Name of Claimant STEVESTON NOSAN KAISHA ASSN Case 81
15714
Custodian File 3308

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	
		7040.									1960.00

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

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

TOTAL RECOMMENDATION	1960.00

CASE NO: 81.

JAPANESE PROPERTY CLAIMS COMMISSION.

Kamloops, B. C.,
February 13th, 1948.

IN THE MATTER OF THE CLAIM OF
GIHYOE TAKAHASHI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 81.

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)

Kamloops, B. C.,

February 13th, 1948.

IN THE MATTER OF THE CLAIM OF

GIHYOE TAKAHASHI.

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.
G.N.R. UPTON, Esq.,	Official Interpreter.
T.P. HORROBIN, Esq.,	Official Reporter.

GIHYOE TAKAHASHI, The Claimant herein, being first duly sworn, testified as follows:

MR. McMASTER: My lord, this claim is made by Mr. Takahashi, on behalf of an unincorporated association known as the Steveston Nosan Kaisha.

THE COMMISSIONER: And that means?

MR. McMASTER: Q: What does that mean, witness?

A It is the Steveston Farm Products.

THE COMMISSIONER: An association, is that it?

MR. McMASTER: Yes, my lord. The property to which the claim relates was registered, I think my friend will admit, in the names of four Japanese, one of whom has since died and one of whom returned to Japan and the other one, besides this claimant, is residing in Picture Bute, Alberta.

THE COMMISSIONER: It is the claim of four trustees.

MR. McMASTER: Yes, my lord. Would you like the names?

THE COMMISSIONER: No, I do not think it makes any difference.

MR. McMASTER: My lord, I am asking to file the statement of authority from the other registered owner, who, together with this claimant, acknowledge they hold the property in trust. It is an authority from him to Mr. Takahashi to make this claim.

DIRECT EXAMINATION BY MR. McMASTER:

Q Can you identify the signature on that document, Mr. Takahashi? A: Yes.

Q What is the name? A: Yazaemon Hikida.

MR. McMASTER: That is the one living in Alberta, my

lord. This is dated the 31st of January, 1947, and is headed "Authority", and it is with respect to this property. (Reading).

THE COMMISSIONER: It is an authority from his co-trustee.

MR. McMASTER: Yes, my lord.

THE COMMISSIONER: Is there any authority from the sesqui qui trust?

MR. McMASTER: The sesqui qui trust consists of, I think, sixty-four persons who have varying interests in this association. I want to produce a letter and a list. I only have what purports to be, or perhaps I had better have the witness identify it first of all.

Q Would you advise the Commissioner what that document is, witness? A: Oh yes. Mr. McPherson wants to know about this so I answer to his letter.

Q Is that a copy in ink of a letter you wrote to Mr. McPherson? A: Yes.

Q Do you remember when you wrote that letter? It isn't dated. A: Recently. In the last year.

Q This has a list that is attached to it. Did you send him copies when you wrote the letter?

A Yes.

MR. HUNTER: I don't think it was at the time he wrote it.

MR. McMASTER: I would ask to file this, my lord. It refers to a letter which he apparently received

from Mr. McPherson requesting information about the property that belonged to the Association and he advises the Association was not incorporated and therefore the four gentlemen have been acting as trustees and hold the property in their own name. In other words, the property really belonged to the members of the Association. (Reading).

(LETTER MARKED EXHIBIT NO. 2).

Q Witness, would you be good enough to tell the Commissioner where you got the names that appear on that list which I have filed as an exhibit -- where you got the names there and the number of shares, and so on? A: I took trouble to advertise in Japanese paper, the "New Canadian", and I got answer from some of them. Most of them I knew but some I didn' t know, that is why I advertised.

Q Did you have any other guide in preparing that list?

A Well, I had been communicating with them.

Q Were there any records of this Association as to the share holding? A: Just one I have printed in Japanese -- this one (producing).

Q That is a printed document?

A Yes.

Q Do you know who put that out?

A That is the secretary of our Association, a man named Cato.

Q Is he alive now? A: No, he is dead.

Q When did he die? A: In 1942, in the spring.

Q Do you know where he left the records?

A No. I wrote to Y. Cato and he doesn't know where it is.

Q When was this list printed, do you know?

A 1940.

Q Does the list which I have just filed as the last exhibit correspond to this list?

A Yes, it does. That is the last record.

Q Since this was issued, you have advertised in the "New Canadian" to see if there is anybody else?

A Since I got the letter from Mr. McPherson.

Q And that list still corresponds with this one?

A Yes.

MR. McMASTER: If you like the Japanese as well as the English one, my lord.

THE COMMISSIONER: I think it would be as well if it was filed, and the Interpreter might be kind enough to translate it at his leisure and incorporate a translation attached to the document. Is that clear, Mr. Upton?

THE INTERPRETER: Very good, sir.

MR. McMASTER: My lord, I would like to draw attention to the fact that there are two pieces of property that were owned by this Association. The claim relates only to one of those pieces of property, and with regard to the claim itself, I would ask leave to amend the claim by striking out the claim for the buildings. The buildings, as will

appear from the evidence, were the property of individuals and sat on this property, and they were entitled to them as individuals. I take it the Custodian was aware of that at the time the sale was made because the appraisal which my friend will be filing shows an appraisal had been requested to appraise the buildings separately for the particular purpose of distinguishing them.

THE COMMISSIONER: The figure of $8000.00 is for land alone, is it?

MR. McMASTER: No, my lord. I will deal with that point when we come to it.

THE COMMISSIONER: All right.

MR. McMASTER: Q: Now, witness, did you instruct me to draw a statement with regard to the property that you are making a claim for on behalf of the Association? A: Yes.

Q Is that the statement (producing)?

A Yes.

Q Would you be good enough to sign it, please?

A I am sorry, Mr. Hunter, when you asked me --

Q Address the Commissioner, please.

A When Mr. Hunter asked me about the year of purchasing this property, I told him 1928. That was my mistake. I distinctly remember now it was 1932. Cato bought in 1931 and we bought the property the next year, 1932.

MR. McMASTER: I will be calling evidence, in any event, to establish the purchase and the purchase price. Now, are the statements contained in that true to

the best of your knowledge and recollection?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 4).

MR. McMASTER: My lord, it is shown that this is property that was planted in various market vegetables, twenty acres purchased in 1932 from William Bridge for $13,000.00 at $650.00 per acre. It was cleared and cultivated and had been used for market gardening at the time of purchase, and the members of the Association operated the premises from that time on and it explains that no claim is being made for buildings because they belong to the individual occupants. These were appraised at $750.00 by the appraiser. They were not permanent buildings and had no concrete foundations. The property was appraised as to land and buildings separately, and the owners of the buildings were credited with their share of the sale price. The appraiser valued the land at $275.00 per acre and the total appraisal was $6,250.00. The appraisal was made in February, 1945. His appraisal was obviously below the fair market value as the land and premises sold for $8,000.00 which is almost $400. per acre. I presume he states almost $400.00 per acre because some allowance has to be made for the buildings in that $8000.00.

"I consider that the Association paid a fair price for the land in 1932, and in my opinion land which was worth $650.00 per acre in 1932 and which had been cultivated and cared for was certainly

worth that much in 1945."

Q Now, from your statement, witness, it appears that these premises were operated as market gardening premises at the time of purchase or immediately before, is that correct?

A Yes.

Q And what, if anything, did the Association do to insure their premises would be properly operated by the members of the Association?

A We arranged to buy fertilizer for the members on credit.

Q The Association did that? A: And we also arranged to carry their products to Vancouver.

Q Yes, I see. A: We have that arranged with the transfer truck and we find a market for them.

Q Did these men know anything about market gardening?

A Not when they started.

Q And did they acquire any knowledge with respect to it in the period of years?

A Well, they gathered it around there from other farmers and we assisted, too. One thing, we got an expert from United States and had lecture course for two weeks.

Q When was that? A: That was not at the beginning but two or three years after it started.

Q Can you tell me the name of that man?

A A Dr. of agriculture, a Dr. Kobayashi.

Q He gave you what sort of lectures during those two weeks? A: On poultry and fertilizer and farming and all about on the farm and about dairying.

Q At the time you evacuated, was the property in good cultivation or otherwise?

A Oh yes, good.

Q And the type of crop was the type you have described im this statement? A: Yes.

MR. McMASTER: Your witness.

MR. HUNTER: My lord, it is submitted this property wassold at its fair market value. For your Lordship's information, the price per acre that it was sold for, allowing the amount for the buildings, would be $362.50 per acre.

BROSS-EXAMINATION BY MR. HUNTER:

Q Mr. Takahashi, you and the other trustees, I presume, looked after the business end of this property, did you? A: Not in later years.

Q I beg your pardon? A: The first two or three years I have, but later on members grown to so many that I can't look after it.

Q Eh? A: Members grown so many -- I think there were about 46 members in Richmond.

Q Each member had so much land, is that it?

A Yes.

Q Who was looking after it when you left?

A T. Cato.

Q Do you know what was done before you left? Did you lease it before you left, or anything?

A No.

Q You don't know? A: No.

Q You don't know what arrangements were made to carry on there? A: No, I don't.

Q Were you interested in the property yourself?

A Yes.

Q You had some of it, did you?

A Yes.

Q Did you know what was happening to that?

A No, I don't. Of course everybody evacuated and nobody know after we quit.

Q You just pulled up and left, is that it?

A Yes.

Q This property was held by the trustees for the benefit of the Association and parcels were alloted for use, but not for ownership; is that it?

A No.

MR. McMASTER: I am sorry, I understand that is a very difficult way to put a question to a person who speaks Japanese. Sometimes they mean "yes" by "no".

MR. HUNTER: Q: Well, let's put it this way: These parcels of land, according to their membership shares, were alloted out to the individual members?

A Yes.

Q And they obtained possession of them but not ownership? A: That is right.

Q They didn't have the ownership?

A No.

Q Have you any knowledge of what land was selling for while you were away -- any personal knowledge?

A I don't.

Q You were never in the real estate business?

A No.

MR. HUNTER: That is all.

THE COMMISSIONER: Any re-examination, Mr. McMaster?

RE-DIRECT EXAMINATION BY MR. McMASTER:

Q Mr. Takahashi, do you recall receiving any report whatsoever from the Custodiam as to what he had done with this land until you heard it was sold?

A No, nothing. There were several inquiries about it after it was sold, I guess. At the time of the inquiry it was sold.

THE COMMISSIONER: What were the buildings sold for, Mr. Hunter?

MR. HUNTER: The way it was done, my lord, was the whole property was sold for $8000.00, and if you take the appraised value shown in the appraisal of Johnson, Reeves & Watson for the individual buildings, the total allocated for the buildings is $750.00, and if that is still considered the value of the buildings, deducted from $8000.00, it gives the price that I mentioned per acre.

THE COMMISSIONER: Yes.

MR. McMASTER: Do you have the record with you, Mr. Hunter, or Mr. Shears, of what was actually paid?

MR. SHEARS: It was pro rata , the difference between the appraised price and the sale price.

I haven't a record here.

MR. HUNTER: There would actually be a little more alloted to the buildings.

THE COMMISSIONER: Thank you, Mr. Takahashi.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

10

T.P. Horrobin

"T.P. HORROBIN"
Official Reporter.

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Case 81

NOV 25 1947 NOTIFIED

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.

(IN THE MATTER of the claim of GIHYOE
(TAKAHASHI as Trustee for Steveston
(Nosan Kaisha

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

(1) NAME TAKAHASHI GIHYOE (RCMP) Reg. No. 05569
(Print) Surname Given Name

(2) Pre-Evacuation Address Corner #1 Road & Gerry St. Steveston, B.C.

(3) Present Address Pritchard, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 7th Avenue, Steveston B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lots 1 to 10 of Sections 3 & 4, Block 3 North, Range 7 West
Map 4774 New Westminster District

(c) Type of Real Property (cross out words which do not apply):
(i) Farm
(ii) Residence Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)

(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.). One of four Trustees for an unincorporated association of Japanese persons known as Steveston Nosan Kaisha

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ 13,000.00
(ii) Buildings - - - - - - - - - - - - - - - - $ ~~2,500.00~~
(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) - $ 13000- ~~15,500.00~~
(v) Amount at which Custodian sold property and credited your account - - $ 8,000.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 7,500.00 5,000.00

(5) PERSONAL PROPERTY

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

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

(c) How stored or packed at time of evacuation

(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. _____ Estimated Value $_____
2. _____ Estimated Value $_____
3. _____ Estimated Value $_____
4. _____ Estimated Value $_____
5. _____ Estimated Value $_____
6. _____ Estimated Value $_____
7. _____ Estimated Value $_____
8. _____ Estimated Value $_____
9. _____ Estimated Value $_____
10. _____ Estimated Value $_____

TOTAL CLAIM FOR PROPERTY LOSS $_____

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 7,500.00

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

Kamloops

(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)
Province of British)
Columbia TO WIT:)

I, GIHYOE TAKAHASHI. of the Town
of Pritchard in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

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

DECLARED before me at the City)
of Vancouver)
in the Province of British Columbia)
this 22nd day of November)
A.D. 1947.) A Commissioner &c.

G. Takahashi

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.

_____

_____

_____

_____

EXHIBIT No. 81-1
DATE 13 Feb. 1948
FILED BY
R. J. McMaster

TO: GIHYOE TAKAHASHI, Esq.,
PRITCHARD, B. C.

AUTHORITY

IN THE MATTER OF Lots 1 to 10 of Sections 3 and 4, Block 3 North, Range 7 West, Map 4774, New Westminster District, AND IN THE MATTER OF presentation of a claim with respect thereto to the Commission appointed by the Governor-General-in-Council by P.C. 3737 (1947)

YOU ARE HEREBY AUTHORIZED as one of the four Trustees of the unincorporated Association known as "Steveston Nasan Kaishi" (the said four trustees being formerly the registered owners of the above-described lands and premises) for me and upon my behalf and in my name, place and stead as one of the said Trustees, to make and present a claim with respect to the above-described lands and premises to and before the Commission appointed as aforesaid.

AND FOR SO DOING this shall be and constitute your full and sufficient authority.

DATED at Picture Butte, in the Province of Alberta, this 31 day of January, A. D. 1947.

WITNESS:

sign opposite

Roscoe O. Libb J.P.
(Name)

Yazaemon Hikida
(Yazaemon Hikida)
sign above

insert address

Picture Butte alta
(Address)

EXHIBIT No. 81-2
DATE 13 Feb 1948
FILED BY R. J. McMaster

Ian Macpherson
Custodian office

Dear Sir, Re-file No 7039

I thank you very much for your letter of 14th inst. requesting information about the Property belonged to Steve Nosankaisha. This assn, Steveston Nosan Kaisha was not incorporated properly, therefore 4 of us namely Yoshida Shinya late Koshiba Tamigoro, Hikida Yazaemon & myself have been acting as strustees and held the Property under our name. In other words the Properties are really belonged to the members of Steveston Nosan Kaisha.

However since the Properties are sold now and if you will be kind enough to distribute the net Proceed to each members according to their number of shares it will simplify whole matter.

attached list is shown members names and their shares. the list is Printed all in Japanese and I have Translated into English myself.

Some of the members are not known whereabout but as soon as I find their address I will write you again.

I wish to Point out that there are 2 Properties under our name which really belong to these members.

1- Lot 1-10 sec 3-4. Blk 3 N-R7.W.
2- 4 of the ~~sec~~ S½. 31/B4N R6W. 4775.

Yours Truly.

24
2 2
4 4 8
5 2 8

EXHIBIT No. 81-3

DATE 13 Feb. 1948

FILED BY R. J. McMaster

[illegible]

[illegible]

姓名	株数	姓名	株数	姓名	株数
吉田[illegible]	二	鳴澗金太郎	三	大[illegible]太郎	五
宮本[illegible]太郎	五	松尾新一 (Minto BC)	三	鎌田[illegible]郎	三
大[illegible]	五	馬井[illegible]吉 (Grandforks)	二	吉本良雄 (Japan)	三
本[illegible]	一〇	勝見勝之助 (Japan)	五	白川[illegible]郎	二
定田[illegible]	一三	水野[illegible]郎	二	秋月[illegible]助	三
土井[illegible]郎	五	土井[illegible]郎 (Lethbridge 181 [illegible])	二	平山一郎	五
森田[illegible]吉	三	岡野秀雄 (Midway BC)	五	馬[illegible]	一〇
宮井[illegible]吉	二	小[illegible]行十 (Japan)	五	上代文雄 (Japan)	五
岸野[illegible]太郎	五	山下政七 (Japan)	五	宗[illegible]松 (New Denver)	五
定田民藏	四	岡野正治 (Giscome BC)	三	廣瀬[illegible]郎	三
松村松二郎	二	米倉[illegible]吉	一	吉田[illegible]	五
森[illegible]郎	二	小[illegible]民[illegible]郎	二二	米田[illegible]	五
西[illegible]吉	二	西[illegible]郎 (D'arcy BC. Mrs.)	一〇	鳥本[illegible]助	二
鹽崎清[illegible]	五	木村[illegible]吉 (Japan)	五	坂本文藏	一 Vernon

[illegible]

[illegible]

[illegible]

[illegible]

Steveston Sosan Kaisha member & shares

name	no of shares	address
Yoshida Shinya	29	Japan
Miyamoto Mantaro	5	
Otsu Genji	5	341 Flora ave Winnipeg man
Mori Rihei	10	Grand Forks B.C
Hikida Yazaemon	13	Box 366 Picture Butte alta
Doi Mataichiro	5	330 Edmonton st Winnipeg man
Morita Hirokichi	3	1821 McDermot ave Winnipeg man
Hirayama Ichiro	5	1043 Manitoba ave Winnipeg man
MIYAI T	2	Box 257 Letellier man
Kishino F	5	authorized to Otsu Genji
Hikida TAMIZO	4	Magrath alta
Matsumura Matsujiro	2	Turin alta
MORI KEIZO	2	Box 563 Vernon B.C
Nishi Kenichi	2	699½ Burrow ave Winnipeg man
Shiozaki Seiroku	5	Box 548 Greenwood B.C
Naruse Kintaro	3	377 Welsley st Toronto Ont
~~Shinich~~ Matsuo Shinichi	3	Minto B.C
Takai Nobukichi	2	Grandforks B.C
KATSUMI ~~Katsumi~~ Katsunosuke	5	authorized to G. Takahashi
MIZUNO SHIGERU	2	Box 96 Tabre alta
MRS T. Doi	2	Box 181 Lethbridge alta
Okano Hideo	5	Midway alta
Kokubo TAKEJU	5	Japan
Yamashita Masahichi	5	Japan

GIHYOE TAKAHASHI on behalf of STEVESTON NOSAN KAISHA
(Claimant's Name)

REAL ESTATE
(Farm Land)

Reg. No.

LAND	Acres	Date of Purchase	From Whom	Cost Price	Cleared Uncleared or cultivated at date of Purchase	Improvements at date of Purchase	Estimated value at Date of Sale
Uncleared ~~Cultivated~~ not planted Cultivated and ~~not~~ in crop List Crops							
Berries and market vegetables	20 acres	1932	Wm Bridge	$13,000 @ $650.00 per acre	Cleared, cultivated and had been used for market gardening	None	$13,000.00

Total .....

EXHIBIT No. 81-4
DATE 13 Dec 1948
FILED BY R. S. McMaster

IMPROVEMENTS SINCE PURCHASE OTHER THAN BUILDINGS (e.g. cultivation plants, trees or special equipment)

Description	When Made	Cost
Members of the Association operated the premises		

BUILDINGS Type	Size	Finish	Date Built	Cost Material	Paid for Labour	Value of Own Labour	Allowance for Depreciation	Estimated Value
No claim is being made for buildings as they belonged to individual occupants. These were only appraised at $750.00. They were not permanent buildings and had no concrete foundations. The property was appraised as to land and buildings separately and the owners of the buildings were credited with their share of the sale price								

The appraiser valued the land at $275.00 per acre and the total appraisal was $6250. This was in February 1945. His appraisal was obviously below the fair market value as the lands & premises sold for $8000 which is almost $400 per acre. In my opinion, however, when the sale price was for below a fair market value.

I consider that the association paid a fair price for the land in 1932, and in my opinion land which was worth $650 per acre in 1932 and which had been cultivated and cared for was certainly worth that much in 1945.

Comments re Appraiser's report not covered by above information:

G. Takahashi
SIGNATURE

October 26th 1948.

The Custodian,
675 W. Hastings St. W.,
Vancouver, B.C.

Attention of Mr.Good

Dear Sir, Re Case 81 - TAKAHASHI Gihyoe - Kamloops

With reference to your request by telephone today,- we now enclose herewith Exhibit 81 - 2, which please return to us after it has served its purpose.

Yours truly,

A. WATSON
Secretary

Enc.
AW/W.

Returned

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN

JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO.

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

October 27th, 1948

Mr. A. Watson,
Secretary,
Japanese Property Claims Commission,
Court House,
Vancouver, B. C.

Dear Mr. Watson:

Many thanks for your letter of 26th October enclosing exhibit number 81-2.

We have had this copied and are returning to you herewith the exhibit.

Yours very truly,

B. Good
Comptroller

BG:BK
Encl.

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13th December 1949.

Hon.Mr.Justice H.I. Bird,
The Court House,
Vancouver, B.C.

Dear Sir,

Case No.81 - Steveston Nosan Kaisha Association

In this case the Association is concerned only with the claim on the real property which consisted of 20 acres of land made up of 10 lots situated on the tip of Lulu Island.

Mr.Reeve appraised the land on 27th February 1945 at $275 per acre and on the basis of the actual sale the Custodian's recovery was $352 per acre. It must be pointed out that despite the fact that Mr.Reeve indicated in his appraisal that the land could be sold on a sub-division basis he nevertheless appraised it in this instance as a whole proposition.

It should also be pointed out that in the transcript at page 7 the information is given that the property was purchased in 1932 at $650 per acre.

Counsel for the claimant has produced a document by I.B. Hewer who is a farm real estate appraiser with offices in Vancouver. He makes an appraisal as of 1943 at $500 per acre based upon his knowledge of farm values in the area. It is to be noted that the sale was approved by the Advisory Committee in March 1946. Mr.Hewer also advances the sale of adjacent property in 1946 which he describes as similar real property and in his opinion the land in the comparable sale carried a value of $1175 per acre.

In view of the above circumstances, Counsel for the claimant and counsel for the Crown have agreed to a joint recommendation based upon $450 per acre, or a total recommendation of $1960 in lieu of any other award.

This recommendation is made without prejudice should it not be accepted by the Commissioner.

Yours very truly,

Counsel for the Claimant

Counsel for the Crown

D.M. R.M.

NOTE

MR. R. J. McMASTER advised Commissioner at Session held April 25th 1949 that all evidence in support of this claim has now been adduced. The claim is to be considered along with other claims in the same category and is to be taken as subject to recommendation on a like basis.

See transcript April 25th 1949.

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