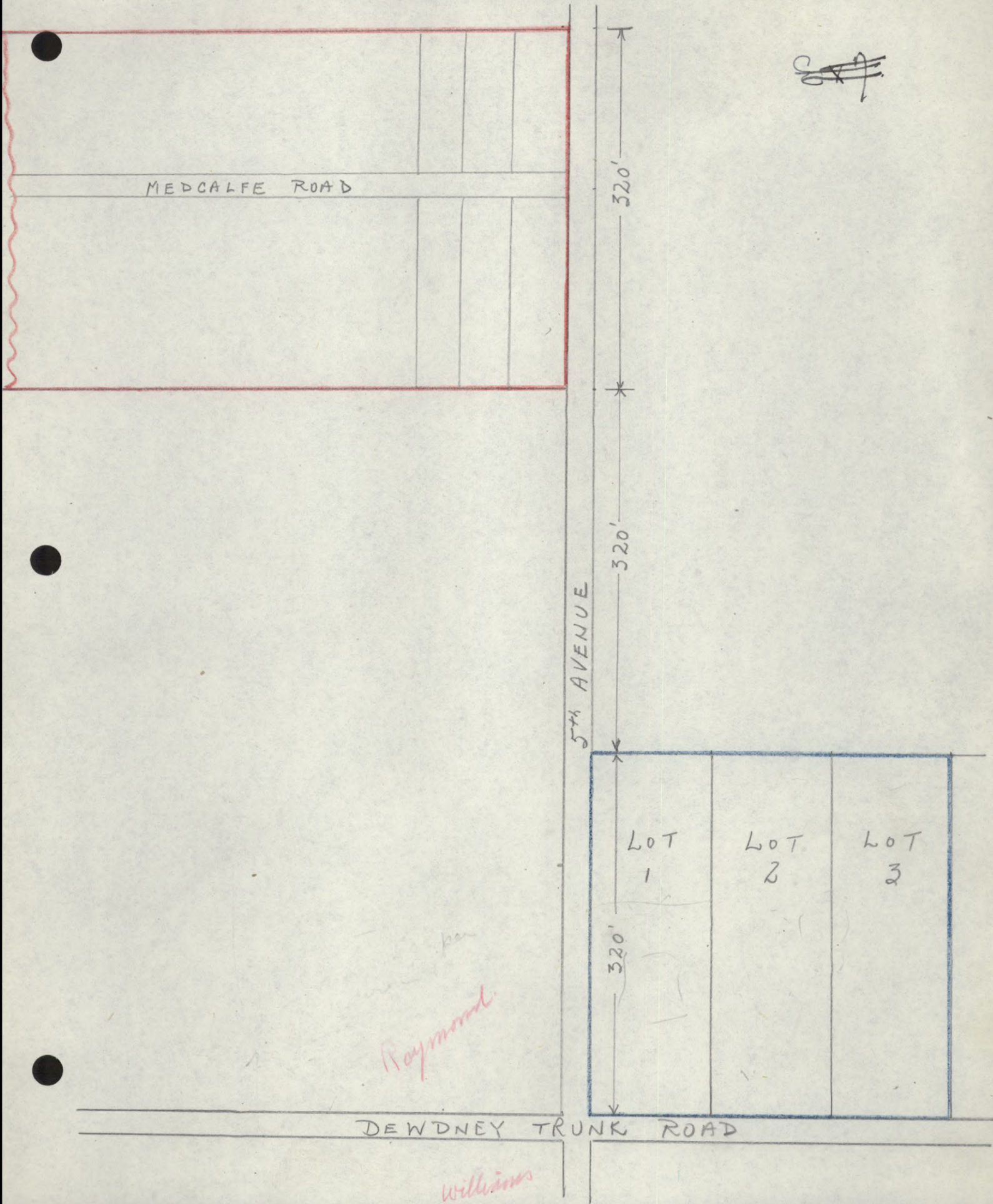
7	8	9	10	11	12	13	14	15	16	17	18	19
399	387	411	387	411	399	399	399	399	399	399	399	399
399	387	411	387	411	399	399	399	399	399	399	399	399

19 }  
204 }  
562150 }  
208 }  
203 }

SKETCH INDICATING RELATIVE POSITIONS OF "MEDCALFE SUBDIVISION" (PLAN 7499)

- and -

LOTS 1, 2 & 3, of LOT 16, BLOCK 2, DISTRICT LOT 245, TOWNSHIP 12, GROUP 1,  
NEW WESTMINSTER DISTRICT



PLAN OF SUBDIVISION OF PART OF A 9.037 ACRE PORTION AND PART OF A 5.0 ACRE PORTION, SKETCH 1927, 1926, OF LOT 248, AND LOT 3, BLOCK 2 OF LOT 245 MAP 1007, GRP. 1, N.W.D., PURSUANT TO SKETCH 1926, 1927 AND PLAN 1007, RESPECTIVELY

PLAN 7499

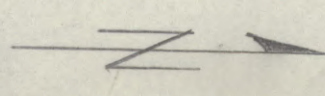
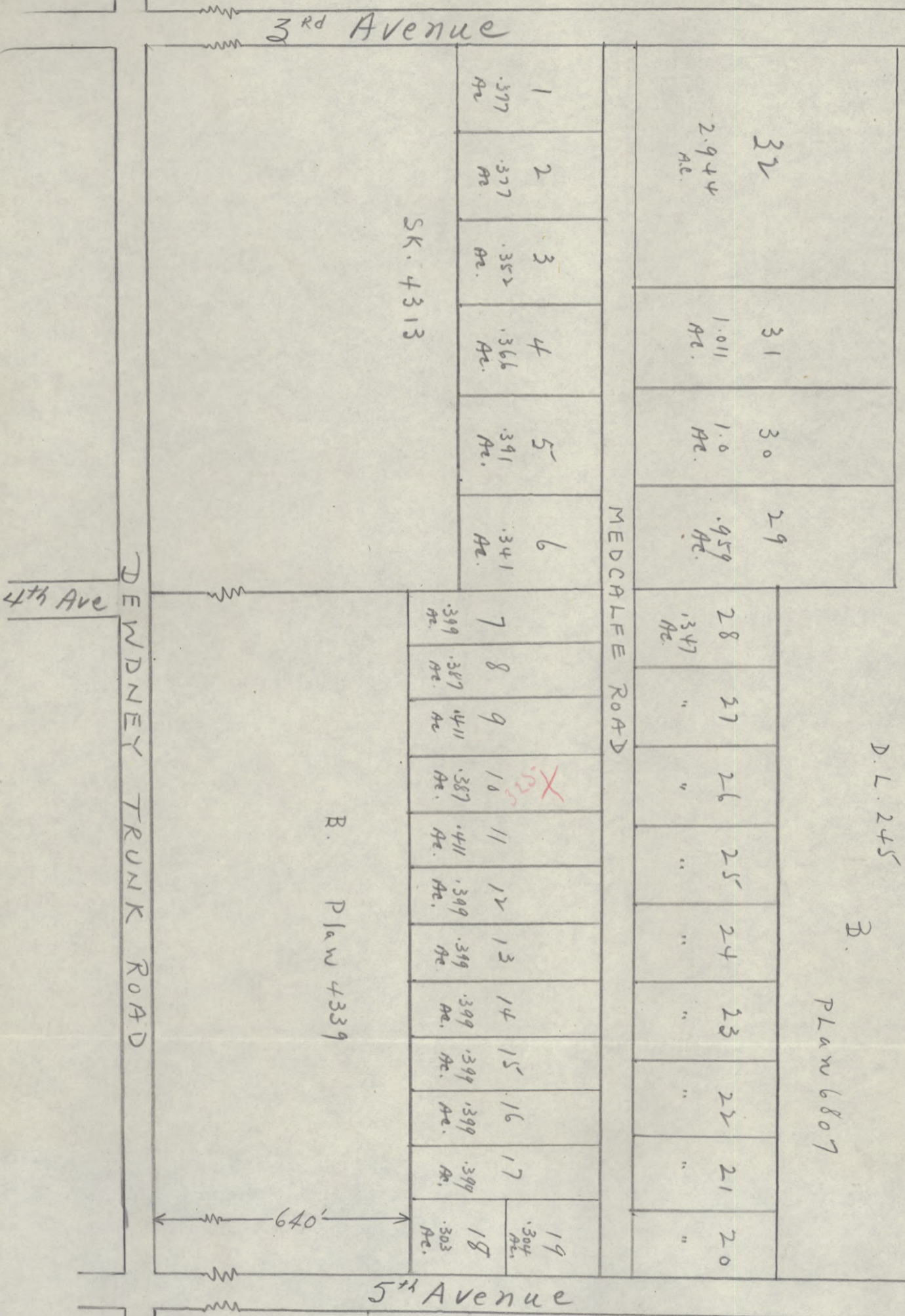


EXHIBIT No. ~~1387-8~~

DATE

4 Nov 1948

FILED BY

R. J. Memaster.

Photo. of property.

Sakamoto yo-jiro - Case 1387

Photo to be obtained from Memaster

No photo filed -

Sketch Plan of property filed as  
Exhibit-8.

R. J. M.