Name of Claimant YOSHIDA, Asataro Case 125

Custodian File 3311

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	
92.00	460.00 38.00 (extra charges discussed with Commissioner)										498.00

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	
3.00	1.25	.37	41.66%	94.00	39.16			39.53

TOTAL RECOMMENDATION	537.53

CASE NO: 125

JAPANESE PROPERTY CLAIMS COMMISSION

Kamloops, B.C.

May 17, 1948

IN THE MATTER OF THE CLAIM OF

ASATARO YOSHIDA

PROCEEDINGS AT HEARING

Original

CASE NO: 125

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

(HIS HONOUR, JUDGE J.R. ARCHIBALD, SUB-COMMISSIONER)

Kamloops, B.C.

May 17, 1948

IN THE MATTER OF THE CLAIM OF

ASATARO YOSHIDA

PROCEEDINGS AT HEARING

APPEARANCES:

R.W. KENNEDY, Esq.,	appearing for the Dominion Government.
A.E. COBUS, Esq.,	appearing for the Claimant.

J.R. COLLEY, Esq.,	Secretary to Kamloops Sub-Commission.
MRS. I.C. SMITH,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter.

MR. COBUS: The claim, your honour, of Yoshida, Asataro, No. 132 on the list.

ASATARO YOSHIDA the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: I would ask to amend the claim for personalty, your honour, by deleting item No. 3 for linoleum, and item No. 7 for a screw jack. The values for the remaining items are amended as follows: Item 1 becomes $52.00, and the total claim, $7041.75.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning one of the pieces of property for which you are claiming which you describe as Parcel 1 and which is located at 221 West 5th Avenue, Vancouver, B.C. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement concerning parcel No. 1 as the first exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: This property, your honour, was used as a store, and it contained as well certain living

suites. It was purchased in 1929 at a cost of $3,375.00. The claimant has listed four improvements made by him since the date of purchase which total $1650.00. The building contained a store front, four apartments on the main floor and five apartments on the second storey or second floor. Some of these apartments were three room and others were four room apartments. Sinks were installed in each suite and there were two toilets outside the verandah and two inside off the hallway in the building.

I must correct the statement concerning the improvements. The statement lists five items of improvements. I failed to see item No. 5, the erection of an addition 12 by 12 in 1934 at a cost of $150.00.

As to the appraisor's report, the witness points out that his statements concerning the location of the toilets are not accurate. He admits that the building was old, but not that it was in a delapitated condition. He says that he is advised that the city sanitary engineer found the premises to be in excellent condition and that it was so reported to the Custodian in October, 1942. The electric wiring, he says, was in good condition when he left and he had received no complaints respecting the wiring in the building.

When he was evacuated in 1942 the store and suites were bringing in a monthly revenue of about

$117.00 per month. He believes that the property would be worth at least $4125.00, which is its assessed value when it was sold by the Custodian for $2700.00 in June, 1945.

I would ask my learned friend to produce any appraisals made on this property.

MR. KENNEDY: That is 221 West 5th. I have what purports to be an appraisal here.

MR. COBUS: This purports to be an appraisal on the property which is the subject matter of this claim and which is described as Parcel 1. This is made by Johnson, Reeve and Watson, dated the 27th day of April, 1943. Another appraisal which I have here is made by F.A. Cleland, Vancouver, dated November 3, 1944. A third appraisal was made by J.R. Reid and Company, Vancouver, dated February 28, 1944. I would ask to file the three appraisals as one exhibit on behalf of my learned friend.

(APPRAISALS MARKED EXHIBIT NO. 2)

MR. COBUS: Would my learned friend admit that the date of sale of this property was June 27, 1945?

MR. KENNEDY: I will so admit.

MR. COBUS: And the amount for which it was sold, $2700.00?

MR. KENNEDY: I will so admit.

MR. COBUS: I would ask my learned friend to produce the letter from the Health Department of the City of Vancouver concerning the property described as Parcel 1 in this claim.

(Handed to Mr. Cobus)

MR. COBUS: I have what purports to be a letter from the Health Department of the City of Vancouver dated October 28, 1942 and signed by the Chief Sanitary Inspector addressed to R.P. Alexander, Assistant Manager, Custodian of Alien Property. It concerns the property, Parcel 1, located at 221 West 5th Avenue, and I would point out that in the first paragraph of the letter it says: "The above premises have been inspected and found to be in excellent condition but lack any baths or showers."

I file that on behalf of my learned friend.

(LETTER MARKED EXHIBIT NO. 3)

MR. COBUS: Would my learned friend admit that the assessed value of Parcel No. 1 in 1942 was $4285.00, being improvements $3000.00, land $1,285.00?

MR. KENNEDY: I will so admit.

MR. COBUS: Q: Witness, I produce to you a statement concerning Parcel No. 2, being the property located at 57 to 59 Powell Street, Vancouver, B.C., for which you are claiming herein. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature? A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask to file the statement concerning Parcel 2 as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 4)

MR. COBUS: This property, your honour, was used for stores and as a rooming house. On the main floor there were two stores. The three upper floors had 30 rooms, 25 with basins and hot and cold water. There were two toilets and two sinks on the main floor and a bath and a toilet on each of the three upper floors. Hot water heating was used with a domestic boiler heated by a sawdust burner. The building and land was purchased in 1937 at a cost of $4500.00.

He lists four items of improvements made on the property from the date of purchase, including new fir floors on the main floor and the renewal of the foundation posts in 1939 at a cost of $500.00. In 1941 a new boiler for the heating system was installed at a cost of $580.00. In 1937 he installed a hot water tank and sawdust burner at a total cost of $280.00. In 1939 he expended $25.00 for repairs to the heating system. In addition to such improvements all ordinary repairs were attended to as required. The witness admits that the property was located near the waterfront and that in very wet weather and with high tides there would be considerable water in the basement. He admits, too, there was some sagging and settlement. In 1939 he renewed the foundations. This latter work would prevent any further sagging or settlement of the building. The plumbing, he points out, was in quite good condition when he was evacuated and

the inspector had passed on the condition of it in 1941. The roof leaks had been repaired in 1939 and he had had no trouble from that time on, Though there were some plaster cracks, but none of them were very serious, and he believes that the renewal of the foundations in 1939 would have prevented any further cracking of the plaster.

The appraisal of $4200.00 he considers to be much below a fair market value for this property. The tenant of the rooming house portion of the property when he left was one Quan Shing, who paid $65.00 per month. In addition, the stores were rented for $10.00 and $20.00 per month, making a total monthly rental of $95.00. He feels that the estimated value of $12,000.00 is a fair market value of the property at the time it was sold.

I would ask my learned friend to produce the appraisal on this property.

(Handed to Mr. Cobus)

This purports to be an appraisal by Loewen and Harvey, Limited, Vancouver, dated the 21st of October, 1944. I file it on behalf of my learned friend.

(APPRAISAL MARKED EXHIBIT NO. 5)

MR. COBUS: I would point out that the appraisal of $4200.00 is as at the date of inspection, November 22, 1943. Would my learned friend admit that the property was sold on June 13, 1944 for $6500.00?

MR. KENNEDY: I will so admit.

MR. COBUS: Will my friend admit that the assessed value on this property in 1942 amounted to $11,840.00, made up of $2,840.00 for land and $9,000.00 for improvements?

MR. KENNEDY: I will so admit.

MR. COBUS: Would my learned friend admit that at evacuation the revenue produced by this parcel was $95.00 per month and continued to be that under the administration of the Custodian?

MR. KENNEDY: I will so admit.

MR. COBUS: Q: Witness, I produce to you a statement concerning the personal chattels for which you are claiming. Did you instruct Mr. Leckie to prepare that statement and is that your signature? A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I file the statement concerning personal chattels as the next exhibit.

(STATEMENT MARKED EXHIBIT NO. 6)

MR. COBUS: The items for which the claim is being made, your honour, are listed fully on the statement, showing a total estimated value of all articles at the date of evacuation of $118.00. The goods were stored in his four room living suite at 221 West 5th Avenue, Vancouver. The suite was locked, the windows barred and the keys handed by him to the Custodian. He is advised that these goods were all listed by the Custodian's agents,

Pemberton Realty Company on an inventory supplied by them to the Custodian on October 21, 1942 at the time he was evacuated. He points out that he is not making any claim with respect to goods which were left stored in the attic of the premises. He has allowed depreciation on all the articles claimed for.

Your witness.

MR. KENNEDY: In this claim, your honour, the submission of the Custodian will be, with respect to the real estate parcels, that considering the situation and circumstances surrounding these two parcels of real estate, that they were sold after appraisal by a qualified appraisor, or appraisors, at a fair valuation, a fair price. As regards the chattels, it will be submitted that they have been accounted for in accordance with their real valuation.

In regard to parcel No. 1 of the real estate claim, I would ask my learned friend to admit four letters.

MR. COBUS: I have no objection, your honour.

MR. KENNEDY: The letters in question are dated January 22, 1943, purported to have been signed by G.D. Melson; a letter from the building inspector, Vancouver, to the Custodian dated March 22, 1943; a letter from the City Electrician, City of Vancouver to the Custodian dated March 23, 1943; and a letter from Pemberton Realty Corporation, Limited, to the Custodian dated March 24, 1943.

(LETTERS MARKED EXHIBIT NO. 7)

MR. COBUS: Subject to proof, your honour.

MR. KENNEDY: Subject to proof, I am submitting a letter dated May 12, 1944 from Pemberton Realty Corporation to the Custodian.

(LETTER MARKED EXHIBIT NO. 8)

MR. KENNEDY: And subject to proof later, your honour, I am submitting in respect to the chattels claim a letter from Pemberton Realty Corporation to the Custodian dated October 21, 1942.

MR. COBUS: Would my learned friend perhaps attach to that last exhibit the inventory to which reference is made?

MR. KENNEDY: Yes. At the request of my learned friend, your honour, I am also submitting what purports to be an inventory taken by Pemberton and Sons.

MR. COBUS: There is no indication, your honour, that it was made by Pemberton's, but we have already admitted that such an inventory was made on a certain date, and I suppose, subject to proof, why, there is no objection to that list going in as part of the last exhibit.

(LETTER AND INVENTORY MARKED EXHIBIT NO. 9)

MR. KENNEDY: That is all, your honour.

MR. COBUS: No questions, your honour.

THE COMMISSIONER: All right.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript
Gordon Hambleton
G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.
J.R. Archibald
J.R. Archibald, Sub-COmmissioner

CASE No. 125 MAY 17 1948 Kamloops BC

NOV 26 1947

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

NOTIFIED APR 15 1948

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

ACKNOWLEDGED

3311 Kamloops

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

(1) NAME YOSHIDA (Print) Surname ASATARO Given Name (MR.) (RCMP) Reg. No. 00662

(2) Pre-Evacuation Address 221 WEST 5TH AVE., VANCOUVER, B.C.

(3) Present Address CHASE, B.C.

(4) REAL ESTATE ① 221 WEST 5TH AVE., VANCOUVER, B.C.

(a) Street Address (if any) ② 57-59 POWELL STREET, 58-60 ALEXANDER ST. VANCOUVER, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 7, Block 10
Lot 8, Block 2

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

(i) ~~Farm~~
(ii) Residence and Type of business Apartment Owner
(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 - - - - - - - - - - - - - - - - $ 1275.00 2840.00
(ii) Buildings - - - - - - - - - - - - - - $ 3000.00 9000.00
(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) - $ 4275.00 12000.00
(v) Amount at which Custodian sold property and credited your account - - $ 2700.00 6500.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 6925.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
221 W. 5th Ave., Vancouver, B.C.

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

(c) How stored or packed at time of evacuation In four rooms with windows barred & doors double locked

(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") In custodians care

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

1.	2 Double & 1 Single Beds with Springs & Mattresses	Estimated Value $	60.00
2.	Kitchen Stove with Hot Water Tank	Estimated Value $	70.00
3.	Inlaid Linoleum	Estimated Value $	18.00
4.	Dresser	Estimated Value $	15.00
5.	Dining Room Chairs & Tables	Estimated Value $	20.00
6.	Gas Burner	Estimated Value $	6.00
7.	Screw Jack	Estimated Value $	5.00
8.		Estimated Value $	
9.		Estimated Value $	
10.		Estimated Value $	

TOTAL CLAIM FOR PROPERTY LOSS $ 194.00

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) - $ 719.00

(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 YES

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)
County of Yale)
TO WIT:)

I, Asataro Yoshida of the Town
of Chase 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 Town)
of Chase)
in the Province of British)
Columbia)
this 24th day of November)
A.D. 1947)

Asataro Yoshida

A Commissioner &c. A Notary Public in and for the Province of British Columbia

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.

A. YOSHIDA
(Claimant's Name)

REAL ESTATE
(Other than farm)

Parcel I

EXHIBIT No. 125-1
DATE MAY 17 1948
FILED BY [illegible]

00662.
Reg. No.

- #221 West 5th Ave, Vancouver -

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
#221 West 5th Ave Vancouver BC - store & apartment building 40 x 90 - lean-to rear 12 x 12	2 stories - one (1) store front & 4 apartments (main floor) and 5 apartments up - some rooms & some 3 and some 4 rooms.	Frame on concrete foundation - no cellar - shingle roof - lath and plaster (papered) - fir floors -	Store and living suites.	50 x 120	1929	—

Type of Locality: Commercial and suburban - shopping district and apartment suites -

Cost Price - suites - each suite - no toilet outside of verandah and no wash basin - no electric light in suites - Tenants supplied own heat - $3375.00

Improvements made by Claimant:
(1) In 1929 - installed sinks (hot & cold) in all suites & wash basin & toilet - cost - 500.00
(2) Replaced all loose roofing - 1929 - cost 100.00
(3) Constructing separate suites and partitioning same and removed 10 yrs from 1929 age - cost - 400.00
(4) Fixed verandah & installed lights for all suites - cost 150.00 - toilets for all suites - all toilets do not have outside entrances as appraiser states - two toilets had entrances off hall - all toilets had entrances off verandah -
(5) Erected lean-to (12 x 12) - in 1934 - frame - stucco - V - paint (covered) cost about - 150.00

Estimated Value Date of Sale: $ #125.00

Comments re upkeep of premises: Repairs were done as required

Comments re Appraiser's report not covered above: I admit that the building was old but it was not in dilapidated condition when I left Vancouver in Oct 1942 - It was in very good condition ~~when~~ and I am assured that the City Sanitary inspector found the premises to be in excellent condition and so reported to the Custodian in Oct 1942 - If the premises had deteriorated as the appraiser indicate by 1943 and 1944 then that would be the Custodians responsibility as he administering my property and collecting all revenues. The cabinet work was in good condition when I left - and I had received no complaints regarding same. The lean-to was also in quite good condition. I believe the appraisal (assessment) value of $3200.00 is all I believe a fair value to - the Property - the store was vacated in Oct 1942 by tenants who were bringing in a monthly revenue of about $125.00 per month. I believe that the property would be at least worth $4125.00 (this assessed value) when sold by the Custodian for $2700.00 in June 1944

Asano Yoshida
SIGNATURE

DOUGLAS W. REEVE, F.S.I.
CHARTERED SURVEYOR AND VALUER

TELEPHONE MARINE 8264
CABLE ADDRESS "JONREE" VANCOUVER

EXHIBIT No. 125-2
DATE MAY 17 1948
FILED BY Mr Collins C

JOHNSON AND REEVE

ESTATE AGENTS
VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES
MEMBERS VANCOUVER REAL ESTATE EXCHANGE

BANK OF NOVA SCOTIA BUILDING
602 WEST HASTINGS STREET
VANCOUVER, B.C.

27th April, 1943.

EVACUATION SECTION
Rec'd APR 28 1943
File No.
Ans.
Referred Shears

The Custodian's Office,
Room 506,
Royal Bank Building,
VANCOUVER, B.C.

File No. 3311

Attention of Mr. F.G. Shears

Dear Sir: re YOSHIDA, Asataro
221 West 5th Avenue
Lot 7 Block 10 D. L. 302

In accordance with your instructions we have inspected this property and beg to report as follows.

The location is in an industrial district, where there should be a good demand for cheap rental space.

The building is a cheaply constructed two storey wood frame structure, with 4 suites of rooms on the 1st floor and 5 suites on the 2nd floor. There is also a shop rented for dwelling quarters.

The building is in a very poor state of repair and the plumbing is very inadequate. The wiring appears to be old and is probably defective. The sheds are dirty and dilapidated.

The property is producing a surprisingly good rental according to the statement provided by you. If the building were put into good repair the rents could probably be maintained and might be improved. There always seems to be a demand for this kind of accommodation, even in normal times.

We believe that there are buyers who would be interested in restoring such a building to respectable condition, although it might be necessary to spend as much as $2,000.

Because of the bad condition of the premises and the heavy expenditure required to avoid condemnation by the City, there is only a residual value left, and we are of the opinion that the present value is not more than One thousand five hundred dollars ($1,500).

Yours faithfully,

JOHNSON, REEVE & WATSON

per D.W. Reeve

DWR

TELEPHONES
PACIFIC 1161-1162

THE VANCOUVER REAL ESTATE EXCHANGE LIMITED
MEMBER

F. A. CLELAND

A JUSTICE OF THE PEACE

FINANCIAL & INSURANCE BROKER

REPRESENTING
SCOTTISH CANADIAN
ASSURANCE CORPORATION
THE BRITISH CANADIAN
INSURANCE CO.

RENTAL AGENT
MONEY TO LOAN

ROOM 33
539 PENDER STREET. W.
VANCOUVER, B.C.

Nov. 3rd. 1944.

125/2

Department of the Secretary of State,
Custodian's Office,
506 Royal Bank Bldg.
City.

Re Catalogue # 341
221 W.5th. Ave.Vancouver,B.C.
Lot 7/10/302.

Dear Sirs:-

This property is located on the North side of 5th Avenue between Alberta and Columbia Streets. It is zoned as a commercial area.

The Lot is 50' x approximately 122', upon which is located a very old 2 storey frame tenement building about 40' wide x 90' long.

The front of the main part of the building was formerly occupied by two stores, one of which is still vacant,and the other occupied as living quarters.

Owing to the age of the building and the dilapidated condition it is in, it is my opinion that just as soon as the Housing accomodation returns to normal this entire building will likely be condemned and the Owner forced to remove same from the property. With this in mind, I do not consider the property worth more than $2,700 to $3,000 on today's market.

Yours very truly,

F. A. Cleland

FAC/C.

TELEPHONE: PACIFIC 6433

J. R. REID
NOTARY PUBLIC

GENERAL INSURANCE

"Homes a Specialty" FOR OVER 20 YEARS

REAL ESTATE
J.R. REID & Co
LOANS
VALUATIONS

515 GRANVILLE STREET
VANCOUVER, CANADA

125/r

February 28th, 1944.

#341 221 West 5th Avenue.

This property comprises a 50 ft. lot on which is erected a two storey wooden building, approximately 50 x 100 ft. in size.

It is divided into nine small apartments, each having a kitchen sink but no other plumbing.

There are four toilets each having an outside entrance.

There is a store front to the building which is now occupied as an apartment.

Valuation $3,200.

3211

Nilson

EXHIBIT No. 125-3
DATE MAY 17 1948
FILED BY

HEALTH DEPARTMENT

STEWART MURRAY
M.D., D.P.H.
MEDICAL HEALTH OFFICER

TELEPHONE FAIRMONT 2711

VANCOUVER, B. C.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 29 1942

October 28th, 1942.

R. P. Alexander, Esq.,
Assistant Manager,
Custodian of Alien Property,
506 - 675 West Hastings St.,
Vancouver, B. C.

Dear Sir:-

Re: 221 West 5th Avenue,
Owner - A. Yoshida Asataro

The above premises have been inspected and found to be in excellent condition but lack any baths or showers. The usual Jap bath is in evidence.

From the number of suites checked, it would require three baths and/or showers. One bath or shower on each floor might take care of these premises.

Will you give this matter the usual consideration and advise me if you reach a decision.

Respectfully yours,

G.A. Rogers

GAR:EM

CHIEF SANITARY INSPECTOR.

A. YOSHIDA.
(Claimant's Name)

REAL ESTATE
(Other than farm)

00662.
Reg. No.

EXHIBIT No. 125-4
DATE MAY 17 1948
FILED BY J.W. Coburn

Parcel 11
57-59 Powell St, Vancouver

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
57-59 Powell St (+53-60 Alexander St Vancouver BC — building of 4 stories and basement occupying whole lot	main floor - 4 stores (1/4 space front - barber (1/4 space front - tailor sign painter. 3 upper floors have 30 rooms (single - 25 with hand + hot + cold water. Two toilets + 2 sinks main floor - bath + toilet on each of 3 upper floors Hot water heating + domestic hot water Janitor	shiplap - mixed post on cement footings 12 x 12 x 114 beam - joist basement - cement floors - fair + ground floor - fair + plaster walls papered throughout - fir flooring	Store and rooming house	75' on Powell x 72 (less on Alexander - 74' West bdy - 25' West bdy	1937	March.

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Retail, wholesale and rooming house district - near waterfront	$45000	(1) new fir floor on main floor - renewing foundation posts - est 1939 cost 500.00 (2) new boiler for heating system in 1941 - and installing 350.00 (3) new hot water tank cost 150.00 + sawdust bin for 130.00 in 1937 - cost 280.00 (4) Repairs to heating system in 1939 — 25.00	$42000.00	

Comments re upkeep of premises:
In addition to improvements noted above, all ordinary repairs were attended to as required.

Comments re Appraiser's report not covered above:
This property was located near the waterfront and I agree that in very wet weather and with high tide there would be very considerable water in the basement — there was some sagging and settlement and in 1939 I renewed the foundation posts as noted above (a substantial and complete job) and I consider that these posts would prevent any further sagging or settlement. I put new fir floor in the main floor in 1939 and they were in good condition when I left the property in Oct 1942. The plumbing was in quite good condition also the fixtures when I was requested. The inspector had passed on condition in 1941. I repaired any roof leaks in 1939 and had no trouble complaints. There were some plaster cracks but nothing serious and I believe the ground of the foundation in 1939 would prevent any further cracking. I consider the appraised at $42000 to be much below a fair value for the property. In comment the rental of the rooming house portion when I left Vancouver was $1.00 per week paid $5.00 per month. Respectively rental. The stores were rented for 10.00 and 20.00 per month. Total monthly rental $75.00. I believe that the property when sold by the Custodian in June 1942 would at least be worth around its assessed value and I have therefore estimated my appraised value at 42000.00

Asataro Yoshida
SIGNATURE

C. J. LOEWEN
NOTARY PUBLIC

A. ROUT HARVEY

LOEWEN & HARVEY, LIMITED

FIRE, CASUALTY, BURGLARY
AUTOMOBILE, PLATE GLASS
INSURANCE
AGENTS FOR
EAGLE, STAR AND BRITISH
DOMINIONS INSURANCE
COMPANY LIMITED
OF LONDON, ENG.

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

EXHIBIT No. 125-5
DATE MAY 17 1948
FILED BY

TELEPHONE
MARINE 4341
CODES
A.B.C. 5TH EDITION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

751 DUNSMUIR STREET
VANCOUVER, B.C.

21st October, 1944.

Rec'd OCT 23 1944
File No. 3311
Ans.
Referred Harrop

Department of The Secretary of State,
Office of The Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Granville & Hastings Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 178, Lot 8, Block 2, District Lot 196.

This property has two street frontages, being 25 feet on Cordova Street and approximately 28 feet on Alexander Street. The West boundary is 78 feet, the East boundary 85 feet.

On this is an old four (4) storey and basement brick building erected in 1899. The basement is the full size of the building with cement floor, 12 x 12 wood posts on cement footings and 12 x 14 beams. Dry rot is visible in sveral of the beams and the building has settled on the East side. This is very noticable on the upper floors of the building where there is a decided slope and in some instances a space of as much as two (2) inches is visible above the doors as between the two (2) sides of the frame - due to settlement in the building. There is a hot water heating system and domestic hot water boiler with sawdust burner. The tenant advised that in extremely wet weather and with high tide there is a good twelve (12) inches of water in the basement, as the floor is near high tide level.

The ground floor is occupied by two (2) stores facing on Cordova Street. Both are small stores - floors and walls in poor condition,- one with toilet and basin. Window frames have sagged.

The upper three floors, with entrance from Alexander Street, contain thirty (30) rooms,- twenty-five (25) of which have basin with hot and cold water. They are all single rooms. Plumbing is not in good condition, many of the basin taps are old and leaking and the waste pipes are taped. There is only one (1) public bath and toilet on each floor. Plaster is badly cracked. It was not possible to see the roof but there are signs that it has leaked badly.

In my opinion a fair valuation as at the date of inspection November 22nd, 1943 is $4,200.00.

Yours faithfully,

Loewen and Harvey, Limited.

A. Rout Harvey

A. YOSHIDA.
(Claimant's Name)

PERSONAL CHATTELS

00662.
Reg. No.

EXHIBIT No. 125-6
DATE MAY 17 1948
FILED BY M Cohen

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid (e/p/pd)	Condition when Evacuated	Estimated value at Date of Evacuation
2 double steel beds	1934	~~new~~	80.00	good	40.00
1 single steel bed (complete)	1939	new	20.00	"	12.50
1 Gas burner (2 burner rings)	1934	new	6.50	"	3.00
1 Kitchen Range (with hot water tank)	1932	new	90.00	"	45.00
1 dresser (bureau)	1938	used	15.00	fair	7.50
1 (round) davenport + 5 leather covered chairs	1936	used	20.00	"	10.00
		Total claim -			$128.00

Description of Storage of Goods: all the articles claimed above were left in my 4 room living suite at 421 W 4th Ave, Vancouver. The suite was locked, windows barred, and keys handed by me to the Custodian - I am advised that these goods were all listed by my agents Pemberton Realty on an inventory supplied by them to the Custodian at the time I was evacuated

General Statement as to Chattels not Described above:

none being claimed.

Additional Comments, if any: I am not making any claim with respect to goods which were left stored in the attic of the premises. I have claimed for depreciation on all articles claimed for.

Asataro Yoshida
SIGNATURE

EXHIBIT No. 125-7
DATE MAY 17 1948
FILED BY

File No. 3311 January 22, 1943

Memo for File

Re: YOSHIDA, Asataro

Mr. Walker of the Pemberton Realty Corporation Ltd. called today in reference to the property at 221 West 5th Avenue. To meet the requirements of the Health Department of the City, it is estimated that it will take the sum of $400.00 to install baths, hot water tank, etc., and as we have no money for this and Pembertons find it very difficult to collect the rent from the numerous tenants in the building, they consider it advisable to rent the premises to one party who will undertake the management of the building. They advise that when they find such a person, they will get in touch with us.

GDM/GH

G D Nelson

BUILDING DEPARTMENT
(INCLUDING PLUMBING)

ANDREW HAGGART
BUILDING INSPECTOR

EVACUATION SECTION
Rec'd MAR 23 1943
File No. 3311
Ans. Gdm
Refered Milsom

TELEPHONE FAIRMONT 2711

aut.

VANCOUVER, B. C.

12517

22nd March, 1943.

Ref. Your File No. 3311

Mr. G.D. Milsom,
Administration Department,
Custodian's Office,
506 Royal Bank Bldg.,
City.

Dear Sir: Re 221 West 5th Ave.

With reference to your letter of the 16th inst. re the above.

An inspection has been made of the premises and the District Inspector reports that the following is necessary to put the building in a fair condition.

1) Place defective toilet in working order. ✓ done

X 2) Install two baths or showers.

3) Windows to fire-escape changed to a door to open outwards amd ladder extended to within 8' of the ground from balcony. ✓ done

4) Repair floor of verandah. ✓ done.

Trusting this is the information you require.

Yours truly,

J. Haggart

AH/KM. BUILDING INSPECTOR.

CITY ELECTRICIAN'S OFFICE

T. MARTIN
CITY ELECTRICIAN

TELEPHONE: FAIRMONT 2711

125/7

VANCOUVER, B. C.
March 23, 1943.

FILE NO. 1618

EVACUATION SECTION
Rec'd MAR 24 1943
File No. 3311
Ans.
Referred Milsom

Japanese Custodian,
506 Royal Bank Building,
Vancouver, B.C.

ATTENTION MR G D MILSOM

Dear Sir:-

Re:- 221 West 5th Avenue.
Your File No. 3311
ASATARO YOSHIDA.

I am in receipt of your letter of the 16th instant re the above, and in reply would beg to inform you that an inspection was made yesterday which reports as follows:-

"There are approximately sixteen suites in the above building, only a 30Amp. main line and six circuits. Therefore, this service is greatly overloaded and will require to be renewed. Therefore the following will be the requirements by this Department:- a new service, and panel box and an appliance plug to be installed in each kitchen. The Public hall lights to be on a separate circuit, and in conduit, and all unapproved wiring to be removed, also, the present fittings to be overhauled, which at the present time are in a very bad state of repair."

Trusting this is the information you require.

Yours truly,

T. Martin

CITY ELECTRICIAN.

TM/MA

ESTABLISHED 1887

Pemberton Realty Corporation Limited

125/2

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

March 24, 1943.

EVACUATION SECTION
Rec'd MAR 25 1943
File No. 3311
Ans.
Referred Milsom

Dept. of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Attention Mr. Douet

Re: Asataro YOSHIDA - File 3311

Dear Sirs:

We have had some correspondence regarding the installation of certain plumbing required by the City in connection with 221 West 5th Avenue. The City are requiring baths. We are enclosing you a copy of an estimate given us by Ralph Thoreau which is a revision of a previous figure submitted on January 9th and appears to represent a minimum of what is required.

The fact of the matter is that this building should be owned and operated by someone living near the premises. Hot water is required where there are baths to be used in common. You will note that the baths mentioned in the estimate are showers. Hot water service is required for these and if the owner were operating, he could look after the heating of the hot water and see that it was not abused and that a sufficient supply was provided. It is awkward even handling an item of this kind by means of a caretaker on these small rentals. The alternative would be to use a gas water heater paid for by means of slot meters where maybe two tenants could go together and put a quarter in the slot and get hot water for their use at the time. These meters, however, we understand are not obtainable at present.

This property is one that, in the writer's opinion, is of a type that should be sold as and when a purchaser is available. There are a number of others in this same locality that would come under a similar category.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED,

J. G. Walker

Manager, Rental Department.

JGW:BC
Enc.1

EXHIBIT No. 125-8
DATE MAY 17 1948
FILED BY

8

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

May 12th, 1944.

EVACUATION SECTION
Rec'd MAY 13 1944
File No. 3311
Ans.
Referred Milson

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, B. C.

Re: Catalogue #178,
57 & 59 Powell Street and
68 & 60 Alexander Street.

Dear Sir: Attention Mr. Milson.

Re our telephone conversation this morning, we would say that on March 15th, 1937, we sold the above property to the Japanese, Yoshida, at the price of $4,500, with $2,500 cash and the balance payable on September 1939.

Since that time he has spent about $200 or $300 renewing the main floor. He only did a part of it and the balance still needs renewing.

Before he was interned he was offering the place for sale at $5,500.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM

out ⇒ Nelson

EXHIBIT No. 125-9
DATE MAY 17 1948
FILED BY Mr Kennedy

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA

October 21, 1942

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 22 1942

Department of the Secretary of State,
Office of the Custodian,
506 - Royal Bank Bldg.,
Vancouver, B. C.

Re: Asataro YOSHIDA
File #3311

Dear Sirs:

In connection with your letter of October 8th, we enclose an inventory of the goods left by the above party in his Suite at 221 West 5th Avenue.

We understand from his caretaker Mr. Randall, that there is some odds and ends stored in the attic which can be entered by a trap door which he nailed down before leaving the City. As the articles on the inventory are not worth much more than $60.00, we would suggest that they may be stored in this attic also, and his suite rented. This would bring in $12.00 a month.

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED

G. H. Johnston
Rental Department

GHJ:WH
Encl.

agreed to
see our
letter of
24/10/42

(9)

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
OCT 22 1942

INVENTORY OF FURNITURE & FITTINGS
Suite 7&8, 221 W. 5th Ave.

1259

3 Beds, Springs & Mattresses - sold S
1 Couch
2 Bureaus
4 Cupboards
1 Glass door Book case
1 Round Oak Dining Table
3 Small Tables
5 Leather covered Dining Chairs
1 Kitchen chair
1 Bamboo Magazine Rack
1 Heater
1 Range
S. 1-2 ring gas plate
1 Kitchen Cabinet
1 Lamp Shade
4 Pair curtains
Linoleum Floor coverings
Ceiling Rack
2 Japanese Violins
1-5Gallon Crock
4 cartons books & Miscellaneous articles †
Tools & Pipes
S. Pruning Knife

S. Sold by auction Feb 24/44. Vancouver 11.