Name of Claimant SHOJI, Kojiro Case 29

Custodian File 10108

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
4000. 10500.	200 525 25										750.00

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	
525	131.25							131.25

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	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
						177.50	21.30	21.30

TOTAL RECOMMENDATION 902.55

CASE NO: 29.

JAPANESE PROPERTY CLAIMS COMMISSION.

Lytton, B.C.,

January 13th, 1948.

IN THE MATTER OF THE CLAIM OF

KOJIRO SHOJI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 29.

IN THE MATTER OF THE "INQUIRIES ACT"

PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION.

B E F O R E

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

Lytton, B.C.,

January 13th, 1948.

IN THE MATTER OF THE CLAIM OF

KOJIRO SHOJI.

PROCEEDINGS AT HEARING.

APPEARANCES:

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

A. WATSON, Esq.,	Secretary.
D.J. HANFORD, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

MR. McMASTER: Can I have the claim form in this case, Mr. Watson, please?

KOJIRO SHOJI, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. McMASTER:

Q Mr. Shoji, is this your signature on this claim form? A: Yes, it is.

Q And did you swear that declaration?

A Yes.

Q Mr. Shoji, prior to your evacuation, what was your occupation? A: Paper box maker.

Q And did you operate a fairly successful business or otherwise? A: Yes, sir.

Q And you were in fairly comfortable circumstances?

A Yes, sir.

THE COMMISSIONER: Where was his plant?

MR. McMASTER: Q: Whereabouts did you operate your plant? A: 245 Union Street.

Q Under what name did you carry on?

A The Vancouver Paper Box Company Limited.

Q This claim that we are presenting today hasn't anything to do with the company?

A No, sir.

Q Now did you own the building under which or in which the box company operated?

A Yes, sir.

Q And did you own other real estate in the city of

Vancouver? A: My residence.

Q Your residence, the address of which was 250 North Cassiar Street, is that correct?

A Yes.

Q I produce to you a form which you instructed me to draw on your behalf. Is that your signature on this form? A: Yes, sir.

Q And that form relates to what you describe as parcel 1, and that is the residence at 250 North Cassiar Street?

A Yes.

Q Is the information given on that form true to the best of your knowledge and recollection?

A Yes.

MR. McMASTER: I file that as Exhibit 1, my lord.

(FORM MARKED EXHIBIT NO. 1).

Q Now, you have shown on that form, Mr. Shoji, certain estimated costs of the acquisition of that property and certain changes in it. Is that taken from actual bills or receipts which you have, or is it an estimate of the cost only?

A Well, I had all the receipts kept in my bookcase at these premises, but after the Custodian disposed of all my property and those articles there, they must have disappeared somewhere so I couldn't produce them.

Q So it is an estimate?

A It is an estimate.

Q Do you regard what you set out here as a conservative estimate or a liberal estimate or

an in-between estimate, as it were?

A Well, I estimate at less than really actual cost.

THE COMMISSIONER: As at what date?

MR. McMASTER: It is shown on the form as at the date of sale, my lord, the estimate of value. Actually what he has set forth is the estimated cost as the estimated value at the date of sale.

THE COMMISSIONER: This is an estimate of cost at the date the home was built.

MR. McMASTER: That is correct, my lord.

THE COMMISSIONER: Let us get it from the witness.

MR. McMASTER: Q: You have shown here the estimated cost at the time of acquisition and making additions to those premises of $7500.00?

A Yes.

Q Now what is your estimate of the value of the premises at the date of sale in 1944?

A Well really I don't know exactly what estimate to make for those years, but I am showing there actually what I paid for it and what it has cost me for it. That is why I show all the money I spent on it.

Q Would you consider in 1944 that the fair market value would be equal to what you have shown here, or might be less or more?

A Well naturally I can't say yes or no, because if there were people offered me $10,000.00, I wouldn't sell it so I can't tell you really what the actual market value is.

Q You are not a real estate expert?

A No.

THE COMMISSIONER: I would still like to get the information I asked for; when was the place built in the first instance?

MR. McMASTER: My lord, I think that is shown on the form. I might refer to it. He bought the building in 1940.

THE COMMISSIONER: Yes.

MR. McMASTER: Then he made certain additions and improvements, my lord.

THE COMMISSIONER: Yes, I see, all right.

MR. McMASTER: Q: Now you have had an opportunity to see the valuation of this property made by Johnson, Reeves & Watson in April of 1943?

A I don't know.

Q I think I produced it to you yesterday. You have seen that valuation, have you?

A No. Did you show it to me yesterday? No.

Q Now let me ask you this, to what appraisal or evaluation do you refer in this form, Exhibit 1?

A This one is $7500.00.

Q That is your own? A: That is my own, yes.

Q Now just read the comments that you instructed to be made under "comments re appraiser's report".

A Oh, I see. You are right, 1943, $5500.00.

Q Is that the report to which you refer?

A Let me see.

MR. HUNTER: It may be, Mr. McMaster, you showed him

the original and he is being confused by the copy.

MR. McMASTER: Yes, it is possible, Mr. Hunter. We will just refer to the copy.

MR. HUNTER: Would he recognize that?

MR. McMASTER: Q: Perhaps you were shown the original of that. That is the original of this, (indicating).

A I see.

Q Is that the report to which you refer in your comments concerning the appraiser's report? I would like you to read the comments you have there and see if that is the report you are referring to. A: That is the report. Well, of course, -- what is this about? $3735.00, what is that?

Q That is the assessed value?

THE COMMISSIONER: Would you speak out so I can hear what takes place?

MR. McMASTER: Q: You received this letter from the Custodian, did you not, a short time ago? No, I guess I received it, I am sorry, but that was produced to you.

A Well, of course, I haven't received this letter here.

Q Were certain appraisal reports shown to you yesterday when you prepared this statement, Mr. Shoji? A: Yes.

Q And you made a comment on there with respect to them? A: Yes.

Q Do you recall if these were the reports that were

shown to you? A: Yes.

Q And amongst them is one -- just the one -- relating to these premises by Johnson & Reeves?

A Yes.

Q And is that the report to which you referred in the comments you make on Exhibit 1?

A What is the comments?

Q They are right in front of you.

A Yes.

MR. McMASTER: I will ask to file a copy of the appraisal, my lord, not as evidence of value but so your Lordship can appreciate the comments that are made there.

(APPRAISAL MARKED EXHIBIT NO. 2).

THE COMMISSIONER: Q: What it comes down to now is this, Mr. Shoji, you say the appraiser is wrong in the assumption that the building was 15 years old as at 1943.

A Well they claim it is 15 years old, but when I bought it the former owner told me it was only six years old.

Q So you were told by the former owner it was built in 1934, and you think that is more nearly right than Johnson & Reeves' statement that it was fifteen years old in 1943?

A Yes, sir.

MR. McMASTER: I want to produce some photographs to you, Mr. Shoji. Can you identify that picture?

A Yes.

Q What is it? A: This is my

house, a view of the front.

Q Is that another front view of your house (producing)? A: Yes. This house, after I complete the rockery at the front part-- after I laid out rockeries at the front of the house, the house was completed.

MR. McMASTER: I wouldlike to put those two pictures in as one exhibit, my lord.

(PHOTOGRAPHS MARKED EXHIBIT NO. 3).

Q Is this another picture of your house (producing)?

A This is the front of the house.

MR. HUNTER: Excuse me, my lord, but I wonder if we could get the date the pictures were taken?

MR. McMASTER: Q: Yes, approximately what date were those pictures taken?

A Well, I couldn't say the exact date but it was right after -- I think late in 1940.

Q Late in 1940, and does that apply to all the pictures we have seen so far?

A Yes, sir.

Q Now that is a side and front view of your house?

A Yes.

Q What would you say with respect to the lawn at the front of your house?

A This lawn I made and the rockeries at the front and the side.

Q And is that another picture (producing) of your house? A: Yes.

Q And does that show the rockery you are speaking about that has been changed?

A Yes.

MR. McMASTER: I will file those two as the next exhibit.

MR. HUNTER: What are those again?

MR. McMASTER: Side and front views, showing where he has placed a rockery at the front of the house.

MR. HUNTER: The same date?

MR. McMASTER: Approximately, he said, yes.

(PHOTOGRAPHS MARKED EXHIBIT NO. 4).

Q On your form which you filed, Exhibit 1, you said that you had done a great deal of cultivating and planting in the lot adjacent to the house?

A Yes.

Q I would like to produce these four pictures. Are those pictures of the lot adjacent to your house? A: Yes.

Q And was the lot adjacent to the house in that condition when you purchased the premises?

A No, it wasn't.

Q That work was done by yourself?

A Yes.

Q When were those pictures taken, approximately?

A Those pictures were taken approximately the same time as all the others. There might be a few days difference, you know.

Q Yes. A: This must be taken the middle of 1941, you see.

Q These pictures were taken in 1941.

A These pictures were taken in 1941.

THE COMMISSIONER: "These pictures" do not mean anything on the record.

MR. McMASTER: These pictures which I am now filing as the next exhibit, my lord, were taken in 1941.

(PHOTOGRAPHS MARKED EXHIBIT NO. 5).

Q Now these premises of yours were rather large, were they not? They were quite large, Mr. Shoji.

A Yes.

Q Were there any other large and substantial houses in the immediate vicinity of your neighbourhood?

A Well, a party named Walker, he is an Englishman, and I think he was operating or making brick or had bricklayers, he had a great big brick building just behind my house, because their house faced on Eaton Street, just the third house from my house.

Q Have you any idea as to what he considered to be the value of his place?

A Well he was speaking of it when he said his house had cost him about $15,000.00.

Q And were there any other substantial dwellings in the neighborhood of your house or in that area there? A: Well, I don't know because I didn't live there long enough to acquaint with so many people.

Q You don't know of any place at the moment?

A No.

Q Do you know whether the present Mayor of the City of Vancouver, His Worship Charley Jones-- where he lives?

A He used to live a block away from us. His residence was a higher location than my own.

Q Yes, how many blocks away approximately?

A I think if I remember rightly around four blocks, about.

Q Yes, now when you left Vancouver at the time of the evacuation, what arrangement did you make with regard to your house?

A Well, I contacted a friend of mine, a very, very close friend of mine to come into my house and just take care of it until I come back.

Q Did you attend on your solicitor and have some kind of an agreement drawn with those persons?

A Yes, I did.

Q I produce to you a copy of an agreement. I had better let my friend see it first. I see it isn't dated, Mr. Hunter, except in May, 1942. Is this the agreement that was made, witness, or a copy of the agreement?

A Yes, sir.

MR. McMASTER: I will just put that in, my lord, as substantiating the circumstances under which he gave it over. There is also provision for the care of the premises.

MR. HUNTER: Unless Mr. McMaster wants it in as an exhibit, we are willing to concede the rent was nominal.

MR. McMASTER: And that the premises were well cared for?

MR. HUNTER: I have no idea of that.

THE COMMISSIONER: You have it in the appraisal.

MR. McMASTER: Very well. Never mind marking it then.

THE COMMISSIONER: The Johnson & Reeves appraisal shows the condition as very good throughout.

MR. McMASTER: Q: Now you mentioned, Mr. Shoji, that you also owned this building in which the paper box factory operated?

A Yes, sir.

Q I produce to you a statement which you instructed Mr. Leckie or myself to draw on your behalf yesterday. Is that your signature on that statement?

A Yes, sir.

Q Are the contents of that statement true to the best of your knowledge, recollection and information? A: Yes, sir.

THE COMMISSIONER: Q: Where is the factory building?

A 245 Union Street, sir.

MR. McMASTER: I will file that, my lord, as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 6).

THE WITNESS: That is the exact number is 243-45-47.

MR. McMASTER: Q: Where is that in relation to the B.C. Electric barns on Main Street?

A Just half a block off.

Q And is that a residential area or an industrial area? A: An industrial area.

Q Now, prior to your evacuation or your leaving the Coast, you entered into a lease with the Vancouver

Paper Box Company (1942) Limited?

A That is right, yes, sir.

Q And that was to produce the yearly rental of $1800.00? A: Yes, sir.

Q Payable at $150.00 a month? You had a proper lease drawn between yourself and the company by your solicitors?

A Yes.

MR. McMASTER: Do you want to see that, Mr. Hunter?

MR. HUNTER: Not unless there is something unusual in it. What is he leasing? the building or the business?

MR. McMASTER: The building.

Q That lease just related to the building, Mr. Shoji? A: Yes.

Q And at a subsequent date when the Custodian took over the Vancouver Paper Box Company, (1942) Limited, did he continue to collect the rents under that lease? A: Yes, sir.

THE COMMISSIONER: $1800.00 per annum, was it?

MR. McMASTER: That is correct, my lord.

Q Mr. Shoji, I produce to you another statement which you instructed Mr. Leckie or myself to draw. Is that your signature on that document?

A Yes, it is.

Q And is the information contained in that document true to the best of your knowledge and recollection?

A Yes, sir.

THE COMMISSIONER: What does this relate to?

MR. McMASTER: This relates to personal chattels, my

lord.

MR. HUNTER: Did you file the other one?

MR. McMASTER: Yes. Exhibit 6 was real estate with regard to Parcel No. 2, the factory. I am filing this as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 7).

MR. McMASTER: Exhibit 7 relates to personal chattels, Mr. Hunter.

Q Now I take it from this statement, Mr. Shoji, that a large number of your other chattels were disposed of by the Custodian?

A Yes, sir.

Q And that you are making no claim with respect to those? A: No, sir.

Q What is the reason for your making a claim with respect to these three items that appear on your claim form? A: Because Custodian disposed of those articles and sold to those who bought the house.

Q Did they sell the car to the people who bought the house? A: No.

Q In other words, you considered there were special circumstances with regard to this?

A Yes. They didn't put on auction sales and got a most unfair price.

Q Now, with regard to the automobile, I see by your statement that it was a 1936 Buick De Luxe Sedan purchased in 1939 when it had only gone 4,000 miles for approximately $1200.00?

A Yes.

Q To what use did you put that automobile?

A Well just for around the city.

Q Did you take any long trips with it during the time you had it? A: No, I haven't.

Q And during the time that you had the automobile, did you have it insured?

A Yes, sir.

Q Did you have any occasion to make any claim under the insurance? A: The insurance company? Yes, I did.

Q Approximately when?

A Well that was around the early part of 1940.

Q Yes, and out of what did that claim arise?

A Automobile thieves had stolen it from my garage and we couldn't discover it for about nearly two weeks. Finally they discovered my automobile I don't know what hundred block on East Georgia Street.

Q Yes. A: I couldn't tell you exactly what hundred block it was, but somewhere around the 1600 block East Georgia.

Q That is all right. Had any damage been done to the automobile? A: Yes, sir.

Q What? A: They lift the automobile and put a block underneath the car and take four wheels off and stole my radio and heater and four tires when the police discovered it.

Q Yes. Was there anything else they took off it?

A Well, the insurance company, they appraised it.

Q Do you recall how much money they paid to replace those articles?

A I couldn't say exactly how much it was, but about $500.00.

Q About $500.00 to replace them?

A More than $500.00, and if I remember right, I think I paid -- I don't know exactly what I paid for it, but I had to pay to the insurance company the difference on the tires. They replaced with new tires and mine were old tires, so they figured so much difference between the new and old. I had to pay that to the insurance company.

Q And you delivered this car up to the R.C.M.P. when you were ordered to do so by Order-in-Council at Hastings Park?

A At Hastings Park, yes, sir.

THE COMMISSIONER: Q: When was that, early 1942?

A Yes, sir.

MR. McMASTER: I would like to produce another picture to you, Mr. Shoji. What is that a picture of, leaving out the persons who are shown there?

A That is my wife who took pictures when she purchased this electric stove.

Q Yes, is that a picture of the stove which is referred to in your claim?

A Yes.

Q Taken approximately when?

A You mean the purchase time or what?

Q No, when was the picture taken approximately?

A Oh, it must be right after I bought it, so it must have been in the early part of 1940.

(PHOTOGRAPH MARKED EXHIBIT NO. 8).

MR. McMASTER: Your witness, Mr. Hunter.

CROSS-EXAMINATION BY MR. HUNTER:

Q While we are on this stove, Mr. Shoji, you left this with your tenant?

A Yes, sir.

Q And the tenant continued to use it?

A Well, I can't say whether they used it or not because they lived down in the basement and they had a stove of their own, but they might. I don't know, they might use it once in a while or continuously.

Q As far as you are concerned, and as far as you know, you can't say they didn't use it?

A No.

Q As far as this car is concerned, do you know anything about the market value of motorcars in 1942? A: I do not.

Q This factory, Mr. Shoji, which you purchased in 1934, was it -- A: Yes, sir. I made the agreement then.

Q --you bought it under agreement for sale?

A Yes.

Q What did you buy at that time for $18,000.00?

A What did I buy?

Q Yes. A: Well, at that time I had only 50 x 120 and the vested

Estates promised me to build an extension. The maximum was $6000.00.

Q What were you getting for $18,000.00?

A I beg your pardon?

Q Just what were you getting for your $18,000.00?

A What do I get?

Q What were you getting for $18,000.00?

A Well, $200.00 a month.

THE COMMISSIONER: Q: You did not pay $18,000.00 in yourself? A: Yes.

MR. HUNTER: That is what he says here, my lord.

THE COMMISSIONER: Oh, I see.

MR. McMASTER: This is the factory, my lord.

MR. HUNTER: Q: I just want to find out exactly what you got for $18,000.00 when you purchased it? What was it that the $18,000.00 was buying?

A Well, buying the building and land.

Q All right, now that is all right in general, but let's be more precise. What did you get in the form of buildings?

A I used it for my own factories.

Q Yes, but I want to know exactly what type of buildings you got? A: Well, brick buildings.

Q I know, but there are brick buildings and brick buildings. Give us a description of the brick buildings. A: Well, first when I rent this place here late in 1929, a party named Henry Reifel, that is the Vested Estates--you know Henry Reifel--

Q I don't know him and I am not particularly concerned with what happened then.

A I purchased it from him and he has been using this building here for his own purposes, and I rented this place. It was a brick place with cement floors.

Q How big was the building?

A 25 x 120 at that time.

Q Yes, and it was brick and how many storeys?

A Just one storey.

Q And a concrete floor?

A Yes.

Q Windows? A: Yes.

Q What type of doors?

A Ordinary doors.

Q Small doors? A: Yes.

Q Could you drive a truck in?

A Not in this building.

Q Was it heated? A: It wasn't heated, this building.

Q And what type of roof?

A Well, just sand, whatever they call it. Just a flat roof.

Q Yes, was that the only building?

A No, they extended it.

Q They extended it? A: They extended it for me. The factory got too small so I discussed this matter with Mr. Henry Reifel in the Vested Estates.

Q Never mind what was discussed, I want to know

what happened? A: Well, he built for me the west side of this building connected to the building another 25 x 120. It was a brick building.

Q Was it two buildings or an extension of one?

A That is right.

THE COMMISSIONER: Q: Which is right?

A Well, one original building, 25 x 120, and factory getting too crowded and I ask him to build.

Q We have all that. What did you get when you got finished? Had you two buildings or one building?

A Well, one building, 75 x 120.

MR. HUNTER: Q: You ended up with a building 75 x 120, is that right? A: That is right.

Q What was in the building?

A Machinery.

Q And whose was it? A: Well, Vancouver Paper Box Company.

Q Was it there when they took over these buildings?

A Yes.

Q And did you buy that machinery from him?

A Well, I was operating.

Q I beg your pardon? A: I was operating paper box factories.

Q Yes, but when you bought this paper box factory, or whatever you call it, was the machinery there?

A Yes.

Q And did you bring the machinery in or did you buy it with the buildings?

A No, not with the buildings.

Q Did the $18,000.00 include the machinery?

A No.

Q How did you get the machinery? Who did you buy that from? A: The machinery?

Q Yes. A: The machinery -- we had been operating. We rented that place in the first place.

Q I know that but I want to know had the machinery always belonged to you?

A It belonged to my company, that is right.

Q Your company? A: That is right.

Q Now, who owned this building, you or the company?

A I owned it.

Q You owned it personally?

A Yes.

Q But the machinery was owned by the company?

A Yes, sir.

Q That is what I am trying to get at. All you owned was the bare building?

A That is right.

Q And the machinery was owned by the company?

A That is right.

Q Was there anything else that went with this property aside from the buildings and the land?

A No.

Q Just the land and buildings.

A Just the land and buildings, that is right.

Q And for that you paid $18,000.00?

A Yes, sir.

Q That is what I want to get clear in my own mind?

A Yes, sir.

Q In 1934 you paid $18,000.00 under agreement for sale? A: Yes, sir.

Q Now about your residence, Mr. Shoji. I notice--

THE COMMISSIONER: Just before you leave the factory, Mr. McMaster, there is some reference made to an appraisal by someone employed by the Custodian.

MR. HUNTER: Yes, my lord.

THE COMMISSIONER: Could we have that appraisal in? That is for the same purpose that the Reeves' appraisal was put in, in relation to the house.

MR. HUNTER: I have a copy here, my lord. There were two parcels -- there were two appraisals, my lord. On January 25th, 1945, there was an appraisal by Cleland showing that they considered the property to be worth between $10,000.00 and $11,000.00, and again on the 22nd of December, 1947, there was one by the Pemberton Realty Corporation Limited in which they set the value at $10,500.00.

THE COMMISSIONER: Let me get the figures again. The appraisal by Cleland was between $10,000.00 and $11,000.00, and Pemberton's was what?

MR. HUNTER: Pemberton's was $10,500.00, my lord.

THE COMMISSIONER:. As of what date?

MR. HUNTER: Cleland's is dated --

THE COMMISSIONER: I have the date of Cleland's, but how about Pemberton's?

MR. HUNTER: December 27th, 1947, that is the date when it was copied. I am sorry, that is wrong, that

December 27th, 1947. I think it was April 15th, 1944, the Pemberton one, my lord.

MR. McMASTER: I wonder if Mr. Hunter would advise the Commissioner when the sale was actually made, my lord.

MR. HUNTER: It was made as of April 1st, 1945, my lord. April 15th, 1944, was Pemberton's. Do you want the two copies filed or the originals?

THE COMMISSIONER: I do not think there is any need for them. I wanted the figures before me so I know what we are talking about. The Custodian sold April 1st, 1945.

MR. HUNTER: That is correct. For your information, my lord, and we will bring in the evidence later, he sold for $10,500000, my lord.

Q Mr. Shoji, in your real estate inventory or statement which you filed as Exhibit 1, you show that the type of locality is a fairly good residential district?

A Yes, sir.

Q Now, is it not a fact, Mr. Shoji, that actually your house was just a bit too good for that neighbourhood?

A Well, I don't know if it is too good or not.

Q Wouldn't you say that it was better than the average house there?

A Well, I consider that I had the best house around there.

Q I think you will admit yours was just a bit better than most of them? A: Well, mine

was a better house with better gardens than anyone else there.

Q Except the Mr. Walker whom you mentioned?

A Not only Mr. Walker but I mean to say the gardens except two blocks up higher.

Q Generally speaking your house was just a little bit more expensive in its construction and your grounds than most of them around there? Isn't that true, to be perfectly honest?

A If anyone wanted to take it that way. That is the way I wanted it.

Q Don't youthink it is fair to say that?

A Well, you might say yes.

Q While it was a fairly good residential district, it wasn't a high class one?

A Well, no, not really very high class people in the neighbourhood.

Q There was a gasoline station across the road, wasn't there?

A Yes.

Q How far were you from the grain elevator there?

A Well, two blocks away from it.

Q I put it to you, you were just a bit closer than that, weren't you?

A No, the grain elevator was two blocks down.

Q And this had become a commercial zone, hadn't it?

A Commercial zone?

Q Yes. Hadn't the city zoned that as a commercial zone? A: I don't know. I couldn't say yes or no because I don't know. It

was at the corner of Eaton and Cassiar.

Q We don't want you to say if you don't know. That is all, my lord.

THE COMMISSIONER: Just before Mr. Shoji leaves, I would like to readthis statement contained in Mr. Reeves' appraisal. He says, "The house is much too expensive for the locality, generally speaking in view of the commercial zoning".

THE WITNESS: Yes.

Q Now, what comment have you to make in regard to his remark?

A Well, my lord, it is pretty hard to answer this question here. It is pretty hard to answer this question, my lord, but I pick this place here because I have a nice view.

Q It suited you, but would it suit everybody? That is what Reeve is referring to here, I take it. Do you take any objection to Mr. Reeve's statement which I have just read to you? Is it factually correct?

A Well, I suppose I have to admit that.

THE COMMISSIONER: Yes, all right.

MR. McMASTER: Q: But, in fact, witness, you have given evidence that you don't know whether or not the area was zoned for commercial?

A No.

THE COMMISSIONER: Well, that is so readily established, and I presume the Custodian, when the time comes, will establish it as a fact.

MR. HUNTER: These appraisers will be there in person,

my lord, to back up their apprai sals.

(Witne ss aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

"T.P. Horrobin".
Official Reporter.

Case no 29

Exhibit B6

Kijiro Shoji

Return exhibits
no 29-3-4-5 to Hammond
(photographs of his home
in Vancouver.

Return at Conclusion
of hearings.

Get Gen. Evidence exhibits
from remaster

6 6 case 29

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

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

NOV 20 1947
ACKNOWLEDGED

File No 10108
NOTIFIED

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

(1) NAME KOJIRO SHOJI (RCMP) Reg. No. 03196
(Print) Surname Given Name

(2) Pre-Evacuation Address 250 North Cassiar Street Vancouver, B. C.

(3) Present Address Minto Mine, B. C.

(4) REAL ESTATE

(a) Street Address (if any) _____
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.) Lots: eighteen (18) Nineteen (19) and Twenty (20). Block: Twenty (20) District Lot: One Hundred and ninety-six (196) Group: One (1) New WWestminster District. Plan: 184 Lots: Five Hundred and ninety-three (593) (Except South Ten (10) feet) TOWN OF HASTINGS

(c) Type of Real Property (cross out words which do not apply):

(i) ~~Farm~~
(ii) Residence Type of business Residence and Paper Box Factory
(iii) Business
(iv) Any other type of property (describe) _____

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land and Building for Factory - - - - $ 18, 500.00
(ii) Buildings and Land for Residence - - - $ 7, 500.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $ _____
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 26,000.00
(v) Amount at which Custodian sold property and credited your account - - $ 13,600.69
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 12,399.31

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation _____

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____

(c) How stored or packed at time of evacuation _____

(over)

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

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

1.	1936 Buick Delux	Estimated Value $ 900.00
2.	Moffat Electric Range	Estimated Value $ 300.00
3.	Wilton Top Grade Runner (30yds)	Estimated Value $ 112.00
4.		Estimated Value $
5.		Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 642.29

N.B.—If you cannot list all the items here prepare a separate list with values set out opposite each item and attach it to the form. The item "personal property" includes shares, bonds, mortgages, loans, notes and all other forms of property not included in real estate.

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 13,041.60

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, KOJIRO SHOJI of the TOWNSITE
of MINTO MINE in the PROVINCE OF BRITISH COLUMBIA

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of ~~The~~ Canada Evidence Act".

DECLARED before me at the Townsite)
of Minto Mines)
in the Prov. of B.C.)
this 17 day of Nov.)
A.D. 1947.)

K Shoji

~~A Commissioner &c~~ Notary Public

N.B. — THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

_____

_____

_____

_____

Re: Property 4 (b)

Lot: Eighteen (18) Nineteen (19) and Twenty (20)
Block: Twenty (20)
District Lot: One Hundred and ninety-six (196)
Group: One (1) New Westminster District. Plan 184.

I purchased the above property in 1934 for the sum of $18,000.00 plus interest with monthly payments of $200.00 per month. I paid to end of February 1942 and paid the whole balance March 20, 1942.

In March 1942, I had to change heating plants from automatic oil burner to automatic coal stoker on account of government regulation, cost $500.00

Custodian disposed of above property for $9850.49, net into my credit.

Re: Residence

I purchased on September4, 1940, sum of	$3000.00
Extension of Veiw Room 6x30' and bathroom with tile bath, floor and walls	1200.00
New Oil burner complete (automatic)	900.00
New double garage	400.00
Bush to Garden (lawn, rockery, fishponds and hundreds of plants, etc)	2000.00
	$7500.00

Custodian disposed of above property for $3750.20, net into my credit.

The above figures is under estimate of what it really cost.

Re: 5(e) Itemized description of personal property which is the subject of the claim.

Electric Range: I purchased the middle of 1940, for $395.00 and only used it for a short time, so I figured deduction of $95.00 and estimated it for $300.00

Buick Deluxe: At time I turned it, had four new tires, radio, heater, fog lights, even blankets on front seat, sold for $492.21.

Carpet Runners, 30 yds: I purchased from Hudson's Bay Company, at $5.40 per yd, cost $162.00. Since it was only used a short time I estimated 2/3 of cost $112.00

Electric Range and Runner were sold to party whom purchased the property without my consent.

Custodian disposed of all my other furnitures, etc., but those articles were sold by action at my residence, June 13, 1944, so I do not claim for those articles.

Shogi, Kojiro
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 29-1
DATE 13 Jan 1948
FILED BY R. J. McMaster

03196
Reg. No.

Parcel 1 —

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
250 North Cassiar St Vancouver, BC (residence)	6 rooms & 2 bath rooms & 1 View room	Frame; Single stain	home	66 X 120	Sept 4th	1940

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
Fairly Good residential district	$3000	Built on View room (6'X30') and second bathroom in 1940, after purchase - built in bath, floors and walls	$1200.00
		new automatic oil burner (complete) - installed 1940 -	900.00
		new double frame garage, concrete foundation - erected 1940 —	400.00
		Garden with lawns, rockeries, fish pond, hundreds of plants &	2000.00
		TOTAL (actual cost)	$4500.00
		House (at cost)	3000.00
			$7500.00

Comments re upkeep of premises: Well kept up until evacuation and after by Miss Belle Howe and her mother Lydia Howe (tenants) until sold by Custodian in April 1944. Rented to these people (personal friends of mine) to take care of property for me at a nominal rent of $10 per mo. to cover only taxes, insurance and maintenance &c — written lease.

Comments re Appraiser's report not covered above:
Johnson, Reeves & Watson who valued property for Custodian in Apr 1943 are in error in stating age of building at about 15 yrs. The party who sold to me and who built the house stated it had been built 6 years previously - that would be in 1934.
While Custodian sold property in Apr '44 for $4000, the Johnson firms valuation for him in July 43 was for $5500.00

Comments: Custodian accepted Miss & Mrs Howe tenancy and collected rents until receipt of lease

SIGNATURE

EXHIBIT No. 29-2
DATE 13 Jan 1948
FILED BY
R. J. McMaster

C O P Y as Dec. 22, 1947

JOHNSON, Reeve and Watson

Bank of Nova Scotia Bldg.,
602 West Hastings Street,
Vancouver, B.C.

19th, July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 10108

Dear Sir:-

Catalogue No. 36
Lot 593 ex S. 10 ft. Hastings Townsite
250 North Cassiar Street

We have inspected this property and beg to report as follows:-

Location - Fairly good outlying residential district for small houses, rather spoiled as to outlook by proximity of grain elevators.
Land - 66' x 122' very well laid out in garden with lawns, shrubs, trees, rockeries and fishpond, concrete walks and fencing. North east corner of Eton Street.
Zoning Local commercial use.
Building 1½ storey frame house 26' x 36' with 1 storey additions 6' x 26' and 6' x 18'. Foundation of concrete walls full height. Walls and roof shingled, 1st floor, 3 rooms and sunroom, Entrance and inner halls 2 bathrooms, Attic 2 rooms and large hall. Basement concrete floor, air conditioned furnace with oil burner, laundry tubs and plastered room.
Finish Oak floors to halls and 2 rooms. Fireplace with electric heater. French doors. Bookcases, Venetian blinds. Tiled sink. One bathroom fully tiled with dado and sunken bath.
Condition Very good throughout. Age of building about 15 years.
Garage 16' x 20' Concrete wall, plank floor, shingled walls. Duroid roof, sliding doors, electric wiring.
Rent - $15. per month on lease.
City
Assessment $3,635 (Land $735 Building $2,900)
Taxes $121.37
Appraisal The house is much too expensive for the locality especially in view of the commercial zoning. The rent is only nominal and we understand there is a lease until 1944. We are of the opinion that the market value of the property is $5,500.

Yours faithfully,
JOHNSON, REEVE & WATSON
per:
(signed)D.W. Reeve

JAPANESE PROPERTY CLAIMS COMMISSION
COURT HOUSE
VANCOUVER, B.C.

Ex 3

2 Pldrs



EXHIBIT NO. 29-3

DATE 12 Jan. 1948

FILED BY

R. J. McMaster



EXHIBIT No. 29-3

DATE 13 Jan 1948

FILED BY

R. J. McMaster

JAPANESE PROPERTY CLAIMS COMMISSION
COURT HOUSE
VANCOUVER, B.C.

Ex 4 -
2 photos



EXHIBIT No. 29-4

DATE_____

FILED BY

_____



EXHIBIT No. 29 – 4

DATE 13 Jan 1948

FILED BY

R. J. McMaster.

JAPANESE PROPERTY CLAIMS COMMISSION
COURT HOUSE
VANCOUVER, B.C.

Exh. 5
4 photos



EXHIBIT No. 29-S

DATE

FILED BY



EXHIBIT NO. 29-S

DATE

FILED BY



EXHIBIT No. 29 - S

DATE

FILED BY



EXHIBIT No. 29 - S

DATE 13 Jun 1948

FILED BY

R. J. McMaster

Slogi Kojiro
(Claimant's Name)

EXHIBIT No. 29-6
DATE 13 Jan 1948
FILED BY R-J. McMaster

REAL ESTATE
(Other than farm)

03196
Reg. No.

Parcel 2

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Factory known as 243-5-7 Union St Vancouver	size 75 x 120, covering whole lot & a lane	Full brick, white-washed inside & outside brick partition walls two	paper box manufacturing	Same as building	1934	

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value Date of Sale
No 1 industrial locality.	$18000	change over of heating plant from automatic oil burner to automatic coal stokers (Govt Regulation) cost	500
		add property at cost	18000
		TOTAL Claim value -	18500

Comments re upkeep of premises:
Requisite repairs made from year to year — in fair repair at all times — any special repairs made as necessary

Comments re Appraiser's report not covered above:
See remarks above re repairs - I agree with Mr Leland's statement in his appraisal for Custodian that this is a poor district but only if he is speaking of it from a residential standpoint. The types of factory buildings (mine included) in the area are quite adapted to the business carried on. They are, in my opinion, contained in and form part of a No 1 industrial locality.

Comment Prior to my evacuation (May '42) I rented this property under written lease d/ Apl 1/1942 to Vancouver Paper Box Company (1942) with for 2 yrs (option 3 yrs more). Custodian accepted this lease and collected rentals until he sold the property in Apr 1943.

S. Kojiro
SIGNATURE

Shoji, Kojiro
(Claimant's Name)

EXHIBIT No. 29-7
DATE 13 Jan 1948
FILED BY
R. J. McMaster

PERSONAL CHATTELS

03196
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
1936 Buick DeLuxe Sedan.	early 1939	Used (gone about 4000 mi) only	about $1200	A1 condition with 4 new tires, radio, heater, 2 fog lights purchased lately	$900.00
Moffat electric range	mid-1940	new (including mirror $31.00 & clock $13.50)	$394.- in all	First class - used about 1½ yrs	300.00
Wilton top grade runner (30 yds)	mid-1940	new.	$162	First class - used about 1½ yrs	112.00
				Total	$1312.00

Description of Storage of Goods:

Buick turned in to Hastings Park
Range & runner left in my house, 250 N Cassiar St, Vancouver, with tenants until sold.

General Statement as to Chattels not Described above:

No other chattels for which I am claiming - Custodian sold all of my other furnishings at auction in June 1944 at my former residence. I make no claim respecting these as I consider they brought a fair price at the auction, considering the circumstances

Additional Comments, if any:

I consider that valuing (approx 1/4) of Buick & (approx) 1/4 off Range and (approx) 1/3 of Wilton runner is amply generous. and that my claim values (as above) represent a fair & proper market value in each instance.

K. Shoji
SIGNATURE



EXHIBIT No. 29-8

DATE 13 Jan 1948

FILED BY

R. J. McMaster