

13802

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: KAMEOKA, Tokue
HOME ADDRESS: c/o Pigeon Timber Co., Neys, Ontario. (1182 W. 7th Ave., Vancouver, B.C.) formerly
REGISTRATION NUMBER 06973 SEX: Male AGE: 45
OCCUPATION: Bushworker

(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: Pigeon Timber Co. Neys, Ontario.

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Masuye Kameoka

ADDRESS OF WIFE OR HUSBAND: Popoff, Slocan, B.C.

NAMES OF ANY LIVING CHILDREN: Kague Kameoka,
Yukie "
Terue "
June "

ADDRESS OF CHILDREN: Popoff, Slocan, B.C.

AGE OF CHILDREN: 15, 13, 10 and 6 years respectively.

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)
RIGHT TO PURCHASE from City of Vancouver, dated April 1, 1941.

1. LOCATION AND DESCRIPTION: Lots 1 & W. Block 314, District Lot

526, Group 1, New Westminster District, Plan 590, City of Vancouver, B.C.

known as 1182 W. 7th Avenue. Price \$1500.00, payable \$300.00 cash and
\$20.00 per month, 6% interest.

2. BUILDINGS AND OTHER IMPROVEMENTS:

2½ story dwelling.

3. INSURANCE (Give particulars; state where policies are) Fire Insurance, \$3,000.00

Wawanesa Mutual Insurance Co. No. C15939, deposited with Custodian

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

Rented to Mr. D.J. Curtis at \$35.00 per month,
rents being paid to Messrs. Reed, Phipps & Davies Ltd.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

2. LANDLORD'S NAME AND ADDRESS:

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

4. STATE WHEREABOUTS OF LEASE:

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:

None

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

CLAIM ON ANY SUCH PROPERTY

None

4. INSURANCE CARRIED ON ABOVE PROPERTY:

None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS:

None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

None

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

None

8. BANK ACCOUNTS:

None

9. LIFE INSURANCE:

None

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX:

None

LIABILITIES:

1. PERSONAL DEBTS:

None

2. TRADE DEBTS:

None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 31st day of January 1943.

(Signature) "T. Kameoka"

"M. Godo"

Witness

FOR DEPARTMENTAL USE

13802
INFORMATION FROM R.C.M.P.

DATE August 24, 1943

Our File No. 13802

Full Name KAMEOKA, Tokue
(Surname in Block Letters)

Registration No. 06973 Male - Female
(Check) Age October 11, 1897

Former Address 1182 West 7th Avenue, Vancouver, B. C.

Interned: December 13, 1942
Date ~~Excluded~~ Naturalized - Canadian-Born - National
Released: December 22, 1942 (Check)

Present Address Dec. 22/42: -Fert William, -Ont. Apr. 29/43: -237-Beverley St. Toronto, -Ont.
26/5/44: 64 Sullivan St., Toronto, Ont. (checked June 28/47).

Married - Single
(Check)

Name of Wife Nee' IZEZAKI, Masuye - #06978

Name of Husband _____

Name of Mother Yuwa (Japan)

Name of Father Sakuzo (Japan)

Names of Children under 16 Kazuo (M) 4/7/27; Yukie (M) 25/10/29;

Terue (M) 12/3/32; June (f) 6/6/36.

Requested by ECT

Registered with Custodian (Yes or No)

Additional Information Newspaper Manager (Daily People)
(Editor: Takaichi UMEZUKI - 13191)

1027 - 3
EXHIBIT No. _____
DATE May 11, 1948
FILED BY J. W. G. Hunter

J. R. REID & CO.
515 Granville St.,
Vancouver, B. C.

February 28th. 1944.

#363

1182 W. 7th Avenue

This property comprises a corner, with approximately 100 ft. frontage on 7th Avenue by 120 ft. in depth to lane, on which is erected and eight room residence with siding exterior and shingle roof.

The ground floor of the house has an elevation of about 20 ft. above the street line and there are wooden steps leading to the front verandah and entrance hall.

There is a fireplace in the front room and the ground floor comprises four rooms with front and back stairs to second floor which also comprises four rooms and full bathroom.

There is a cement floor in the basement and the present furnace is unfit for use.

Both the exterior and interior are in a poor state of repair.

Valuation \$2,100.

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

June 23, 1948.

W. C. MacLellan

13802

REGISTERED MAIL

August 21st, 1947.

Mr. Tokue KAMEOKA,
Reg. No. 06973,
64 Sullivan Street,
Toronto, Ontario.

Dear Sir:

In the absence of a reply from you to our letter of July 4th, 1947 we have settled from funds in your account with this office the claims lodged against you by Yohichi KIKUCHI and Meigo SATO totalling \$300.00. We now enclose Custodian cheque in the sum of \$21.67, representing your entire credit with this office and being the balance of funds derived from sale of real property.

You have already been forwarded a statement relating to the sale of Lots 1 and 2, known as 1187 West 7th Avenue, Vancouver, together with a statement of your account which showed a credit balance of \$1021.67 as at July 6th, 1944. Since then the following entries have been made, leaving a balance of \$21.67, the amount of the cheque now enclosed:

		<u>Debit</u>	<u>Credit</u>
July 6/44	Balance as per statement sent		\$1021.67
May 1/45	Cheque to you	\$ 700.00	
Aug. 21/47	Transfer to account of Meigo SATO	100.00	
	Transfer to account of Yohichi KIKUCHI	200.00	
		<u>\$1000.00</u>	<u>\$1021.67</u>
			\$ 21.67 CR.

It would now appear that we have accounted for all the property left by you in the protected area which came under the control of the Custodian and in order that you may confirm this and acknowledge the cheque we are enclosing a stamped and addressed envelope for your convenience in replying.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER

Enc. - Custodian cheque \$21.67
- Return envelope

13802
2263
3112

July 4th, 1947.

Mr. Tokue KAMEOKA,
Reg. No. 06973,
64 Sullivan Street,
TORONTO, ONTARIO.

Dear Sir:

We have written to you on several occasions pointing out that claims have been filed against you by Yoshichi KIKUCHI and Heigi SATO, but no reply has been received from you in this regard since February 18, 1943, at which time you admitted owing \$200.00 to Mr. Kikuchi and \$100.00 to Mr. Sato. You stated that you were unable to settle the above accounts at that time and had an understanding with the above persons that you did not have to repay them until you were financially able to do so. Since then funds have come into your account with the Custodian but as far as we are aware these claims remain unpaid.

Should you have made arrangements with your creditors to settle these claims direct please let us have a letter from each of them confirming such arrangements, at which time the balance of funds in your account with this office will be forwarded to you. However, if no such arrangements have been made and unless we hear from you to the contrary by August 5th, 1947, we will proceed to settle the above claims from funds in your account with the Custodian.

For your convenience in replying a stamped and addressed envelope is enclosed.

Yours truly,

E. Robertson,
Office of the Custodian.

/ER
Enc. - Return Envelope.

13802

June 28th, 1944

Mr. A.M. Cathbert,
1146 Burnaby, Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 363
1182 East 7th Avenue.

This will acknowledge receipt of your letter of June 10th in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$2,100.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$1,890.00 to complete the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British subject.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and you will then be in a position to assume control of this property.

Yours truly,

F.G. Shears,
Director

FCS:la

166
NOTICE OF RELEASE

Internee's No. J.425 Name KAMEOKA, Tokue

Camp Angler, Ontario

Residence:

At time of internment: 1182 West 7th Avenue, Vancouver, B.C.
To which proceeding on release: Pigeon River Timber Co., Neys,
Ontario.

Date Released from Internment 22nd December, 1942

Authority R.C.M.P. File No. C.11-19-4, dated 16th December, 1942

Conditions Released conditionally upon his abiding by his written acceptance of employment by The Pigeon River Timber Company, Fort William, Ontario, to which firm he shall report without delay at Neys, Ontario, for employment, and that he comply with whatever regulations the British Columbia Security Commission may issue concerning him.

H. N. Streight
for Major,
H. N. Streight,
Lt.-Colonel,
Commissioner of Internment Operations.

OTTAWA, 28th December, 1942.

KHJB-9

Copy:

R.C.M.P.
Custodian, Vancouver
Dependents' Section
File

File #166

December 23rd, 1942.

MEMO TO MR. WRIGHT:

Re: P/W A-1220, KAMEOKA, Tokue.

The above named owns Lots 1 and 2, Block 314, D.L. 526, Group 1, Plan 590 in District of New Westminster, known as 1182 West 7th Avenue.

He bought the property from City of Vancouver for \$1500.00 for which he paid \$300.00 cash and the balance to be paid at \$20.00 per month at 6% interest. The title is in the name of City of Vancouver. Property has been vested.

The house is a two and one half storey frame building with shingle roof and contains ten rooms and is located on two lots on South side of 7th Avenue. Reed, Phipps and Davies estimated the value as of October 5th, 1942 at between \$1850.00 to \$2000.00. The assessed value of the land is \$1,415.00 and improvements - \$1,150.00. Total is \$2,565.00.

The property is rented to Mr. Douglas J. Curtis at \$35.00 per month, commencing November 1st, 1942.

Dwelling is insured by Wawanesa Mutual Insurance Co. for \$3000.00, expiry date being April 10th, 1944. Premium of \$15.00 is paid.

Internee has a \$1000.00 20-year life insurance policy with the Sun Life. On June 10th, 1942, a letter was written to their Head Office asking them to file Form "D" with us. They wrote back on July 20th advising that the policy expired on June 12th, 1942, and had therefore been cancelled. We replied on July 28th to the effect that under the Regulations, policies belonging to Japanese internees cannot be cancelled for non-payment of premiums. We have had no further correspondence regarding this life insurance. Should we not ask the Sun Life again for Form "D"?

In the E.C.M.P. form at the back of the file, it is stated that Tokue KAMEOKA and his wife Masuye each own a \$50.00 Victory Bond and each of the 4 children have a \$5.00 War Savings Certificate. There is record on file of having sold Kameoka's bond but there is nothing on either of the files about the others. Also, Kameoka states his wife had an account with the Fairview Branch of the Royal Bank of Canada but there is no further information regarding this.

Mrs. Kameoka operated a dressmaking establishment at 2229 Granville Street, and according to her file she owes \$107.00 rent to Mr. H. L. Radermacher. She owns furniture and other effects valued by her at \$100.00 and these are stored on dressmaking premises. There is also \$600.00 worth of furniture used at house at 1182 West 7th Avenue that I can find no record of.

Internee's liabilities are as follows:

Workmen's Compensation Board.....	\$42.13
Mortgage on house.....	1125.34
Personal debt to Y. Kikuchi.....	200.00
" " to M. Sato.....	100.00
His account in the office stands at \$1.83 against which there stands	
\$5.00 for inspection fees.	

REED, PHIPPS and DAVIES Ltd.

Telephone
MA rine 1245

839 West Hastings Street
Vancouver, Canada

November 5th, 1942.

K. W. Wright, Esq.,
c/o the Authorized Deputy of the
Secretary of State and/or Custodian,
912 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: P/W A-1220, KAMEOKA, Tokue - Your File 166

Upon receipt of your letter of November 4th, 1942 we again visited the premises owned by the above-mentioned internee, and discovered that his wife had rented the premises to Douglas J. Curtis, employee of the West Coast Shipyards, on October 27th and had accepted the sum of \$35.00 to cover the rent for November 1st to 30th, 1942 for which amount Mr. Curtis has a receipt.

The Curtis family seem to be a normal one, and we would suggest that if it is your desire to continue renting them the premises that you write them a letter instructing them to pay future rents to this office.

If it is your desire to handle this matter in any other way, will you please advise us.

Yours very truly,

REED, PHIPPS & DAVIES LTD.

Per: James B. Henderson

JBH:R

P.S. Since writing this letter, Mr. Curtis has come into our office and given us the final notice for the water bill which is enclosed herewith, and we presume that you will take care of this item.

Rec'd	NOV 6 1942
File No.	166
Ans.	
Referred	

166

912 Royal Bank Bldg.,
Vancouver, B. C.
November 4th, 1942.

Messrs. Reed, Phipps and Davies Ltd.,
839 West Hastings St.,
Vancouver, B. C.

Gentlemen: Re: P/W A-1220, KAMEOKA, Tokus.

With further reference to your communication of
the 5th ult., will you be kind enough to let us know if
arrangements have been made to rent the property as it is
altogether likely that the family have now been evacuated.

Yours truly,

K. W. WRIGHT
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/W

✓

REED, PHIPPS and DAVIES Ltd.

Telephone
MArine 1245

839 West Hastings Street
Vancouver, Canada

October 5th, 1942.

Rec'd	OCT 6 - 1942
File No.	
Ans.	
Referred	

K. W. Wright, Esq.,
c/o the Authorized Deputy of the
Secretary of State and/or Custodian,
912 Royal Bank Building,
VANCOUVER, B. C.

Dear Sir:

Re: P/W A-1220, KAMEOKA, Tokue-Your File 166

In reply to your letter of September 30th, 1942 regarding the above-mentioned property located at 1182 West 7th Avenue, we wish to advise you that the building is presently occupied by Mrs. Kameoka and five members of her family, and they intend moving to camp in two or three weeks.

The house, a two and one-half storey frame with shingle roof, contains ten rooms located on two lots on the South side of 7th Avenue. It requires considerable interior decorating and repair, and the exterior requires paint and renewal of skirting board. The roof looks fair, although parts of it have moss growing on the shingles. The gutters require cleaning out. It is possible that the house might rent for \$40.00 per month to someone who could fix it up as a rooming house. The present selling value we estimate to be between \$1850.00 and \$2000.00.

We trust this is the information you require.

Yours very truly,

REED, PHIPPS & DAVIES LTD.

JAMES B. HENDERSON

JBH:R
Encl.

912 Royal Bank Building,
Vancouver, B. C.
September 30th, 1942.

Messrs. Reed, Phipps & Davies Ltd.,
839 West Hastings Street,
Vancouver, B. C.

Gentlemen:

Re: P/N A-1220. KAMEOKA, Tokus.

The above named has been interned and his property, being enemy property, is vested in the Custodian. We find that the real property in which he is interested is located at 1182 West 7th Avenue. A Vesting Certificate has been filed.

Will you be kind enough to send us a report as to the value and whether or not it is occupied. It might be well to call upon W. W. Lefaux as he acted for the internee prior to internment. The City has a claim for upward of \$1100.00 and we note that the property is insured for \$3000.00 in the Hawaiian Mutual Insurance Company.

Yours truly,

K. W. WRIGHT
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/W



912 Royal Bank Building,
Vancouver, B. C.
September 24th, 1942.

Messrs. P. S. Ross & Sons,
411 Royal Bank Building,
Vancouver, B. C.

Gentlemen:

Re: P/W A-1220, KANBOKA, Tokus.
1182 West 7th Ave., Vancouver.

We note from the file that this matter was
brought to your attention last December.

The above named has an interest in 1182 West
7th Avenue and the legal description is as follows:

Lots 1 and 2, Block 314, D.L. 526.

This property was purchased under an Agreement
of Sale from the City of Vancouver. The Attorney's
solicitor has written to know how the matter stands,
and we would like to know what action, if any, was taken
by you last December.

Yours truly,

K. W. WRIGHT
For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/W

912 Royal Bank Building,
Vancouver, B. C.
September 24th, 1942.

Mr. Wallis W. Lefaux,
422 Metropolitan Building,
837 West Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: P/W A-1220, KAMEOKA, Tokue.
1182 West 7th Ave., Vancouver.

We are in receipt of your communication of the
18th instant.

Kindly advise if you refer to a policy of in-
surance on the property or if it is a life insurance
policy.

We communicated with Messrs. P.S. Ross & Sons
regarding the property on 7th Avenue. The title has been
vested in the Custodian. We are pleased to know that you
are interested, and will confer with you regarding future
management. The file shows that the internee purchased
the above property from the City of Vancouver and the
Treasury Department has filed a claim amounting to \$1,125.34.
The assessed value is as follows:

Improvements.....	\$1150.00
Land.....	<u>1415.00</u>

Total.... \$2565.00

The City has agreed to take no action without
advising us.

Yours truly,

K. W. WRIGHT

For the Authorized Deputy of the Secretary
of State and/or Custodian.

KWW/W

ROYAL CANADIAN MOUNTED POLICE

DIVISION "E" SUB-DIVISION Vancouver OIB DETACHMENT Intelligence Section
PROVINCE B.C. DATE Dec. 15th, 1941.

FILE REFERENCES
SECRET

RE: Tokue KAMEOKA (Jap) Vancouver, B.C

HEADQUARTERS

SUB-DIVISION

DETACHMENT

P. C. R.

A. R. V. No.

DIARY DATE

SET FOR

1. The above named who is at present in custody at the Canadian Immigration Detention Sheds, having been arrested as an alien enemy, was interviewed by the writer on Dec. 11th, 1941 in an effort to obtain information as to his assets or otherwise which might prove of assistance to the custodian of enemy alien property in the administration of this man's affairs.

2. When interviewed this man was not in possession of any of his records and it was therefore only possible in some cases to obtain approximate figures. Kameoka is 44 years old and resides at 1182 West 7th Ave., in this city with his wife, Masuye, and four children the oldest of which is 14 years.

3. He is employed as business manager with the "Daily People" a Japanese language paper which is a labour publication owned by the Camp & Millworkers Federal Labour Union, an affiliate of the Vancouver and New Westminster Trades & Labour Council. Kameoka's salary in this capacity is \$45.00 per month. His wife rounds out the family income by operating a dressmaking establishment at 2229 Granville St. This store is rented but the fixtures valued at about \$100. are owned by Mrs. Kameoka.

4. Kameoka has no personal bank account but operates one with the Japan & Canada Trust Savings Co in Vancouver in his own name for the "Daily People". He has no safety deposit box. Subject believes that his wife operates a small bank account with the Fairview Branch of the Royal Bank of Canada.

5. Kameoka has a \$50. Victory bond fully paid for in the safe at the "Daily People" which is his property and his wife has a \$50. Victory bond in her name at their house. Each of the four children have a \$5.00 war savings certificate at the house. Subject has carried a 20 year pay life insurance policy with the Sun Life (\$1.000) for the past two years. The annual premium is about \$40.

6. Kameoka recently purchased the house at 1182 W 7th Ave., from the city of Vancouver. He has paid \$500. which leaves an unpaid balance of about \$1000. Payments to the city amount to \$20 per month plus interest. The furniture is worth about \$600. Subject drives no car and acknowledges a debt of \$200 to Y. Kikuchi of Vancouver and another \$100. to M. Sato of Coldbrook, B.C.

H.A. Marted, A/Cpl.
Reg. No. 12041.

Catalogue No. 363
File No. 19802
1182 West 7th Avenue
Vancouver, B. C.
1 & 2/314/526

Receipt of Certificate of Title No. 108240-L is by me hereby acknowledged
and I agree that all ~~adjustments~~ and incidents connected with the sale to
me of property covered by the said certificate have been settled.

Receipt is also acknowledged of New England Fire Insurance Company policy
No. 6252602 which has been assigned to me.

Dated at Vancouver, B. C., this 25 day of October 1944.

A. M. L. L. L.

17th July, 1944.

REAL PROPERTY MEMORANDUM

FILE NO: 13802

NAME: Tokue Kameoka

CATALOGUE NO: 363

RE: 1182 West 7th Avenue, Vancouver, B.C.
Dwelling

CERTIFICATE OF ENCUMBRANCE:

Description of Property: City of Vancouver, Lots 1 and
2, Block 314, District Lot 526,
Group 1, New Westminster District,
Plan 590.

Encumbrances: 23488 M. 6/6/41. 1.44 Tokue
Kameoka, Right to Purchase
for \$1500.00 (Int. 6%) from
City of Vancouver.

\$1060.00, plus interest, to
be discharged from proceeds
of sale.

Taxes: \$106.20 - 1943 - paid
no arrears or consolidated.

Vested: 34342

VALUATION BY APPRAISER: \$2100.00

AMOUNT OF BID: \$2100.00

APPROVED BY ADVISORY COMMITTEE: June 14th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$2,100.00

NAME OF PURCHASER: Arthur McIroy Cuthbert.

K.W. WRIGHT

KWW/DG
Attach

TELEPHONE: PACIFIC 6433

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

February 28th, 1944.

#363

1122 W. 7th Avenue.

This property comprises a corner, with approximately 100 ft. frontage on 7th Avenue by 120 ft. in depth to lane, on which is erected an eight room residence with siding exterior and shingle roof.

The ground floor of the house has an elevation of about 20 ft. above the street line and there are wooden steps leading to the front verandah and entrance hall.

There is a fireplace in the front room and the ground floor comprises four rooms with front and back stairs to second floor which also comprises four rooms and full bathroom.

There is a cement floor in the basement and the present furnace is unfit for use.

Both the exterior and interior are in a poor state of repair.

Valuation \$2,100.

Original on Claim File.

This Indenture,

made this tenth day of August in
the year of our Lord one thousand nine hundred and forty-four (1944).

Between

CITY OF VANCOUVER, a municipal corporation
duly incorporated under a Special Act of the Legislature of the
Province of British Columbia,

hereinafter called the Grantor,

AND

TOKUE KAMEOKA, c/o Custodian of Enemy Alien
Property, 675 West Hastings Street, Vancouver,
Province of British Columbia.

hereinafter called the Grantee,

Witnesseth that, in consideration of the sum of One Thousand Five Hundred
Dollars (\$1,500.00)

of lawful money of Canada now paid by the said Grantee to the said Grantor (the
receipt whereof is hereby acknowledged) the said Grantor ~~Doth Grant~~ unto the said
Grantee,

~~All and Singular those~~ certain parcels or tracts of land and premises, situate, lying
and being in the City of Vancouver, Province of British Columbia, more particularly
known and described as Lots One (1) and Two (2), Block Three Hundred
Fourteen (314), District Lot Five Hundred Twenty-Six (526), Group
One (1), New Westminster District, according to Plan No. 590 deposited
in the Land Registry Office in the City of Vancouver, Province
of British Columbia.

And the said Grantor ~~Releases~~ to the said Grantee All its Claims upon the said lands.

~~Wherever~~ the singular or masculine is used throughout this Indenture, the same shall be construed as meaning the plural or the feminine or body corporate or politic where the context or the parties hereto so require.

In ~~Witness Whereof~~ the Grantor has caused these presents to be sealed with the seal of the said City and signed by the Mayor and City Clerk.



Sealed with the seal of the City of Vancouver
and signed by:

"J. W. Barnett"

Mayor.

"Fred Howlett"

City Clerk.

I hereby Certify that on the _____ day of _____, 194____, at
Vancouver, in the Province of British Columbia,

who is personally known to me, appeared before me and acknowledged to me that he is the City Clerk of the City of Vancouver, and that he is the person who subscribed his name to the annexed Instrument as City Clerk of the said City of Vancouver and affixed the seal of the City of Vancouver to the said Instrument, that he was first duly authorized to subscribe his name as aforesaid, and affix the said seal to the said Instrument, and that such corporation is legally entitled to hold and dispose of land in the Province of British Columbia.

In Testimony ~~Whereof~~ I have hereunto set my hand at Vancouver,
in the Province of British Columbia, this _____ day
of _____ in the year of our Lord one thousand
nine hundred and forty-

Dated August 10th 1944

City of Vancouver

—TO—

TOKUE KAMEOKA

Conveyance

Lots 1 & 2,
Blk. 314,
D.L. 526,
Group 1, N.W.D.,
Plan No. 590.

**LAW DEPARTMENT
CITY HALL
VANCOUVER, B.C.**

*Special Authorization
filed with
No 274800 M.*

13032

[illegible]

New England Fire Insurance Company Policy No. 6252602 covering the real property known as 1182 West 7th Avenue, Vancouver, B. C., in the amount of \$2000.00 was transferred to the new owner, A. M. Cuthbert, as of September 2nd, 1944.

The above summary is certified to be in accordance with the information on file:

E. Robertson
E. Robertson.
July 3, 1947.

LIABILITY SUMMARY

File No. 13802.

Tokuo KANEOKA - Reg. No. 06973.

The above named Japanese declared on his JP Form, signed 31st January, 1943, that he had no Personal or Trade Debts. However, the following claims were filed against him:

Workmen's Compensation Board filed April 30th, 1942.	\$42.13
T. KIKUCHI	\$200.00
M. SATO	\$100.00

With reference to the Workmen's Compensation claim, T. KANEOKA states in his letter of February 18th, 1943 - "I do not understand why they are asked to pay by me. I was manager of "The Daily People" which is organ and operated by "Camp and mill workers". Since then, Tokuhai MASUDA, Treasurer of "The Daily People" assumed responsibility for this debt and has since liquidated it by monthly payments.

With reference to T. KIKUCHI'S claim for \$200.00, and M. SATO'S claim for \$100.00, T. KANEOKA writes as follows, on February 18th, 1943: "Answering to your letter regarding my debt, both to Mr. Kikuchi and Mr. Sato, both are owing over ten years and an understanding with them as I do not need to back them until my financial condition is well enough to back them. After over a years in detention I only works here over a month and which income is only about for my boarding. Therefore I don't think I can pay them back."

A sum derived from the sale of his property sufficient to liquidate these claims has been held in his account until he answers a letter written to him by W.E. Anderson, September 5th, 1946, demanding an immediate reply as to his intentions regarding these claims.

Sept. 15/47:

In the absence of a reply to our letter of July 4/47 in which we stated we would pay these claims if no reply received to contrary by August 5/47, Kikuchi's claim of \$200.00 and Sato's claim of \$100.00 have been settled from funds in Kaneoka's account, i.e. on August 21/47. *1/6 K.*

This summary is certified to be in accordance with information on file.

September 27th, 1946.

DAC:JS

D. A. CRANE
D. A. CRANE.

REAL PROPERTY SUMMARY

JAPANESE NAME: Tokue KAMEOKA Reg. No. 06973 File No. 13802.
Copy for File 10467 (X)

CATALOGUE NO: 363.

PROPERTY ADDRESS: 1182 West 7th Avenue, Vancouver, B. C.

LEGAL DESCRIPTION: City of Vancouver, Lots 1 and 2, Block 314, District Lot 526, Group 1, N.W.D., Plan 590.

TITLE: Registered in the name of City of Vancouver.

ENCUMBRANCES: No. 23488M. 6/6/41. 1.44. Tokue Kameoka. Right to Purchase for \$1500.00 Int 6%.

No indication of any unregistered charges.

Vesting Order filed No. 34342, dated June 18th, 1942.

ASSESSED VALUES: Land - \$1415.00
Improvements - \$1150.00 - \$2565.00. Taxes - \$103.64.

CLASSIFICATION: This is a 2½ storey 8 room dwelling situated on a 100' x 120' corner Lot.
The valuator reported February 28th, 1944, as follows: "The ground floor of the house has an elevation of about 20 ft. above the street line and there are wooden steps leading to the front verandah and entrance hall. There is a fireplace in the front room and the ground floor comprises four rooms with front and back stairs to second floor which also comprises four rooms and full bathroom. There is a cement floor in the basement and the present furnace is unfit for use. Both the exterior and interior are in a poor state of repair. Valuation- \$2100.00 - J.R.Reid & Co."

HISTORY OF ADMINISTRATION: This property was leased by Masuye KAMEOKA, File 10467, (X) Wife of Tokue KAMEOKA, to Douglas J. Curtis, on a monthly basis from November 1st, 1942. Consideration - \$35.00 per month payable in advance. Messrs. Reed, Phipps & Davies Ltd., were appointed rental agents.

Rents collected account of Tokue KAMEOKA - \$700.00, against which were the following charges:

Repairs	\$19.47
Plumbing & Hot Water Boiler	21.70
Decorating	10.81
Hardware	10.80
Chimney	4.00
Water Rates	34.45
Commission	35.00
	<u>\$136.23</u>

Part of July rent and August, September and October rents were paid into this office. These were credited to the purchaser, Arthur McIroy Guthbert when the adjustments were made.

made.

Page 2.

File No. 13802.
Copy for File 10467

SOLD:

To Arthur McIroy Cuthbert for \$2100.00 as at July 6th, 1944.
Approval of Advisory Committee - June 14th, 1944.

Funds released to the credit of Tokus KANEOKA as at August 14th, 1944, against which were the following charges: Valuation - \$5.00, Advertising - \$4.00, Registration Fees - \$6.00, Vendor's share 1944 Taxes - \$53.55, Balance of Agreement for Sale: Principal \$1060.00 Interest 125.36 - \$1185.36 = \$1253.91, leaving a net credit of \$846.09 from this transaction.

Adjustments as at July 6th, 1944, to the amount of \$10.12 Purchaser's share of Unearned Fire Insurance Premiums and \$14.27 Purchaser's share of Water Rates - \$24.39, were placed to the credit of Tokus KANEOKA'S account.

The following Fire Insurance Policy:-

New England Fire Insurance Co., Policy No. 6252602- \$2000.00, covering on the dwelling, was transferred to Arthur McIroy Cuthbert as at 2nd September, 1944.

OLD CERTIFICATE OF TITLE

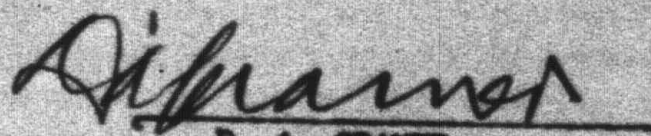
No. 56852-L: Was on deposit in the Land Registry Office, Vancouver, B. C.

Certificate of Title No. 108240-L in the name of Arthur McIroy Cuthbert was handed to him on October 25th, 1944. His receipt of even date is on file.

The above summary is certified to be in accordance with information on file.

September 27th, 1946.

DAC:JS


D. A. CRAMER.

File No. 13002. REAL PROPERTY SUMMARY FOR CLAIM March 24/48.

CLAIMANT: (Mr.) Tokue KANEOKA Reg. No. 06973.

PROP. SUBJECT
OF CLAIM: 1182 West 7th Ave., Vancouver, B.C. (Catalogue No. 365)
being
City of Vancouver, Lots 1 & 2, Blk. 514,
D.L. 526, Grp. 1, N.W.D., Plan 590.

CLAIM: Estimated fair market value as per claim:
Land \$2,605.00
Buildings 1,955.00
4,560.00
Custodian Cr. as per claim 2,100.00
(Actual Gross Selling Price
\$2,100.00)
CLAIM \$2,460.00

REFERENCES

HISTORY

JP Declared January 31/43. Interned: Dec.13/42.
Released: Dec.22/42.
RP.1 C of E dated Dec.30/43, notes vesting in the Custodian.
RP.2 Assessed Value (1943)
Land \$1415.00
Improvements 1150.00
RP.3 Valuation - J.R.Reid & Co., \$2,100.00, Feb.28/44.
RP.4 Bid rec'd., A.M.Cuthbert, May 25/44, \$1,900.00. Rejected.
RP.5 Bid rec'd., A.M.Cuthbert, June 10/44, \$2,100.00. ACCEPTED.
RP.6 Approved by Advisory Committee, June 14/44, \$2,100.00,
Arthur Melroy Cuthbert.
RP.7 Tokue KANEOKA advised of sale of property, \$2,100.00, Nov.9/44
provided with Statement of Sale.
RP.8 Photograph taken Apr.29/43.
Statement of Account to date.

J. Sprath

PERSONAL PROPERTY SUMMARY

File No. 13802

Re: Tokue KAMEOKA, Reg. No. 06973

July 3, 1947.

Chattels:

The above Japanese person was interned December 13, 1942 and in the R.C.M.P. Report on file under date of December 15, 1941, it appears that Mr. Kameoka owned about \$600.00 worth of furniture at 1182 West 7th Avenue, Vancouver, B. C. However, it is being assumed that arrangements for the disposal of this furniture were made by some member of Mr. Kameoka's family as there is nothing on file to indicate that household effects belonging to this Japanese person were found by the Custodian and in his registration form dated January 31, 1943, when declaring his assets to the Custodian, Mr. Kameoka stated he had no personal property in the protected area.

Specified
Articles:

No Specified Articles belonging to the above Japanese person are revealed on this file.

Bonds:

The R.C.M.P. Report on file dated December 15, 1941 revealed that the above Japanese person had a fully paid up \$50.00 Victory Loan Bond in the safe at the office of the "Daily People". (Mr. Tokue KAMEOKA was business manager for the above "Daily People"). On February 2, 1942 P.S. Ross & Sons advised the above Bond was in their possession and according to correspondence on file it is revealed that on Mrs. Kameoka's urgent request for funds the above Bond was cashed and her receipt for same is on file under date of March 11, 1942.

Accounts
Receivable:

On December 20, 1941 the Japan & Canada Trust Savings Company advised that there was \$5.31 standing to Mr. Kameoka's credit on their books. This also was forwarded to Mrs. Kameoka for maintenance on March 20th, 1942, after the cheque for the above withdrawal had been sent to Mr. Kameoka, through the Camp Commandant at Seebe, Alberta, for signature and returned to this office.

Life
Insurance:

From the R.C.M.P. Report of December 15, 1941 it was ascertained that the above Japanese person had a Sun Life Assurance Company policy for \$1000.00. On communicating with the Sun Life Assurance Company they advised under date of July 10th, 1942 that Policy No. 2243088 on the life of Kameoka had expired June 12th, 1942 under the Automatic Premium Loan Provision and they had cancelled their records accordingly. The Custodian replied on July 28, 1942 to the effect that under the Regulations policies belonging to interned Japanese could not be cancelled for non-payment of premiums but no further correspondence in connection with life insurance appears on file.

NO OTHER PERSONAL PROPERTY OF ANY KIND WHATSOEVER BELONGING TO THE ABOVE JAPANESE PERSON IS REVEALED ON THIS FILE.

The above summary is certified to be in accordance with the information on file:

E. Robertson
E. Robertson

File No. 13832.
Catalogue No. 363.

July 10th, 1944.

MEMORANDUM

TO: Mr. L. V. Wright

FROM: Mr. D. A. Gower

John EMMETT - Reg. No. 06973
City of Vancouver, B.C.
Lots 1 & 2, Blk. 322, D.L. 526,
Op. 1, N.W. 1/4, Plan 590.
Certificate of Vesting No. 14342.

We enclose herewith the following documents in connection with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Transmission in duplicate.
3. Deed in duplicate.... ARTHUR McLEOD GUTHRIE.
4. Copy of letter showing to whom sold and price paid for the property.
5. Memorandum from the Administration Department confirming valuation, and approval of Advisory Committee.

Certificate of Indefeasible Title No. 56852-1 is with the City.



DAG:JS
Encls.

File No. 13802.
Catalogue No. 363.

October 18th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tokus KAMBUKA
City of Vancouver
Lots 1 & 2, Blk. 314, D.L.
526, Co. 1, N.W.D., Plan 590.

With reference to the above property which was recorded
in the Vancouver Land Registry Office, dated August 14th, 1944,
we attach herewith the following documents in connection therewith.

1. Copy of application number 108238-L, dated August 14th, 1944, registering a Deed from City of Vancouver to Tokus KAMBUKA.
2. Copy of application numbers 108239-L and 108240-L, dated August 14th, 1944, registering the property in the name of the Custodian (Transmission) and registering the property in the name of Arthur McRoy Guthbert (Deed).
3. Duplicate of Transmission dated July 28th, 1944.
4. Duplicate of Deed dated July 28th, 1944 - Secretary of State to Arthur McRoy Guthbert.
5. Certificate of Indefeasible Title No. 108240-L, dated October 11th, 1944, covering the above property in the name of Arthur McRoy Guthbert.

D. A. Cramer

DAC:JS
Mch.

STATEMENT RE SALE OF:

Name: KAMTOKA, Tokue

Catalogue No: 263

File No: 13602

Reg. No: 06973

Street Address: 1182 7th Ave.,
Vancouver, B. C.

Legal Description: Lots 1 & 2, Blk. 314, D.L. 526, Gp. 1, Plan 590.

Date of Sale and Adjustments July 6th, 1944.

Sale Price \$ 2100.00

Real Estate Agent's Commission \$

Charge for Valuation \$ 5.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee 6.00

Encumbrances:

Unpaid vendor 1185.36

~~Mortgages~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 10.12

Taxes to July 6th, 1944. 53.55

Water 14.27

\$1253.91\$ 2124.39

Net Proceeds credited to your account

\$ 870.48

Date: November 9th, 1944.Compiled by: George Peters.

Accounting Department
March 25th, 1948

Catalogue No. 363
File No. 13602
1182 West 7th Avenue
Vancouver, B. C.
1 & 2/314/526

October 20, 1944.

ARTHUR McLEOD CUTHBERT

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of July 6, 1944)

	DEBIT	CREDIT
Purchase price	\$2,100.00	
Cheques received		\$2,100.00
187/365 x \$104.48 seller's proportion of 1944 taxes		53.55
Amount of rent collected:		
July 6th to July 31st - 25/31 x \$33.25		26.82
August 1st to August 31st		
September 1st to September 30th } 3 months @ \$33.25		66.75
October 1st to October 31st		
Registration fees on deed - \$2,100.00	9.45	
Insurance premium - 92% x \$11.00 (expiry 10/4/47)	10.12	
Water paid to December 31, 1944 - 178/184 x \$14.75	14.27	
Amount owing to purchaser	113.28	
	\$2,247.12	\$2,247.12

AMOUNT OWING TO PURCHASER - \$113.28

Catalogue No. 363
File No. 13802
1182 West 7th Avenue
Vancouver, B. C.
1 & 2/31/526

October 20, 1944.

ARTHUR McLEOD CUTHBERT

In account with: The Custodian of Enemy Property

CORRECTED

STATEMENT OF ADJUSTMENTS

(As of July 6, 1944)

	DEBIT	CREDIT
Purchase price	\$2,100.00	
Cheques received		\$2,100.00
187/365 x \$104.48 seller's proportion of 1944 taxes		53.55
Amount of rent collected:		
July 5th to July 31st - 25/31 x \$33.25		26.82
August 1st to August 31st		
September 1st to September 30th } 3 months @ \$33.25		99.75
October 1st to October 31st }		
Registration fees on deed - \$2,100.00	9.45	
Insurance premium - 92% x \$11.00 (expiry 10/4/47)	10.12	
Water paid to December 31st, 1944 - 178/184 x \$14.75	14.27	
Amount owing to purchaser	146.28	
	<hr/>	
	\$2,280.12	\$2,280.12
	<hr/>	
AMOUNT OWING TO PURCHASER - \$146.28		

File No. 13802

MEMORANDUM

August 26, 1949.

TO: Mr. D.T. Braidwood

FROM: Mr. F.G. Shears

Re: Tokuo KANEOKA - Case 1027

Your memo of August 24th. Evidence given by the Japanese was to the effect that - "A neighbour told him that the property was resold at a profit." I assume that the resale price mentioned has been established. Assuming that it has, it is also a fact that numerous instances of resale at considerably higher prices took place in this period in connection with property other than Japanese-owned. Matters of this kind were considered by the Advisory Committee, and individual members stated ~~it was a fact~~ that from their own and general knowledge, resale prices within a limited period were often greatly in excess of original purchase prices.

It is my understanding that the Commissioner's recommendation is based on fair market price at the time of sale, established by the uniform methods adopted by the Custodian in regard to appraisals and consideration of tenders, and this property would not appear to fall into any special category. This property was appraised at \$2100.00. An offer of \$1900.00 was received prior to the acceptance of the offer of \$2100.00. The assessed value was \$2665.00. There may have been special reasons for the second purchaser being willing to purchase the property in excess of fair market value. It has not been our policy or concern to enquire regarding the resale of any property subsequent to the Custodian sale.

F.G. Shears

13902
24th August 1949.

To: Mr. Good

From: Mr. Braidwood

Case No. 1027

In this case there was a re-sale in December 1947 for \$4200 and the only explanation we appear to have is that approximately \$400 was spent on repairs. If you have any other explanation which would be helpful I would appreciate your advising me.

*Is material
above*

Mr. Braidwood

Name of Claimant **KAMBUKA, Takuu**Case **1027**Custodian File **13502**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
2200.00									SPECIAL	500.00
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										500.00

13802

October 13th, 1950.

Mr. Tokue KAMEOKA,
113 McCaul St.,
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1027

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 ... \$500.00.

Cheque in your favour is enclosed for \$496.08
and we have paid the Co-Operative Committee .. \$ 3.92
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

TORONTO, ONT.
11 May 1948.
Urban Property
Lands & Buildings.

DEFENCE BRIEF

Tokue KAMEOKA

File No. 13802

Case No. 1027 ^

REAL PROPERTY CLAIMS

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold For</u>
\$4560.00	\$2100.00	\$2100.00

Exhibit 1 - Real Estate statement

Exhibit 2 - Photo of claimant's house.

Exhibit 3 - Appraisal dated 28 February 1944.

Witness:- Reid, appraiser. ^

Question of Value only.

RWN/ma

IN THE MATTER OF THE "INQUIRIES ACT"

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

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

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

Toronto, Ontario,

May 11, 1948.

IN THE MATTER OF THE CLAIM OF

TOKUE KAMEOKA

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the
Dominion Government.

F.A. BREWIN, Esq.,

appearing for the
Claimant.

A. WATSON, Esq.,

Secretary.

D.J. HANDFORD, Esq.,

Official Interpreter.

A.G. VEITCH, Esq., C.S.R.,

Official Reporter.

1 TORU KAMEOKA, the Claimant herein, being
2 first duly sworn, testified as
3 follows:

4 DIRECT EXAMINATION BY MR. BREWIN:

5 Q. Mr. Kameoka, your claim, as I understand it,
6 was confined to the claim in respect to 1162 West
7 Seventh Avenue, Vancouver, B.C.?

8 A. Yes.

9 Q. Is that right? A. Yes.

10 Q. You are not making any claim for personal
11 chattels at all? A. No.

12 Q. Here is a document about your real estate other
13 than farm. A. Yes.

14 Q. Is that your signature?

15 A. That is right.

16 Q. The information set out there was supplied by
17 yourself? A. Yes, sir, it was.

18 Q. And it is correct to the best of your knowledge
19 and belief? A. Yes, sir.

20 MR. BREWIN: May that be Exhibit No. 1, my lord?

21 THE COMMISSIONER: Yes.

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

24 MR. BREWIN: I wonder if my friend has a picture of
25 the building and perhaps we should put that in.

26 MR. HUNTER: Perhaps you had better identify it first.

27 MR. BREWIN: Yes.

28 Q. Is this a picture of the house?

29 A. Yes; that is it.

30 Q. That is it? A. Yes.

Q. It is rather obscured by trees? A. Yes.

(PHOTOGRAPH OF CLAIMANT'S HOME, MARKED
EXHIBIT NO. 2)

1 Q. Mr. Kameoka, when did you first buy this property?
2 A. I think in 1932, 1931.
3 Q. Somewhere around then? A. Yes.
4 Q. And how much did you pay for it at that time?
5 A. \$4,200.
6 Q. \$4,200? A. Yes.
7 Q. Did you make any improvements? A. No.
8 Q. You did not? A. No.
9 Q. Now, I suppose the building was there before
10 you bought it? A. Yes.
11 Q. Do I understand rightly that you then lost the
12 property on account of non-payment of taxes, or
13 something of that sort? A. Yes.
14 Q. Is that right? A. Yes.
15 Q. And then were you given the right to re-purchase
16 it? A. That is right.
17 Q. And you were at the time of evacuation re-
18 purchasing it? A. Yes.
19 Q. How much did you have to pay to buy it back?
20 A. \$1,500.
21 Q. Something around \$1,500? A. Yes.
22 Q. I see on the Custodian's statement in 1944
23 apparently there was \$1,185 still owing then?
24 A. Yes. I think so, yes.
25 Q. \$1,185 was the original amount? A. Yes.
26 Q. That was not an open sale to you at \$1,500; that
27 was the right you were given, I suppose, to buy
28 it back at that amount? A. Yes.
29 THE COMMISSIONER: That is to say, that is the amount
30 of the arrears of taxes and interest owing by

1 the claimant.

2 Q. Is that correct? A. Yes.

3 Q. What is your answer? A. Yes.

4 MR. BREWIS: Q. I understand, or I see from your
5 form, that you say it was insured with the
6 Hawaiian Mutual Insurance Company for \$3,000?

7 A. Yes.

8 Q. And that policy was deposited with the Custodian?

9 A. Yes, I think so.

10 Q. And that was for the building?

11 A. The building, yes.

12 Q. And then I see you have stated in your form
13 here you believe it was re-sold for a large
14 increase in value. Do you mean re-sold by the
15 purchaser from the Custodian?

16 A. Yes.

17 Q. Do you have any details of that?

18 A. No. I do not know. The man joined the army
19 in Vancouver and the neighbour told me.

20 Q. I see. We can check that for you, then.

21 Did you ever receive any definite offers from
22 anybody to purchase the property?

23 A. Before the evacuation I got about two persons
24 who want to buy that house.

25 Q. Do you know who they were?

26 A. I did not pay any attention because I need the
27 house myself.

28 Q. You needed the house yourself? A. Yes.

29 Q. You did not pay any attention? A. No.

30 Q. Do you know the names of the people? A. No.

1 Q. I see. I see you have claimed altogether
2 \$4,560. Have you any special reason for putting
3 in that amount?

4 THE COMMISSIONER: Q. How do you arrive at a value
5 of \$4,560?

6 A. It was the assessed value.

7 Q. Not according to your statement.

8 MR. BREWIN: Not according to the information.

9 THE COMMISSIONER: Q. The assessed value shown on
10 your statement is \$2,565.

11 A. The \$2,565 was the assessed value but the
12 \$4,560 is my own estimate.

13 Q. How do you arrive at the \$4,560?

14 A. According to what I believe is the market price
15 at the time.

16 THE COMMISSIONER: I guess that is as far as we can
17 go, Mr. Brewin.

18 MR. BREWIN: Yes.

19 Q. I see it was rented for \$35 a month?

20 A. Yes.

21 Q. Who rented it?

A. My wife rented it.

22 Q. After you had left?

23 A. Yes, after I had left.

24 Q. Did you approve of her renting it at \$35? Should
25 I say you did not disapprove?

26 A. Somebody offered more.

27 Q. You disapproved because somebody offered more?

28 A. Afterwards. I cannot help that because she had
29 already made the arrangement.

30 Q. I see you put the word "low" on your form.

1 THE COMMISSIONER: Hindsight is frequently better
2 than foresight.

3 MR. BREWIN: Q. Perhaps I should ask you what this
4 other person offered to rent it?

5 THE COMMISSIONER: That will not help me much. I
6 have no objection to your doing so, however.

7 MR. BREWIN: I will not press it if it will not
8 help your lordship.

9 THE COMMISSIONER: No.

10
11 MR. HUNTER: It is submitted that this property was
12 sold for its fair market value.

13 I tender the appraisal of J. R. Reid & Co.,
14 dated February 28, 1944, referring to Catalogue
15 No. 363, 1182 West Seventh Avenue. He states
16 as follows:

17 "This property comprises a corner, with
18 "approximately 100 feet frontage on Seventh
19 "Avenue by 120 feet in depth to lane, on
20 "which is erected an eight-room residence
21 "with siding exterior and shingle roof.

22 "The ground floor of the house has an
23 "elevation of about 20 feet above the street
24 "line and there are wooden steps leading to
25 "the front verandah and entrance hall.

26 "There is a fireplace in the front room
27 "and the ground floor comprises four rooms
28 "with front and back stairs to second floor
29 "which also comprises four rooms and full
30 "bathroom.

1 "There is a cement floor in the base-
2 ment and the present furnace is unfit for
3 use.

4 "Both the exterior and interior are in
5 a poor state of repair.

6 "Valuation \$2,100."

7 THE COMMISSIONER: That was made in July, 1944?

8 MR. HUNTER: February 26, 1944, my lord.

9 THE COMMISSIONER: Thank you.

10 (APPRAISAL, J.B. REID & COMPANY, FEBRUARY 26,
11 1944, MARKED EXHIBIT NO. 3)

12 MR. HUNTER: It was advertised for sale in Catalogue
13 No. 363.

14 The first tender received from A. M. Guthbert
15 on May 25, 1944, was rejected.

16 He made another tender of \$2,100 on June 10,
17 1944. This was referred to the Advisory
18 Committee who approved it on June 14, 1944, and
19 it was accepted and sold as of November 9, 1944,
20 for \$2,100 to Arthur McIlroy Guthbert.

21 As far as I can see it appears to be
22 entirely a question of value, my lord.

23 THE COMMISSIONER: It looks like it.

24 MR. BREWIN: There is one little detail I forgot to
25 ask Mr. Kameoka.

26 THE COMMISSIONER: Yes?

27 MR. BREWIN: Q. I understood you put some fruit trees
28 on the property?

29 A. Yes; about 20 fruit trees.

30 Q. About 20 fruit trees?

A. Yes.

Q. All right.

A. Mr. Brewin, the house

1 has ten rooms, not eight rooms.

2 Q. Mr. Reid is mistaken. Perhaps you count some
3 things as rooms which he does not.

4 There were ten rooms altogether?

5 A. Yes.

6 MR. BREWIN: That is shown, I think, on the form,
7 that there were ten rooms.

8 THE COMMISSIONER: You will notice he says there are
9 four rooms on the ground floor, four rooms on
10 the second floor, with a full bathroom. Pre-
11 sumably he does not count the bathroom.

12 MR. BREWIN: Yes. That would make nine.

13 THE WITNESS: Six rooms downstairs and four rooms
14 upstairs.

15 MR. BREWIN: Q. Six rooms downstairs and four rooms
16 upstairs?

A. Yes, sir.

17 THE COMMISSIONER: All right.

18 MR. BREWIN: That is all, thank you.

19 THE COMMISSIONER: Before we leave this claim, I
20 would like to ask Mr. Kamooka this question:

21 Q. Near what cross street was your house on Seventh
22 Avenue? What was the nearest corner to you
23 going downtown from Seventh Avenue?

24 A. Granville Street, my lord.

25 Q. You were one block away from Granville?

26 A. About two blocks away from Granville.

27 Q. Was there not another street intervening between
28 Granville? Was it Fir? Was it Fir or Cedar?

29 A. It was the name of a tree. I do not know what
30 it was.

9
T. Kameoka
In-Chief
Discussion.

1 Q. It was west of Granville Street or east?

2 A. West of Granville.

3 Q. West of Granville? A. Yes.

4 Q. Nearer the University?

5 A. Nearer the baseball park.

6 Q. It was nearer the baseball park? A. Yes.

7 Q. That is east. A. East, yes.

8 THE COMMISSIONER: All right.

9
10 (PROCEEDINGS ADJOURNED SINE DIE)

11
12 I hereby certify the foregoing to be a true and
13 accurate transcript of the proceedings herein.

14 *A.G. Veitch*
15 "A.G. VEITCH"
16 Official Reporter.
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