

711

**BUREAU HASTINGS PARK
OFFICE OF THE CUSTODIAN**

FILE NO. 711

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: IWASAKI Akira

HOME ADDRESS: 2687 Trinity St. Vancouver, B. C.

REGISTRATION NUMBER ~~XXXX~~ 02408 SEX: Male AGE: 35

OCCUPATION: Mechanic

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

EMPLOYER: Self Sole owner of the Vancouver Auto Service, Main and Alexander St., Vancouver, B. C.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: FUGIE *File 8663. No claims or Chatter, did and 14-2-48*

ADDRESS OF WIFE OR HUSBAND: 2687 Trinity St. Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Lawrence (M) Cedric (M)

ADDRESS OF CHILDREN: 2687 Trinity St. Vancouver, B. C.

AGE OF CHILDREN: 9 . 4.

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

1. LOCATION AND DESCRIPTION: One lot at 2687 Trinity St. Vancouver
Legal description un known

2. BUILDINGS AND OTHER IMPROVEMENTS: Six room semi-bungalow and garage

3. INSURANCE (Give particulars; state where policies are) \$3,000 Company unknown
Policy No. unknown in owners possession

4. TAXES (Amount and where payable) \$65.00 a year. 1941 paid to City of Vancouver

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

None

6. OCCUPANCY AND LEASES (If vacant so state) None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR
CLAIM ON ANY SUCH PROPERTY
None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
None

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS.
Furniture and living equipment of five room house, one
sewing machine, and personal effects at 2687 Trinity St. Vancouver

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:
None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)
None

4. STATE WHEREABOUTS OF LEASE:
None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID.
None

2. LANDLORD'S NAME AND ADDRESS:
Declarant

1. LOCATION AND DESCRIPTION:
Six room semi-bungalow at 2687 Trinity St. Vancouver, B. C.

9. IF FARM LAND STATE CROPS SOWN
None

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST.
No.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS.
Owners possession

4. INSURANCE CARRIED ON ABOVE PROPERTY: none5. 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) _____

none100 miscellaneous accounts amounting to \$500.00 due the Vancouver
Auto Service which the declarant is the sole owner.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)

\$250.00 Victory Bond ~~xxxxxxx~~ in owner's possession.8. BANK ACCOUNTS: Bank of Montreal, Main and Hastings, Vancouver, B. C.
\$200.00. Royal Bank of Canada, East Hastings, Vancouver, B. C. Acct.9. LIFE INSURANCE: in the name of the Vancouver Auto Service, \$1400.00Sun Life Assurance Co., \$1,000.00. Policy No. unknown. Premium
\$50.00 per year paid to date. Beneficiary, wife, Fugie. Policy in10. INTEREST IN ANY ESTATES OR TRUSTS. owner's possession.11. SAFETY DEPOSIT BOX: none**LIABILITIES:**1. PERSONAL DEBTS: none2. TRADE DEBTS: noneREMARKS: ~~none~~ The Standard Oil Co. has taken
over the service station of the declarant operated under the
name of the Vancouver Auto Service.

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 3rd day of April, 1942.(Signature) Atina SwansonE. Milson

Witness

FOR DEPARTMENTAL USE _____

P.D.

INFORMATION FROM R.C.M.P.

Date August 9/43

Our File No. 711

Full Name IWASAKI, Akira
(Surname in Block Letters)

Registration No. 02408

^V
Male - Female
(check)

Age Sept. 9, 1906

Former Address 1225 Franklin St., City

Date Evacuated 26/9/42

^V
Naturalized - Canadian-Born - National
(check)

Post 443 ✓ verified 21-6-47
Present Address New Denver, B. C.

^V
Married - Single
(check)

Name of Wife OMURA, Fujie 2520

Name of Husband - - -

Name of Mother

Name of Father IWASAKI, Yuichi

Names of Children under 16 Lawrence Wataru 12/6/33; Cedric Eiji #9/9/37;
Margaret Harumi 10/5/42.

sted by G.M.

Registered with Custodian Yes
(Yes or No)

Additional Information Mechanic.

43/37-15

--- SUMMARY ---

April 6th, 1946.

--- GENERAL ---

Akira IWASAKI,
File #711- Reg. No. 02408

Fuji IWASAKI,
File #8663 - Reg. No. 02526

Master File #711

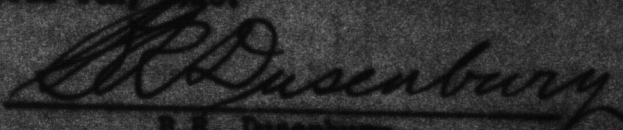
The IWASAKIS declared in registering with the Custodian- (Akira on April 3rd, 1942 and Fuji on May 9th, 1942) ownership in Real Property at 2687 Trinity St. Vancouver, B.C. The dwelling at this address was occupied by a Mr. West as tenant; the revenue from same being collected by Messrs. Reid Wallbridge Gibson & Sutton, Barristers, on behalf of IWASAKI and forwarded to this office for credit of their Joint account on our books. This firm of lawyers was continued as Agents for the property by the Custodian up to date of sale of the Trinity Street property.

Akira IWASAKI was the owner and operator of the Vancouver Auto Service garage at Main & Alexander Sts. (198 Alexander St) but disposed of most of his equipment there before his evacuation. He and the Standard Oil Co. Ltd. made a deal whereby certain of the equipment was left in the care of the Company, with free use of same pending disposal. Later about September - December 1945 our Protection Department sold or otherwise disposed of the remaining equipment in co-operation with IWASAKI as to price and disposition. His letter of March 21, 1946 would indicate satisfaction as to manner of handling and proceeds received for his account. The proceeds of the sales of equipment have been placed to the credit of Akira IWASAKI.

The IWASAKIS jointly owned the premises at 2687 Trinity Street, which property was managed as herein indicated. It was sold on July 18th, 1944 for \$3800.00. Objection was raised by the IWASAKIS as per letter July 25th, 1944 from which we quote "We know that we are powerless to stop you but when opportunity offers us a chance we shall claim our home for which we sacrificed so much to obtain". However, no further objection in subsequent letters is noticed, and further correspondence seems quite friendly.

The Chattels located at 2687 Trinity St. before, at and subsequent to the evacuation of the IWASAKIS have been accounted for in Chattels Summary herein. All proceeds from these Chattels have been credited to Joint account.

The above Summary is certified to be in accordance with the information on file,
April 6th, 1946.


B.H. Dusenbury,
Administration Department.

SUMMARY

June 26th, 1947

GENERAL

Akira IWASAKI,
Reg. No. 02408

ASSETS:

REAL ESTATE: -

The file reveals a joint interest with his wife, Fuji IWASAKI in 2687 Trinity Street, known as East half of Lot 228, Town of Hastings, Vancouver, B.C. See "Summary-Real Estate" dated April 6, 1946, File 711/8663.

Funds derived from this property are dealt with in joint account of Akira and Fuji IWASAKI.

FIRE INSURANCE: -

See "Summary-Fire Insurance" dated April 6th, 1946. Joint account.

No other Fire Insurance interest is revealed in the name of Akira IWASAKI on the file.

PERSONAL PROPERTY:

CHATELS: -

See Schedules. Chattels found at 2687 Trinity St. property were dealt with in the Joint account of Akira and Fuji IWASAKI. Those at 198 Alexander St. were dealt with in the personal account of Akira IWASAKI.

See "Summary-Personal Property" dated April 6th, 1946 under "Chattels" on this file.

BONDS, BANK ACCOUNT,

LIFE INSURANCE: -

(On Page 3 of registration dated April 3, 1942 Akira IWASAKI declared certain holdings as indicated. As

these did not come under the Custodian, no action was taken by this office.

NOTE: Dominion of Canada Bonds in the sum of \$1500.00 are held in safe keeping by Custodian as memo Nov. 1, 1946.

SPECIFIED ARTICLES: -

No Cameras, radios, Fire Arms or Vessels are revealed in the registration or the file.

No other Personal Property of Akira IWASAKI is revealed on the file.

LIABILITIES: -

See "Summary Liabilities" dated April 6, 1946 on this file.

No other indebtedness against Akira IWASAKI is revealed on the file.

The above Summary is certified to be in accordance with the information on file,
June 26th, 1947

R. R. Dusenbury
R.R. Dusenbury
Office of the Custodian.

April 6th, 1946

-- SUMMARY --

Files Nos. 711 and 8663

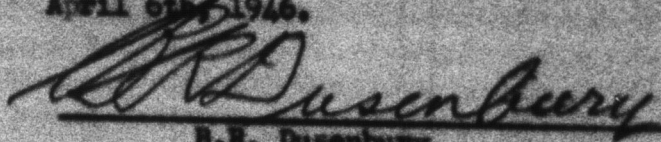
-- REAL ESTATE --

Reg. Nos. 02408 and 02526

Master File #711

<u>Catalogue No:</u>	269
<u>Japanese Name:</u>	Akira IWASAKI and Fuji IWASAKI
<u>Civic Address:</u>	2687 Trinity Street,
<u>Legal Description:</u>	East half(1/2) of Lot 228, Town of Hastings, City of Vancouver, B.C.
<u>Classification:</u>	Dwelling and Garage
<u>Registered in name of:</u>	Akira IWASAKI and Fuji IWASAKI, his wife (Joint Tenants)
<u>Title:</u>	Clear
<u>Sold to:</u>	Peter Isatt and Laura Joan Isatt, his wife, for \$3200.00 Cash as of July 10/1944. Adjustments settled.
<u>Title delivered to:</u>	P. Isatt, one of the new owners, as Sept. 30, 1944; Certificate of Title No. 107978-L.
<u>Funds released to:</u>	Akira and Fuji IWASAKI, Joint account, as Sept. 28, 1944.
<u>Chattels:</u>	Not involved.
<u>Fire Insurance:</u>	Transferred to New Owners but cancelled as Purchasers desired to place own Insurance.

The above Summary is certified to be in accordance with the information on file, April 6th, 1946.


B.R. Dusenbury,
Administration Department.

Files
Nos.
711
8663 -

-- REAL ESTATE
SUMMARY -

February 12, 1948

Akira ISHIZAKI, Reg. No. 02408
Fuji (Mrs. Akira) ISHIZAKI, Reg. No. 02526

2687 Trinity Street,
known as
E¹/₂ Lot 228, T.H.S.L.
Vancouver, B.C.

Assessment 1944

Land -

\$380.00

Improvements

1800.00

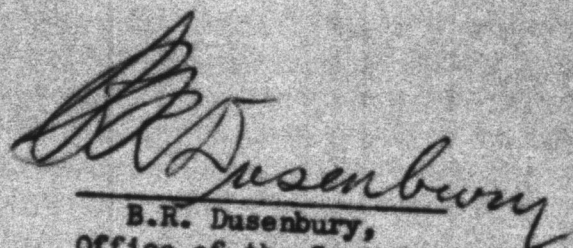
Appraisal -

3200.00

(Pemberton Realty Corporation Ltd.)

Sale Price -

\$3200.00


B.R. Dusenbury,
Office of the Custodian.

IWASAKI, Fuji
IWASAKI, Akira
2687 Trinity St., Vancouver, B.C.
Evac. File 8663
711



Picture Taken April 9, 1943

-- SUMMARY --

April 6th, 1946,

-- PERSONAL PROPERTY --

Akira IWASAKI,
File #711-Reg. No. 02408

Fuji IWASAKI,
File #8663- Reg. No. 02526

Master File #711

CHATELS:

The Chattels of these named parties were located at two addresses, namely Main & Alexander Streets (198 Alexander St.) & 2687 Trinity Street.

At Main and Alexander Streets Akira IWASAKI operated a garage known as Vancouver Auto Service Garage. Instructions to Canadian Credit Men's Trust Association were given under date of April 8, 1942 to make an investigation of Akira IWASAKI's affairs. A lengthy report dated May 4, 1942 by them is on file #711/8663 R.P. It developed later that the Standard Oil Company Ltd. took over certain of the equipment at the said garage, using it in the course of their operation of same. Recently beginning about September 1945, disposal of all such equipment was desired by IWASAKI and file #711 from that date on, denotes the ultimate disposition by sale or shipment to IWASAKI. The Protection Department was successful in handling all the said equipment to the satisfaction of IWASAKI as evidenced by his letter of 21st March 1946 on file.

Re: Chattels at 2687 Trinity Street

This was also referred to by Canadian Credit Men's Trust Assn. Ltd., in their report of May 4, 1942. According to this report "all Furniture etc., was removed prior to investigation from dwelling at 2687 Trinity Street with the exception of the following" certain named articles. As of June 6th, 1942, a list of articles left by the IWASAKI's at 2687 Trinity Street, is on file signed by Mrs. J.A. West, the tenant of the property. Notations on this list indicate that most of these articles were sold as September 28, 1944. Auction Sales sheet #512 and the remaining few items were otherwise disposed of and reported to the IWASAKI's.

NOTE: Receipt dated March 8th, 1944 indicates that a S.F. OMURA took certain chattels from 2687 Trinity St. to IWASAKI's at New Denver, B.C.

BONDS:

BANK ACCOUNT:

LIFE INSURANCE:

(These are declared on the above named
) files of the IWASAKIS, but as such
(assets do not vest in the Custodian,
no action was taken by this office.

(over)

April 6th, 1946.

SUMMARY

PERSONAL PROPERTY

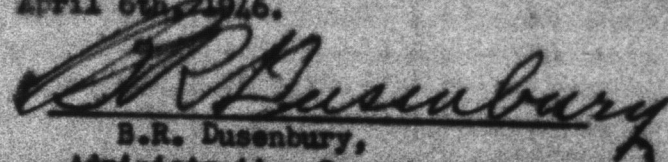
continued

SPECIFIED ARTICLES:

There are no Cameras, Radios, Fire Arms or Vessels revealed on the registration or the file.

No other Personal Property is revealed on these files.

The above Summary is certified to be in accordance with the information on file, April 6th, 1946.


B.R. Dusenbury,
Administration Department.

— SUMMARY —

April 6th, 1946.

— LIABILITIES —

AKIRA IWASAKI
File #711 - Reg. No. 02408

RAJI IWASAKI
File #2663-Reg. No. 02526

Master File #711

No Claims against or indebtedness of the above
jointly or severally are revealed on the files mentioned above
EXCEPT a claim of \$11.10 of the Workmen's Compensation Board which
was paid as of July 27, 1942 through this office.

The above Summary is certified to be
in accordance with the information on file,
April 6th, 1946.

R. E. Dusenbury
R. E. Dusenbury,
Administration Department.

Repose

File No. 711 - Akira IWASAKI Reg. No. 02408

Sold at Auction Van. 512 Sept. 28/44 & Van. 55 Nov 28/45
of articles claimed. & Van. 58 December 21/45

Van. 512
Kitchen cabinet - \$ 2.50
5 Chairs - 1.75
Oak Buffet 3.00
Wall clock 1.65
1 bed & spring
(broken) 6.70
" " 10.50
1 Bucksaw & shovel
(both broken) .60

Van. 55 -
Basket books etc. .75

Van. 58
Filing Cabinet 5.00

See Auction sheets for further sales.

No Chattels declared at Port Hammond.

FILES Nos. 711/8663

CHATEL SCHEDULE

Re:- Akira IWASAKI, Reg. No. 02408
Paul IWASAKI, Reg. No. 02526

Inventory of articles left
at 2687 Trinity St. for use of
tenants and signed for by Mrs. West.

Declared.

File No. 711- Aug. 3/42

Furniture & living equipment of
five room house, one sewing
machine and personal effects at
2687 Trinity Street, Vancouver, B.C.

Sold at Auction

2 only single beds complete with
spring & mattress

1 only double bed-This item was to be turned over
to tenant to recompense her for trouble in dis-
posing of certain goods listed below.

1 only homemade dressing table

1 " kitchen table

5 " kitchen chairs

1 " high chairs

1 " kitchen stove- Empire Coal & gas

combination

1 " kitchen cupboard

1 " Washing machine-Economy, Serial #5756

1 " Kitchen stool

1 " Hall small mirror

1 " Fire screen

1 " Pair Iron andirons

All window blinds

Miscellaneous pictures

All light fixtures

Curtain rods

2 Linoleum rugs

Shower curtains

Window curtains to match

Towel racks

Medicine cabinet

Toilet paper holder

Garden tools (shovels, rakes etc).

Dish pan

Garage pail

Kitchen Wall clock

Wall ironing board.

Van. 512 Sept 28/44

Van. 512 "

(4)

" "

" "

Priv. sale

abandoned

shipped by S.F. OMURA

abandoned

Van. 512 "

" "

" "

" "

" "

Shipped by S.F. OMURA

Van. 512 Sept. 28/44

" "

" "

" "

(over)

W.D. Davidson

CHATEL. SCHEDULE

Declared. Inventory	Shipped.	Sold at Auction but not declared.
see Page 1. ditto	by S.F. OMURA Mar 7/44	
1 carton of black Japanese novelty trays	1	Box of sealers
1 tennis racket	1	2 lunch kits
2 carpets, lime	2	laquerware
4 metal tool boxes with tools	4	Glass bowls
3 boxes of kitchen utensils	3	Bowls & glasses
1 parcel of drygoods	1	2 large bowls
1 parcel of childrens toys	1	Plates & crockery
1 toaster	1	Box of misc.
1 iron	1	2 lampshades
1 pictures	1	Box of misc. dishes
1 box of kase decorations	1	Gal. jar
1 Japanese fanigator	1	Short hose
1 Electric Washing machine	1	bowl & tins
		2 vases
		1 vase & 2 teapots
		1 cake plate
		Glasses & fruit nappies
		Glasses & pitcher
		2 shelves
		Saucers
		Plates, bowls & vase
		Pyrex bowl
		Glassware & laquerware
		Jap teaset
		Lamp
		Pictures & bowls
		Platters
		toy piano
		Cutlery
		Tools
		Wallpaper
		Boiler
		1 burner gas plate
		child's blackboard
		oil lamp
		Oak armchair
		Kitchen cabinet
		Chest of drawers
		Old oak buffet
		5 dismantled oak chairs
		Old chair
		Baby crib (no sides)
		Dishes
		Basket books etc.

M D C W

June 23/47

File No. 5663

CHATEL SALES

Re:- Akira IWASAKI re Vancouver Services Garage
Reg. No. 02/06 198 Alexander St.

June 23/47

Declared.	Inventory sent in by Standard Oil Co.	Sold at Auction & to Stand. Oil Co.	Shipped
Nothing	Left in their cars June 1942		
	1 Cash Register		
	1 Weaver Hi-speed Press Cap		
	1 Battery Charger		
	1 Spark Plug Cleaner		
	1 Chain Block 2 pulleys		
	1 Filing Cabinet, 1 drawer		
	1 Vice record #6		
	1 Paint Spray gauge		
	1 Wrecking bar		
	4 measures		
	1 Funnel		
	1 cresper		
	1 Metal file		
	1-4 gal. safety Can		
	12 Cabinet fillers		
	1 Floor jack		
	1 Prestons wall clock		
		Van. 58 Dec. 21/45	
		Van. 58 Dec. 21/45	
		Van. 58 Dec. 21/45	
		Van. 58 Dec. 21/45	
		Dec. 13/45	
		Dec. 13/45	
		Dec. 13/45	
		Feb. 28/46	
		" "	
		" "	
		" "	
		Feb. 8/46	

W.D.W. Davidson

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name IWASAKI, Mr. Akira

File No. 711

Grand Potko B.C.

Reg. No. 02408

Company Sun Life

Agency Vancouver

Policy No. 2271464

Premium - \$ 51.75

Payable: ^x Annually, Semi-annually or monthly

Month March

Day 5th

REMARKS:

107

Letter sent 21 12/43



BRITISH COLUMBIA DIVISION
**The Canadian Credit Men's Trust
Association, Limited**

OFFICE OF THE MANAGER
JOHN COWAN, M.C.I.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 5 1942

Shiers

May 4th, 1942.

Attention: Mr. C.L. Drewry

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

EXHIBIT No. 414-3
DATE June 7/48
FILED BY Crown

Dear Sir:

Regn. No. 02408
re: IWASAKI, Akira, 2687 Trinity St., Vancouver, B.C.

Pursuant to your instructions of April 8th, 1942, our representative completed an investigation relative to the above. Covering details are shown below in the same order as given in your instructions re agents' reports.

REAL ESTATE AND PERSONAL PROPERTY

1. Location and nature of real estate and personal property:

Nature of realty:

6 room semi-bungalow, garage and lot.

Location of realty:

2687 Trinity St., Vancouver, B.C.

Nature of personal property:

Our representative was advised that a quantity of the equipment and tools used in connection with the business has been placed in storage, a similar condition obtaining with respect to household appurtenances. We have, however, been unable to ascertain the location. Iwasaki has been removed to a camp in the Jasper area.

Other personal property is mentioned under the item dealing with schedules in the "Business" section.

Location of personal property:

All the personal property listed is located at the Vancouver Auto Service Garage, Main and Alexander Sts., Vancouver, B.C.

2. Particulars of ownership:

Realty:

The property is registered in the names of Akira and Fugi Iwasaki. Certificate of Title is now in the hands of Messrs. Read, Wallbridge, Gibson & Sutton, Yorkshire Bldg., Vancouver, B.C.

Personal Property:

We have been unable to determine status of title to personal property although it is claimed by Iwasaki and no liabilities affecting same have been disclosed at this date.

3. Description of land and buildings:

Description of Land:

Legal: Reported as E. $\frac{1}{2}$ Lot 228, Hastings Township.

General: Assessed valuation: \$350.00. The lot 33'x120' is situated on level ground.

Description of buildings:

Assessed valuation: \$1,850.00.

(a) 6 room semi-bungalow with stucco finish, with 4 rooms on main floor and 2 bedrooms on the second. There are hardwood floors in entrance hall and living rooms and good fir floors elsewhere. All the rooms are fairly large. There is a Pembroke bath and shower installation. The basement has a good cement floor and a hot air furnace. The roof is covered with Duroid shingles. Generally the house appears in good repair. There should be a reasonable expectation of realizing at least the assessed values.

(b) Single garage with wood finish. Requires new shingles.

4. Inventories of contents of buildings and other personal property:

All furniture, etc., was removed prior to investigation, from the dwelling at 2687 Trinity Street, Vancouver, with the exception of the following:

- 2 cheap single beds
- 1 double bed
- 2 home-made dressing tables
- 1 kitchen table
- 1 kitchen stove.

A list of additional personal property used in previous operations of the Vancouver Auto Service Garage, is attached hereto.

5. Insurance in force:

Life:

We were unable to find any record of existing policies.

Fire:

Policy written by Royal Insurance Company, covering buildings in the amount of \$2,500.00. Expiration date November 2, 1943. This policy is said to be in the hands of Messrs. Read, Wallbridge, Gibson and Sutton, Vancouver, B.C. Confirmation of that fact is being sought.

6. Particulars of liabilities:

No liabilities have been disclosed although the 1942 taxes estimated at roughly \$65.00 will be due and payable in the course of two or three months.

We are requesting clearances respecting any liability owing the Departments of Provincial and Dominion Governments.

7. General remarks:

We are advised that Iwasaki purchased the property for \$2,000.00. As already stated, the real estate and buildings should be worth at least the assessed value under present market conditions.

RECOMMENDATIONS

It is suggested the property be either advertised for rent or sale, preferably the latter.

BUSINESS

1. Location and nature of business:

Nature of business:

Service Station and Garage, operated under the name of Vancouver Auto Service.

Location of business:

Corner of Main and Alexander Streets, Vancouver, B.C.

2. Particulars of ownership:

Ownership of the fixtures and equipment listed under item 3 below and previously used in connection with this business, is claimed by A. Iwasaki, although we have been unable to substantiate that feature.

3. Description of financial position:

Statement of Assets and Liabilities:

No liabilities are reported. Our representative was informed in that connection that the Standard Oil Company previously purchased the inventory of gasoline, grease and oil from proceeds of which they, on behalf of Iwasaki, paid certain current liabilities. The residue in

Re: Regn. No. 02408
IWASAKI, Akira

- 4 -

their hands amounted to roughly \$50.00, regarding which they are awaiting instructions of the declarant.

Schedules enclosed herewith:

List of miscellaneous equipment located at Vancouver Auto Service Garage corner Main and Alexander Streets, Vancouver, B.C. \$88.50.

4. Particulars of insurance in force:

No insurance is reported in connection with the business assets.

5. Existing contracts affecting business:

No contracts of this nature have been disclosed.

6. Prospects for continuing operation of business:

There is no prospect of continuing the business due to the fact, as mentioned above, the building has been sublet to other tenants.

7. General remarks:

The Standard Oil Company have leased the premises and sublet the service station to parties named Leo Furh and Nels Hals.

RECOMMENDATIONS

It is suggested the material be advertised for sale, failing disposal to the present tenant. We have written Messrs. Leo Furh and Nels Hals re their attitude in that regard.

Trusting we may have your further instructions in due course, we remain

Yours truly,

THE CANADIAN CREDIT MEN'S TRUST ASSOCIATION LIMITED.


Manager.

Z: D
Enc.

MEMORANDUM

File No. 711
8663

September 21st, 1944

RR 2449 M

TO: FILE
FROM: Mr. Spain

Re: Mr. & Mrs. Akira IWASAKI
2687 Trinity Street

Chattels to be moved to Willard's Auction Room on September 26th, 1944.

Arrangements were made with the tenant, Mrs. West, to keep the stove for a time until she is able to make some substitution. The stove is then to be moved to our auction room at her expense.

Mrs. West stated that Mrs. IWASAKI'S brother came down from camp and during his visit to Vancouver, arranged the disposal of the washing machine and Congoleum Rugs.

GBS/MEG

Geo. B. Spain
Geo. B. Spain

Warehouse.....

FILE NO. *7M-8663*

Date. *Sept 26th*

NAME.....*L. M. S. S. S.*

ADDRESS.....*7487 T. H. H. Y.*

I have examined the undermentioned articles and consider that they have no value.

- 1 Kitchen stool - broken*
- 1 Small H. M. Cupboard - broken*

Auctioneer. *W. G. W. L. L. L.*

The above mentioned articles have been abandoned

[Signature]

INABAKI, Akira
NAME INABAKI, Fujie (Mrs. Akira)

*Original sent
Jan 19/44*

REGISTRATION NO. 02408
02520

FILE NO. 711
8663

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver, B.C. September 28, 1944

Boxes of sealers R	\$ 1.15
2 lunch kits R	0.75
laquerware +	0.75
Glass bowls K	2.75
Bowls & glasses R	1.60
2 large bowls K	4.00
Plates & crockery H	3.85
Box of misc. +	1.95
2 lampshades +	1.35
Box of misc. dishes K	1.30
Gal. jar K	0.75
Shurt hose +	1.40
Fan, bowl & tins K	1.15
2 vases +	1.05
1 vase & 2 teapots K	1.05
1 cake-late K	1.90
Glasses & fruit nappies +	0.70
Glasses & pitcher K	1.10
2 shelves +	1.20
saucers K	0.25
Plates bowls & vase K	2.60
Pyrex bowl H	0.95
Glassware & laquerware +	1.05
Jap teaset K	1.80
Lamp +	0.60
Pictures & bowls +	0.80
Platters K	2.40
Total carried forward:	\$ 40.50

~~Disbursements:~~

~~Not Processed Credit:~~

~~Not Processed Credit:~~

~~Substantiated from Auctioneering Litigation~~

Remarks.

NAME IWASAKI, Akira
IWASAKI, Rie (Mrs. Akira)

REGISTRATION NO. 02408
02420

FILE NO. 713
853

The following chattels were sold by public
 auction at 1017 Seymour St., Vancouver, B.C. September 28, 1944

Brought Forward

- Toy piano ✓
- Cutlery ✓
- Tools ✓
- Mirrors ✓
- Wall paper ✓
- Backhoe and shovel (both broken) ✓
- Dishes ✓
- Incomplete garbage pail ✓
- Small garden tools ✓
- Boiler ✓
- 1 burner gas plate ✓
- Child's blackboard ✓
- Small wall clock ✓
- Oil lamp ✓
- Fire dogs ✓
- 4 White chairs ✓
- Oak armchair ✓
- Highchair ✓
- Dropleaf table ✓
- Kitchen cabinet ✓
- Bed and broken spring ✓
- Bed and spring ✓
- Chest of drawers ✓
- Old Oak Buffet ✓
- 5 Dismantled oak chairs (Parts missing) ✓
- Odd chair ✓

Total

Carried Forward

~~Less: Expenses~~

~~Net Proceeds~~

~~Monetary Credit~~

~~Balance due from~~

~~Debit~~

credit.

\$ 40.30
 0.60
 1.00
 1.00 ✓
 1.30
 0.10
 0.60
 0.75
 0.25
 0.60
 1.10
 0.80
 0.35
 1.65 ✓
 0.25
 1.85
 3.25
 2.80 ✓
 0.50
 1.50
 2.20 ✓
 6.70 ✓
 10.50 ✓
 3.80 ✓
 3.00 ✓
 2.75 ✓
 0.50

\$ 90.40
 \$
 \$

NAME IWASAKI, Akira
IWASAKI, Fulle (Mrs. Akira)

REGISTRATION NO. 02408
02520

FILE NO. 721
8663

The following chattels were sold by public
auction at 1047 Seymour St., Vancouver, B.C. September 28, 1944.

	Brought Forward	\$ 90.40
Baby crib (no sides) +		0.25
Picture and mirror +		0.75
Dishes K		2.50

Total

Less Expenses: { Auctioneer's Fee: \$9.39
 { Advertising: 3.07
 { Moving: 15.00

Net Proceeds Credited:

\$ 93.90

\$ 27.46

\$ 66.44

Members of Custodian Staff Present. Mr. Smith

Extracted from Auctioneering List No. Vancouver 512

Remarks.

Catalogue No. 269
File Nos. 711 & 8663
2687 Trinity Street
Eg. 228/H.T.

Receipt of Certificate of Title No. 107978-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of ~~Queen Insurance Company~~ policy No. ~~253266~~ which has been assigned to us, and cheque for \$26.12 representing closing adjustments on sale to us of 2687 Trinity Street, Vancouver.

Dated at Vancouver, B. C., this 30th day of Sept 1944.

A. J. Smith

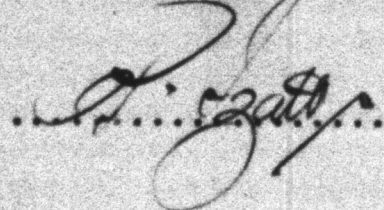
To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 2687 Trinity Street

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

.....Signed

NAME TRIMM, Alice

REGISTRATION NO. 02402

FILE NO. 722-1

The following chattels were sold by public

auction at Vancouver, B. C. on November 28th, 1914.

Basket books etc.

\$.75

Total

\$.75

Less Expenses:

(Auctioneer's Fee \$.07
(Advertising .06
(Moving .03

\$.21

Net Proceeds Credited:

\$.54

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 55

Remarks.

NAME THASANT, Aris

REGISTRATION NO. 02/08

FILE NO. 711

Filed 2/3/48

The following chattels were sold by public

auction at Vancouver, B. C. on December 21st, 1945.

-Vise
-Filing cabinet
-Plug cleaner
-Battery charger
-Weaver Hi Speed press etc.
Auto jack

\$ 6.00 ✓
5.00 ✓
5.00 ✓
25.00 ✓
59.00 ✓
30.00 ✓

Total		\$ 130.00
Less Expenses:	(Auctioneer's fee \$ 13.00	
	(Advertising 7.60	\$ 30.13
	(Moving 9.53	
Net Proceeds Credited:		\$ 99.87

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks.

711/8663

REGISTERED.

June 27th, 1947

Mr. & Mrs. Ikira IWASAKI,
Reg. No. 02408 & 02526,
New Denver, B.C.

Dear Sir & Madam:-

We have brought forward your files for review and in order that we may send you a brief report of your affairs that have come under our control.

In doing so it is noted that your principal asset was 2687 Trinity Street known as the East half of Lot 228, Town of Hastings, Vancouver. This property was owned by you jointly and has been dealt with in that manner. It was handled by Reid, Wallbridge, Gibson & Sutton, Barristers, who attended to the collection of rentals and forwarded same to this office from time to time. Funds were remitted to you as required and as shown in the statement of account. The property was sold in July 1944, and you were informed of sale with details of result. The sale price is considerably in excess of the assessed value by the City of Vancouver.

Your chattels were located principally at 2687 Trinity Street and at 198 Alexander St. where Mr. IWASAKI operated the Vancouver Auto Service Garage. The chattels at 2687 Trinity St. were later removed by you, shipped or were later sold at Auction. The proceeds of those sold were credited to your joint account. The chattels at 198 Alexander St. consisted mostly of Garage equipment, and a deal was made by Mr. IWASAKI with the Standard Oil Co. Ltd. in respect to them. These were in their use until about 1945 when final disposition was made of same. A report with our cheque was forwarded to Mr. IWASAKI under date of April 10th, 1946 for which we have your acknowledgment.

As you are aware, we purchased in your behalf Dominion of Canada Bonds in the sum of \$1500.00, in each of your names (\$3,000.00) in October last and have them presently in safe keeping in your behalf.

Some considerable while ago in January 1945 we forwarded you a statement of your Joint account showing to your credit the sum of \$3,356.70. -

\$3,356.70

In July 1945 we received from B.C. Electric Ry. Co. Ltd. a refund for Gas & Light amounting to -
for your account -

6.37

We charged your account in October last for the purchase of Dominion of Canada Bonds as requested by you

\$3,000.00

This leaves the present balance of

363.07

\$1,363.07 \$3,363.07

We are now enclosing to you herewith our cheque for \$363.07 being the total amount to your credit on our books.

The foregoing, together with previous letters, reports and statements would appear to account for your efforts that have come under our control, and we shall be obliged if you will confirm same when acknowledging this letter and cheque.

For your convenience in replying we enclose a stamped addressed envelope.

Yours truly,

B.F. Dusenbury,
Office of the Custodian.

BFD/DD.
Encs. 2.

NOTE In safe keeping in your behalf Position of Canada Bonds:-

In the name of ALICE IMVSKI - 3-4500.00 Bonds - \$1500.00

In the name of PAUL IMVSKI - 3-4500.00 Bonds - 1500.00

~~1500.00~~

Catalogue No. 269
File Nos. 711 & 8663
2687 Trinity Street, Vancouver,
East 1/2 of Lot 228, Town of Hastings.

September 27, 1944.

Peter Isatt and Laura Joan Isatt,
Vancouver, B.C. (Joint Tenants)

In account with The Custodian of Enemy Property.

STATEMENT OF ADJUSTMENTS.

(as at July 10, 1944.)

	DEBIT	CREDIT
Purchase price	\$3200.00	
Cheques received		\$3200.00
Amount of rental		
July 10 to August 7th		25.74
Aug. 8th to Sept. 7th, and Sept. 8 to Oct. 7.		57.00
Registration fees on deed - \$3200.00	10.90	
Insurance premium - 51.15 - \$12.50	6.39	
Water paid to Dec. 31/44,		
174/184 x \$7.00	6.62	
174/365 x \$68.61 Purchaser's proportion of		
taxes 1944	32.71	
Balance owing purchaser	26.12	
	<u>\$3282.74</u>	<u>\$3282.74</u>

BALANCE OWING TO PURCHASER \$26.12

February 12, 1948

ANALYSIS OF
CLAIM

REAL PROPERTY
SECTION

File
No. 711

Akira IWASAKI,

Reg. No. 02408

8663

Fuji(Mrs. Akira) IWASAKI, Reg. No.02526

REAL PROPERTY

2687 Trinity Street,
known as
East half of Lot 228,
T.H.S.L.
Vancouver, B.C.

Catalogue #269 - Jointly

Akira IWASAKI makes claim re Realty
jointly (Gross)-

\$4500.00

Sales price(gross)

3200.00

Appraisal - - \$3200.00
(Pemberton Realty Corpn.Ltd.)

Tenders -

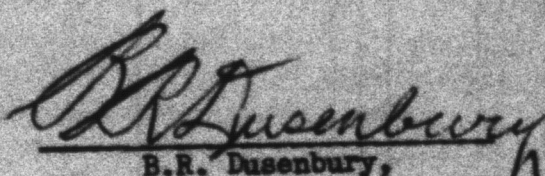
(a)	Reed Phipps & Davies Ltd.	2000.00
(b)	Moore & Moore	1610.00
(c)	Austin & Co. Ltd.	2100.00
(d)	Mrs. P. IZATT	3200.00

Acceptance of tender (d)

3200.00

RECAP.

Gross amount claimed \$4500.00
" " of sale 3200.00


B.R. Dusenbury,
Office of the Custodian.

File No.
711

Akira IWASAKI
Reg. No. 02408

New Denver, B.C.
June 22/48
Case #414

Claim as revised by Transcript
June 22/48

REAL PROPERTY - Gross amount

Original Claim - Gross- 4 e II Cat. 269- \$4500.00
Jointly with Mrs. Iwasaki (wife)

Revised Claim
as Transcript P.2, line 10, Exhibit #1- \$4000.00

PERSONAL PROPERTY - Gross amount

Original Claim - 4 e III - \$6500.00
"Abandoned in full" as Transcript
P.2, lines 13- 16 inc.

N11

Original claim - 5 e -eliminated - as
Transcript P.2. lines 19-21 inc. \$216.68

Revised Claim
Exhibit #4- as Transcript P.2, line 22

109.00

Total Gross amount of Revised Claim

\$ 4109.00

October 27, 1948

IN THE MATTER OF THE "INQUIRIES ACT."
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

(HIS HONOUR, JUDGE H.W. COLGAN, SUB-COMMISSIONER)

10

New Denver, B.C.

June 22, 1948

IN THE MATTER OF THE CLAIM OF
AKIRA IWASAKI

PROCEEDINGS AT HEARING

20

APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government.

A.E. COBUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to New
Denver Sub-Commission

MRS. I.C. SMITH,

Official Interpreter

G. HAMELETON, Esq.,

Official Reporter.

30

A. Iwasaki
En Chief

MR. COBUS: The claim, your honour, of Akira Iwasaki,
No. 180 on the Secretary's list.

AKIRA IWASAKI, the claimant herein, being
first duly sworn, testified
through the official inter-
preter as follows:

10 MR. COBUS: I would ask leave, your honour, to amend
the claim, first with respect to the real pro-
perty under 4 (e), by showing a value placed on
the property of \$4000.00 in place of \$4500.00,
and a credit to the custodian of \$3200.00,
leaving a realty claim of \$800.00.

The items under 4 (e)(iii), which are
noted as accounts receivable, certain chattels
and goodwill, with a total of \$6500.00, are
abandoned in full.

THE COMMISSIONER: That is 4 (e)(iii).

MR. COBUS: 4 (e)(iii), \$6500.00.

20 With respect to the claim for personal pro-
perty under 5 (e), we have eliminated the
claim as he has set it up, and now show a per-
sonal chattel claim of \$109.00, the list of which
will be filed as part of the statement. The
credit against that item is \$30.10, leaving a
net personal property claim of \$78.90. The total
claim under 5 (f) is \$878.90.

DIRECT EXAMINATION BY MR. COBUS:

30 Q: Witness, I produce to you a statement concerning
the real property for which you have submitted a

A. Iwasaki
In Chief

claim. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask that the real property statement be filed, your honour, as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

10 MR. COBUS: Turning to Exhibit 1, your honour, the subject matter of the claim is a residence at 2687 Trinity Street, Hastings Townsite, Vancouver, B.C. It consisted of a bungalow and a garage. The house contained six rooms and a bath, the bath being fully tiled, with a three piece bathroom set. The basin was a pedestal type, and a shower had been built into the bathtub. The house was heated by hot air by using a sawdust burner.

20

The land was a lot 33 feet by 140 feet, more or less, purchased by the claimant in 1941 at a cost of \$2000.00. He says that it was purchased under an agreement for sale which was paid off in three months. The locality he describes as being a good residential district, and being mostly occidental. With respect to the house, the house was finished with stucco on the exterior. It had a cement foundation, a full cement cellar, duroid roof, and the interior walls were of lath and plaster. In the

30

4
A. Iwasaki
In Chief

living room and dining room there were oak floors, and in the rest of the rooms the floors were of fir. The garage was a frame structure with a cement foundation and a cement floor. The roof of the garage was shingled and the garage was equipped with sliding doors. The claimant estimates the value of the property at the date of sale at \$4000.00.

10 As to certain improvements made in 1941, he has listed seven items totalling \$120.00. He believes that the appraisal at \$3200.00 is substantially under a fair market value. He says that the property was owned jointly by his wife, Fuji Iwasaki, and himself, and that he is representing his wife as to her interest in the matter of this claim.

20 With respect to the purchase of the property in 1941, the witness says the property was a very cheap buy. The real estate man informed him that the owner could not carry the property and had to move to a smaller place. He says that it is a very nice property and the house was about ten years old when it was purchased. It was modern and well built. He believes that the property would be worth at least \$4000.00 when sold by the Custodian in July 1944 for \$3200.00.

30 Would my friend produce the appraisal on this realty and a photograph in the file. It is a Pemberton Realty Company appraisal.

(Handed to Mr. Cobus)

MR. COBUS: I have had produced what purports to be an appraisal on the subject realty by Pemberton Realty Corporation Limited, Vancouver, dated October 18, 1943. The value placed on the property is \$3200.00. Filed on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

Q: Witness, do you have any snapshots or photographs of this house for which you are claiming?

10 A: No.

MR. MACDONALD: There isn't a picture, your honour, as far as I know.

MR. COBUS: Would my friend produce a report dated the 4th of May, 1943 to the Custodian by the Canadian Credit Men's Association?

(Handed to Mr. Cobus)

MR. COBUS: I have had produced from the Custodian's file, written on Canadian Credit Mens Trust Association Limited stationery, dated -- I see it is dated May 4, 1942, addressed to the office of the Custodian at Vancouver respecting the claimant, Akira Iwasaki at 263 Trinity Street, Vancouver, B.C., and signed for the Credit Mens Trust Association, Limited, by John Cowan, Manager. The report covers more than the realty of this claimant, but has an excellent description of the land and buildings which I would call attention to. It is on page 2 of the report. Filed on behalf of the Crown.

(REPORT MARKED EXHIBIT NO. 3)

MR. COBUS: Would my friend admit that the assessed valuation of the property in '42 -- I have merely a total -- was \$2250.00?

MR. MACDONALD: I can't remember seeing that.

MR. COBUS: Well, in the Credit Men's Association report, your honour, I believe they do indicate that the assessment in '42 was \$2250.00.

MR. MACDONALD: That is set out in the report.

MR. COBUS: Yes. I just called that to the attention of his honour. I am sure I saw that in passing.

THE COMMISSIONER: Yes, assessed valuation \$1850.00.

MR. COBUS: \$1850.00?

THE COMMISSIONER: Yes.

MR. COBUS: Is that perhaps for only the improvements, your honour?

THE COMMISSIONER: The land is assessed at \$350.00 and the buildings at \$1850.00.

MR. COBUS: Yes, your honour.

MR. MACDONALD: That would be \$2250.00

MR. COBUS: Yes.

MR. MACDONALD: Well, I haven't anything here telling me anything about the assessment, but I presume that the Canadian Credit Men's Trust Association have a proper record.

THE COMMISSIONER: Yes, they have taken it off the record.

MR. COBUS: Q: Now, witness, I produce to you a statement concerning the personal chattels for which you have submitted a claim. Did you instruct Mr. Leckie to prepare that statement for

A. Iwasaki
In Chief

you and is that your signature?

A: Yes.

Q: Is the information contained therein true to the best of your knowledge and recollection?

A: Yes.

THE COMMISSIONER: That will be Exhibit 4.

(STATEMENT MARKED EXHIBIT NO. 4)

10 MR. COBUS: In the statement marked Exhibit 4, your honour, the witness has set out in full an itemized list with details concerning each item. He has similarly estimated a value for each item. Those values total \$109.00.

20 He says that the articles were left in the attic of 2687 Trinity Street, Vancouver, and he says that the goods claimed comprise part of the furniture, living equipment, and personal effects declared by him as left at 2687 Trinity Street, Vancouver. He points out that the Custodian sold some of the articles claimed specifically, and others, or some, as tools, etc. He has allowed for depreciation on all items, and he says that his wife, Fuji Iwasaki, and himself owned these chattels jointly.

Would my friend produce the Analysis of Personal Property Claim?

(Handed to Mr. Cobus)

MR. COBUS: I file the Analysis on behalf of the Crown, your honour.

(ANALYSIS MARKED EXHIBIT NO. 5)

30 MR. COBUS: I think it is clear, your honour, from the

A. Iwasaki
In Chief

Analysis that the amended claim for personally raises no issue as to the articles claimed. I might point out that we had abandoned what the claimant originally claimed under "At Port Hammond" in the third column of the Analysis, and then under "At 2687 Trinity Street" we have abandoned the second item "1 shoe."

MR. MACDONALD: No wonder you did. What was the good of that one?

10 MR. COBUS: Well, I might point out, the singular and plural are used quite indiscriminately by the Japanese.

THE COMMISSIONER: I wouldn't be surprised, maybe, if that isn't a piece of machinery or something, because it is in with the handsaw and the Japanese plane, and so on.

MR. COBUS: Yes, your honour. We pursued that possibility, but got nowhere.

20 THE COMMISSIONER: They might have a one-legged man in the family.

MR. COBUS: We have abandoned the inlaid linoleum for the kitchen. We have now claimed for six chairs instead of five. Those were found. We have abandoned one set of 12 Japanese books. Concerning the credit of \$30.10, I should like to read this into the record. We arrived at that by showing tools, \$1.60; wallcloth, \$1.65; kitchen cabinet, \$2.50; two beds and springs, \$17.20; oak buffet, \$3.00; five oak chairs, \$1.75; one oak arm chair, \$2.50; total, \$30.10.

1.60
1.65
2.50
17.20
3.00
1.75
2.50
30.10

Your witness.

MR. MACDONALD: I submit, your honour, that the real property was sold at its fair market value. The personal property that was sold was sold at its fair market value, and the personal property claimed for is claimed at an exorbitant value.

CROSS EXAMINATION BY MR. MacDONALD:

Q: Do you speak English, witness?

10 THE WITNESS: A: Some, yes.

Q: But do you write English?

A: Yes, some.

Q: Do you write English, did you say?

THE INTERPRETER: A: He said he doesn't too well.

Q: Now, this house that you bought, you paid \$2000.00 for it?

A: \$2800.00 I paid.

MR. MACDONALD: Well, it is \$2000.00 we have here, your honour, in the claim form.

20 A: I mortgaged it for \$2000.00, but I paid \$2800.00 for it.

MR. MACDONALD: I think this should be cleared up.

MR. COBUS: I think, your honour, the witness is confused. I can perhaps help my friend. I will file this and that will take care of it, I think. Would you like me to put this in?

MR. MACDONALD: Yes.

RE-DIRECT EXAMINATION BY MR. COBUS:

30 Q: Witness, I produce to you what appears to be an account between Phoebe Townsend McWilliams and

A. Iwasaki
Re-Direct exam

Akira Iwasaki and Fuji Iwasaki dated July 28, 1941, and it concerns the east half of Lot 228, excepting thereout and therefrom the north ten feet thereof, Hastings Townsite, Group 1, New Westminster District. Now, do you recognize that statement?

A: It was a mortgage that I got, \$2000.00.

Q: Well, did you make a cash payment?

A: Yes, cash payment.

10 Q: How much?

A: \$2000.00.

Q: How much money of your own did you put into the property at that time?

A: This was the mortgage that he took over when he bought the house.

Q: Well, what does this mean, "Price of property, \$2000.00?"

A: He paid \$2200.00 to Phoebe Townsend McWilliams, \$2000.00 for the house in cash out of his own money.

20

Q: Well, is this \$600.00 perhaps the amount of interest that accumulated on the agreement for sale to which he refers in his statement?

A: No, the price of the property was \$2600.00, and I paid \$2000.00 in cash and the other \$600.00 was to be paid in installments monthly.

Q: Was that done? Was it paid off in that way?

A: Yes.

Q: Well, then, what is this item under date of July 28, "By cash payment on account \$1000.00?"

30

A. Iwasaki
 Re-Direct exam
 Re-Cross exam

A: I don't quite remember the particulars.

MR. COBUS: I think I should file this statement,
 your honour.

MR. MACDONALD: I would like to see that.

THE COMMISSIONER: Would you show it to Mr. MacDonald?

MR. COBUS: I think you have seen that.

Well, your honour, perhaps one question
 more.

10

Q: You instructed Mr. Leckie to prepare this state-
 ment for you that I showed you, and it was mark-
 ed Exhibit 1; I asked you whether you had in-
 structed Mr. Leckie to prepare this statement
 for you? Did you tell Mr. Leckie that you paid
 \$2000.00 for the property in 1941?

A: I meant to say that I paid in cash \$2000.00.

MR. COBUS: Well, perhaps that will be sufficient.

THE COMMISSIONER: You are putting that in as Exhibit
 6?

6

MR. COBUS: Yes.

20

(STATEMENT MARKED EXHIBIT NO. 6).

RE-CROSS EXAMINATION BY MR. MACDONALD:

Q: Who did you buy this property from?

A: I bought it from Mr. Myer -- I bought it through
 the agent, but the owner was Mr. Myer.

Q: And who was the agent?

A: I don't remember. I think it is on that paper.
 It is on that statement.

Q: Was the agent McWilliams?

A: I bought it from a salesman in that firm.

30

Q: Now these people made out a statement to you on

A. Iwasaki
Re-Cross exam

July 28. Exhibit 6 is a statement that was sent by Phoebe Townsend McWilliams to yourself dated July 28, 1941. You received that statement from him, didn't you?

A: Yes.

Q: Now this is the property that we are dealing with now, the east half of Lot 228.

A: Yes.

Q: That is the property you are claiming for now?

10 A: Yes.

Q: Now you set out in your statement, Exhibit 1, I think it is, that you had paid for this within a period of three months; the whole purchase price had been paid under an agreement for sale and was paid for in three months, is that right?

A: Yes, I did.

Q: And according to this statement, Exhibit 6, it would seem that you bought the property in April, 1941, April the 2nd; is that the time you bought it?

20

A: Yes.

Q: And it would seem that you had paid the whole balance up by the 26 of July, 1941?

A: Yes.

Q: And the price that this agent set out for the property is \$2000.00. A: I don't know how that could be written there, but I paid -- really, the value was \$2600.00, and I was to pay that.

Q: Have you any receipt for the \$600.00?

30 A: I had all therecords, but the Custodian took

A. Iwasaki
 Re-Cross exam
 Re-Direct exam

them all away.

Q: When did you pay this \$800.00?

A: I don't remember the date exactly.

Q: Was it before April 2, 1941?

A: I don't think so.

Q: Regarding your personal chattels claim of \$109.00, you haven't had any experience in selling second hand goods, have you, second hand furniture and chattels?

10 A: No.

Q: And you have no experience in putting a price on second hand goods?

A: No.

MR. MACDONALD: That is all.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, did you pay the real estate agent a commission as a commission on this property?

A: I don't quite remember.

20 Q: When you were making the deal with respect to the property, did the real estate agent give you an interim receipt?

A: Yes, I did receive it.

Q: How much was this receipt for?

A: The receipt was for \$2500.00.

MR. COBUS: Well, I think I will drop it. No further questions, your honour.

THE COMMISSIONER: All right, that is all, thank you.

(Witness aside)

A. Iwasaki

PROCEEDINGS ADJOURNED SINE DIE.

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

Gordon Hambleton

G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

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H.W. Colgan
Sub-Commissioner

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DEFENCE BRIEF

Akira IWASAKI,
Reg. No. 02408

File No. 711

Case #414

New Denver, B.C.

June 22/48
Case 414

Case
414
File 711

REAL PROPERTY CLAIM

(All Claims shown as Gross)

1. Real Property Claim

\$4000.00 as revised
Cat. #269

Appraised at

\$3200.00

Sold for

\$3200.00

Witnesses:

1. W.G. Moore, Appraiser,
of Pemberton,
Exhibit #2,
2. F.G. Shears to prove advertise-
ment Cat. #269 and tenders and
offers received High \$3200.00
Low \$1610.00

Submissions:

In the exhibit #1- "Improvements" amounting to \$120.00 are
shown whereas most of this is for "alterations" and "repairs".

In the Transcript p.6. re assessment, Property sold 1944-
Original assessment for the year- to be filed. ✓

PERSONAL PROPERTY CLAIMS

(All Claims show as Gross)

1. Personal Property Claim
\$109.00 as revised

Sold
at Auction

(a) Goods valued by Claimant
at \$61.00

(b) Goods valued by Claimant
at \$48.00

\$30.20

No record at any time.

- Witnesses:
1. D.A. Smith of Custodian
office. Exhibit #5
 2. W.G. Willard, Auctioneer, of
1047 Seymour Street, Vancouver,
Exhibit #5.
 3. In care of
Mrs. J.A. West,
Tenant, as
June 6, 1942.
Exhibit #5

Submissions: 1. a revised Analysis of chattels, to be
filed. ✓

BRD/DD.

October 28, 1948

File No.
711
Akira Iwasaki,
Reg. No. 02408

- 2 -

Summary of Defence
Witnesses

When required

Summary of Witness
Documents to be filed Proving same

W.G. Moore

Exhibit #2

F.G. Shears

adv. and
Tenders

Assessment
1944

D.A. Smith

Auction
Exhibit #5

W.G. Willard

Auction
Exhibit #5

Mrs. J.A. West,

signed
Inventory
June 6/42
Exhibit #5

revised
Analysis of
Chattels

Name of Claimant IWASAKI, Akira

Case 424

Custodian File

711

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
3200	160.00 12.50									172.90
PERSONAL PROPERTY										
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 & Not Found & Recorded Now Missing	45% of amount in next preceding column			
NETS										
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
MISCELLANEOUS CHATTELS										
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			
62.55	36.20	9.06	48.245	8.00	3.86				12.92	
TOTAL RECOMMENDATION										185.42

November 21st, 1950.

Mr. Akira IWASAKI,
3244 Victoria Drive,
Vancouver, B. C.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 414

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$185.42.

Cheque in your favour is enclosed for \$185.42
and we have paid the Co-Operative Committee .. Nil
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FCS/js
1 encl.