Name of Claimant TASAKA, Arizo Case 329

Custodian File 637

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	
		790.	79.00	20.00							99.00

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	
		115.		85.00 15.62				100.62

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	
275.00	99.75	29.92	36.27%	246.00	89.22	7.00	.84	119.98

TOTAL RECOMMENDATION	319.60

CASE NO: 329

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B.C.

June 8, 1948

IN THE MATTER OF THE CLAIM OF

ARIZO TASAKA

PROCEEDINGS AT HEARING

Original

CASE NO: 329

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 M.M. COLQUHOUN, SUB-COMMISSIONER)

Grand Forks, B.C.

June 8, 1948

IN THE MATTER OF THE CLAIM OF

ARIZO TASAKA

PROCEEDINGS AT HEARING

APPEARANCES:

HAROLD W. McINNES, Esq.,	appearing for the Dominion Goverment
A.E. COBUS, Esq.,	appearing for the Claimant
L.A. DODD, Esq.,	Secretary to Grand Forks Sub-Commission
MRS. I.C. SMITH,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter

MR. COBUS: The claim, your honour, of Arizo Taska.

ARIZO TASAKA, the Claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: I ask leave, your honour, to amend the claim for real estate by showing $790.00 credit to the Custodian. The value placed on the property remains at $1800.00, and that leaves a net realty claim of $1010.00.

With respect to the personal property which is the subject of the claim, the Custodian was credited with $85.00 instead of the proper amount, $115.00. The boat itself remains at $350.00, the household goods under No. 4, are now valued at $596.00, and that includes, your honour, certain barber equipment which the claimant describes under the general heading "Household goods." The Custodian is to be credited with $108.00 against item 4, which leaves a net personal property claim of $723.00.

MR. McINNES: He gets two credits $115.00 and $108.00.

MR. COBUS: That is correct; $115.00 on the boat.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you are claiming. Did you instruct Mr. Leckie to prepare this statement for you and is that your signature?

A: Yes.

Q: Are the contents of that statement true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I am filing the real estate statement, your honour, as the first exhibit.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: The subject matter of the claim for real estate was a barber shop and dwelling located at 85 Moncton Street, Steveston Townsite. The barber shop was in front of the building, one and a half stories, and measured 17 feet by 36 feet; the living quarters were separate and on the rear of the lot, and it was a one storey building 14 feet by 28 feet. The store was of frame construction with a concrete foundation. There was no cellar in that building.

Q: Witness, you say here with respect to finish, "Shingle." Do you mean that it had a shingle roof, or was the outside of the building shingled?

THE INTERPRETER: You mean in the living house?

MR. COBUS: No, this appears to refer to the store.

A: The shop was shingled, had a shingled roof.

Q: But not shingled on the outside? A: Not shingled, just boarded.

MR. COBUS: The store was finished with V-joint, painted. The back rooms of the shop were papered, and the floors were of fir. The rear house was of frame siding built on posts. It had a shingled roof and it was shiplap, papered, inside. It, too, had fir floors. The buildings

were built on a lot 22 feet by 120 feet more or less and the property was purchased in January, 1942.

He says that he had rented the place for two years before buying it in January, 1942, and he paid $25.00 per month rent. For the property itself, he paid $1800.00. The buildings were located in what he describes as a very good commercial location.

With reference to improvements made by himself, he says that he re-shingled the roof and repaired the foundations of the rear house in the spring of 1942 at a cost of about $300.00, and in August, 1943, the Custodian installed a new septic tank and charged the account of the claimant with $65.00.

With respect to the appraiser's report, the witness says that the roof of the rear house was re-shingled with new shingles in the spring of 1942, and he disagrees that it could have been in bad condition in April, 1944 as the valuator states. The floors, foundation and wallpaper were in good condition when he left the property. The property was clean when he was evacuated, and he suggests that if it was in filthy condition as the appraiser states, then that would be the responsibility of the Custodian's tenants.

The store building was erected by the Japanese from whom he rented the property in

1938. He says that the rear building was an old house but was in quite good shape, and he considers that the valuation at $797.00 and $875.00 to be much below a fair market value for the property. He is informed that J.D. Mather reported both buildings in good condition in April, 1942. He adds that the property is excellently located from a business standpoint and that considering the price which he paid for it in 1942, which he believes was quite fair, along with the improvements which he made, and the increased demand for and enhanced value of the property, he believes that the property would be worth at least $1800.00 when sold by the Custodian in September, 1944 for $790.00.

Would my learned friend produce any appraisals on the real estate for which this claim is made? I believe there are two appraisals and one report by J.D. Mather.

MR. McINNES: I have a report from Coulthard, Sutherland and Company, Limited, dated the 27th of April, 1944 where they place a valuation of $797.00 on the property.

MR. COBUS: I file it on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. McINNES: There is a report of Mr. Mather, a summary, dated the 15th of April, 1942, and there is a reference in it to the land and buildings.

MR. COBUS: With leave, your honour, I should like to read the short notation on land and buildings.

THE COMMISSIONER: Very well.

MR. McINNES: There is one more here of Mr. Fairhall. I haven't got the original.

MR. COBUS: "The land is a small 15 foot lot on Moncton Street - Barber Shop in front and at the rear, a 2 room shack in good condition."

I file it on behalf of the Crown.

(REPORT MARKED EXHIBIT NO. 3)

MR. COBUS: This is a copy of a report from a Mr. J.W. Fairhall -- just who he is it doesn't state, but he has made an inspection of certain Steveston properties which include this property in question. He places a valuation of $175.00 on the land and $800.00 on improvements.

I file it on behalf of the Crown.

(REPORT MARKED EXHIBIT NO. 4)

MR. COBUS: Would my learned friend produce a memo with respect to one of the tenders for this property? It is a memo dated the 2nd of October, 1944, and it contains a minute in writing on it.

MR. McINNES: What is the date of it?

MR. COBUS: The 2nd of October, 1944, is my information.

MR. McINNES: This appears to be a real property memorandum dated the 2nd of October, 1944, covering this particular piece of real estate.

MR. COBUS: The memorandum contains the information as to the amount received by the Custodian and the amount is given as $650.00,and the name of

the purchaser is shown to be a Peter Maryniuk, and it appears to have been signed by one K.W. Wright. Near the bottom of the form is an ink minute to this effect: "Hold for explanation re valuation and acceptance of a lower bid. See over." On the back of this memo, dated November 28, 1944, is a note which appears to have been signed by P. Martyniuk wherein he says: "I hereby raise my bid on Cat. #825 to $790.00."

In the report there is another bit of relevant information: the property, apparently, was originally to have sold for $650.00, at any rate, that amount was approved by the advisory committee on August 11th, 1944, and a later bid was received, apparently, and it was sold for $790.00 which is the amount we have credited. It is filed on behalf of the Crown.

(MEMORANDUM MARKED EXHIBIT NO. 5)

Q: Witness, I produce to you a statement concerning the boat for which you have submitted a claim. 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 knoledge and recollection.

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 6)

MR. COBUS: The boat, your honour, was a boat known as the "J.R." bearing the registered number, "New Westminster 0760." It was equipped with an 8 H.P. Palmer marine engine which was a gas engine. The boat was a gillnetter which the claimant purchased on May 10, 1940. It was bought in a used condition, being, as the witness says, about ten years old. He paid $350.00 for the vessel. He did the usual maintenance work of scraping and painting annually and says that the condition of the vessel was good when left with the Navy. He estimates its value at $350.00.

As to improvements, he lists the building of a pilot house on the boat in 1940 at a cost of $150.00 which was done by contract by a boat carpenter.

He turned the vessel over to the Royal Canadian Navy in December of 1941 at New Westminster. He makes the additional comment that he considers that the appraisal by John Gould in August of '42 at $240.00, and the sale of the vessel by the Custodian in January, 1943, for $115.00 to be substantially below a fair market price for the vessel. He believes it would be worth at least $350.00 when sold by the Custodian.

If my learned friend would produce the appraisal of John Gould.

MR. McINNES: Yes, and I would like to correct my

friend. He puts a valuation in this report of $200.00, not $240.00. The valuation is quoted as $200.00, estimated market value $240.00. It is dated August, 1942.

MR. COBUS: Thank you, Mr. McInnes.

(APPRAISAL MARKED EXHIBIT NO. 7)

MR. COBUS: Would my learned friend admit that it was sold for $115.00?

MR. McINNES: Yes.

MR. COBUS: In January of 1943 by the Custodian?

MR. McINNES: Yes, that is correct.

MR. COBUS: Q: Witness, I produce to you a document which appears to be a bill of sale signed by one T. Hirokawa dated the 10th day of May, 1940. This, I take it, is the bill of sale which you received at the time you purchased the boat in 1940, is that correct?

A: Yes.

Q: What consideration is shown in that bill of sale? How much money did he pay for it?

MR. McINNES: Why don't you tell him? It is in there.

MR. COBUS: Well, I can get it from him.

MR. McINNES: It takes too long.

MR. COBUS: Q: Did you pay $350.00 for the vessel?

A: Yes.

MR. COBUS: I file that, your honour.

(BILL OF SALE MARKED EXHIBIT NO. 8)

Q: Witness, I produce to you a statement with respect to personal chattels which is headed "(A) Barber Shop Equipment, (B) Household Goods."

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 am filing the personal chattels statement as the next exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 9)

MR. COBUS: Referring to the personal chattels statement, your honour, the witness has in his statement given two detailed lists which he has marked "A" and "B", the "A" being the items which he describes as barber shop equipment, and the items under "B" being household goods. As to storage of the articles he says that the barber shop equipment was left in his barber shop on Moncton Street, Steveston, and that his household articles were left in the house behind the shop. He says that the goods for which he is claiming now were declared by him, some specifically, and otherwise under general description of barber equipment and furniture and effects. The Custodian's inventory also covers most of the articles claimed as also do his sales record sheets. He says that he has allowed for depreciation on the articles claimed.

Would my learned friend produce the Analysis of Personal Property claim?

(Handed to Mr. Cobus)

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

(ANALYSIS MARKED EXHIBIT NO. 10)

Your witness.

MR. McINNES: It is submitted, your honour, that the real estate was sold for its fair market value. It is submitted that the vessel was sold at its appraised or, in the alternative, its fair market value. In that connection, I might say that there was a valuation placed on this vessel by the Japanese Fishing Vessels Disposal Committee of $115.00. I haven't got that survey or appraisal here; I merely state that for the information of my friend. With regard to the personal chattels claimed, it is submitted that a number of articles were shipped to the claimant at his residence outside of the protected area and therefore do not come within the Terms of Reference. It is submitted that such of the articles as did come into the possession of the Custodian were sold for their fair market value.

CROSS EXAMINATION BY MR. McINNES:

Q: Witness, this was a very old boat that you had, wasn't it? A: It wasn't very old, it was only about ten years old.

Q: Ten years old when you bought it.

A: It was ten years old when I bought it and I used it for two years.

Q: That's right. Now, you rented this house

on the property in question with all the furniture in it for $8.00 a month, didn't you, when you left? A: Yes.

Q: You had quite a number of the chattels which you left behind shipped to you out of the protected area, did you not? A: The machine was new, so it arrived in quite good condition, but other things were not good at all.

Q: What did you have shipped to you? A: The box contained children's clothing and my coat and the children's dolls.

Q: And a barber chair? A: I only had one chair sent to me.

Q: Well, that is what I want to know -- did you have a barber chair sent to you? A: Yes.

Q: And you had some other barber equipment sent to you at the same time. A: No, nothing was sent.

Q: Are you a barber by trade? A: Yes.

Q: How long have you been a barber?

A: For 15 years.

Q: At Steveston? A: Yes.

Q: Now, you say you bought this barber chair in 1938, that you paid $50.00 for it. A: Yes.

Q: Who did you buy it from? A: I bought it from a man named Hirai.

Q: Another Japanese? A: Yes.

Q: Living at Steveston? A: He was a barber at Steveston.

Q: Where is he now? A: He went back to Japan.

Q: Did you take over his business? A: Yes.

Q: Did you buy the whole thing as a going concern? A: I bought fixtures of the house and a chair and a mirror from him.

Q: You bought his house funishings?

A: Only the fixtures and a chair and mirror.

Q: Well, is that when you bought this property that you are claiming for?

A: I bought the fixtures and mirror and a chair from Hirai, but not in that barber shop; that was a new one that I moved into afterwards.

Q: Well, did you buy the building from this man Hirai when you bought the chair?

A: No, I didn't buy the house from Hirai, but another house, this new house I bought from Hirai.

Q: Well, you bought out Hirai's barber business, didn't you? A: No, I only bought the chair and the mirror and the basin.

Q: And then moved them over to your own building, is that right? A: Yes, I moved them all to the building that I bought from Hirai.

Q: Which barber chair is it you are claiming for now, this one you bought from Hirai?

A: Yes, it is the one that I bought from Hirai.

Q: Where did you get the one that was shipped to you at Greenwood or wherever it was shipped to?

A: I bought two chairs from Hirai and one chair was left and the Custodian sold it, and the other one

was sent to me.

Q: Well, now, why have you been telling me all the time you only bought one chair?

A: I bought two, and I thought I said two.

Q: How much money did you pay altogether?

A: I paid $250.00 for two chairs and the mirror and basin.

Q: In 1938? A: Yes.

Q: They were, of course, second hand and quite old then. A: It was a second hand one.

Q: And you used them continuously for four years.

A: I repaired some of the things.

Q: I didn't ask you that. You used them continuously for four years. A: Yes.

Q: Now you are claiming here that you paid $100.00 for two large mirrors. A: Yes.

Q: Did you buy those both from Hirai?

A: Yes.

Q: My, this list of what you bought from him is growing, isn't it? A: I bought two mirrors and two chairs.

Q: And don't forget the basin. Now you are claiming $75.00 for those two mirrors.

A: Yes.

Q: We had one of those mirrors appraised and it was appraised at $7.00. Do you think that is a good valuation? A: No, I don't think so.

Q: Now, do you want to add anything more to the things you bought from Hirai?

A: No. Only two mirrors and two chairs and a basin, those are the only things I bought from Hirai.

Q: And you paid $200.00 for all that.

A: No, I paid $250.00.

Q: Well, you just told us a little while ago you paid $200.00.

THE INTERPRETER: No, he said $250.00. I interpreted $250.00.

MR. McINNES: I beg your pardon.

Q: I suppose when you bought those, that he then went away and went out of business and you got the business? A: Yes.

MR. McINNES: That is all, thank you.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, you admitted leasing your property. To whom did you lease it for $8.00 a month?

A: I am not quite sure of the white man's name, but I thought his name was McDonald.

Q: Was he a friend of yours? A: He wasn't a friend, but I was acquainted with him.

Q: And why were you willing to rent your property for $8.00 a month? A: I had expected him to look after my property.

Q: And take good care of it? A: Yes.

Q: The Custodian, I would assume, collected the rent for you, did he? A: Yes.

Q: Do you know whether the Custodian rented it again afterwards to somebody other than McDonald?

A: Yes, I do. I know that he rented it to some

other person.

Q: Yes. The amount that you say you paid to Mr. Hirai for this barber shop equipment was the price for the equipment alone, I take it.

A: Yes.

Q: At one stage you said or admitted that the equipment was old. How old was it?

A: They were not very old, but they were second hand.

THE INTERPRETER: In Japanese "second hand" means old so I think there must have been some mistake.

MR. COBUS: That is all, your honour.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
G. Hambleton
Official Reporter

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

M.M. Colquhoun
M.M. Colquhoun
Sub-Commissioner.

Amended 8/6/48 Mine } Reale Prop. Rett. $1010.00 " " ? DEC - 2 1947 329

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.

ACKNOWLEDGED

637 Forks

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

(1) NAME TASAKA (Print) Surname Arizo (Mr.) Given Name (RCMP) Reg. No.

(2) Pre-Evacuation Address Moncton St. STEVESTON, B.C.

(3) Present Address Grandwood, BC

(4) REAL ESTATE

(a) Street Address (if any) Moncton St. STEVESTON, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Block 3, Section 10, Block 3; North Range 7,
West Map 249, District of New Westminster, B.C.

(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.) Sole Owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land and Building - - - - - - - - - - $1800.00
(ii) Buildings - - - - - - - - - - - - - - - - $
(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) - $1800.00
(v) Amount at which Custodian sold property and credited your account - - $783.97 790
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $1016.03 1010

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Westminster, B.C. (Boat)

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

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

(over)

10 Gx

(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 Custodian's Care

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

1.	Gas Boat, 29'x6' HP 6, Palmer	Estimated Value $ 350.00
2.	Custodian sold at $ 85.00	Estimated Value $
3.		Estimated Value $
4.	Household Goods reported to Custodian	Estimated Value $ 600.00
5.	Custodian sold at $ 35.00	Estimated Value $
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $ 830.00

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) - $ 1846.03

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

(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)
Province of B. C.)
TO WIT:)

I, Arizo Tasaka of the City
of Greenwood 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 Greenwood)
in the Province of B. C.)
this 20th day of November)
A.D. 1947.)

A. Tasaka.

~~A Commissioner &c.~~

Notary Public in & for the Province of British Columbia, Canada.

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. Tasaka.
(Claimant's Name)

REAL ESTATE
(Other than farm)

046244
Reg. No.

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
#85 Moncton St. Stanston Townsite - Barber shop (front) 17x36 Living quarters separate building in rear - one story 14x29.	Store (front) - shop and two rooms (rear) building - 2 rooms - extra room above Store	Store - frame - concrete foundation - no cellar - shingle - V joint (painted) - walls - lath & plaster (papered) rooms - 8ft. ceilings - floors - fir Rear house - frame siding on posts; shingle roof - shiplap (papered (inside) - fir floors	Barber shop and dwelling	22x120+		Jan 1942

Type of Locality	Cost Price	Improvements made by Claimant	Estimated Value	Date of Sale
Very good commercial location	I rented this place for 2 yrs before buying in Jan 1942 - at 25-00 per month - I paid $1800.00 for the property	Reshingled roof and repaired foundation of Rear house in Spring of 1942 - cost about $300.00 In aug 1943 the Custodian installed a new septic tank and charged my account with - 65.00	$1800.00	

EXHIBIT No. 329-1
DATE 8 June 1948
FILLED BY Claimant

Comments re upkeep of premises:
In addition to special improvement noted opposite, I did other ordinary repairs to the buildings —

Comments re Appraiser's report not covered above:
The roof of the rear house was reshingled with new shingles in the Spring of 1942 and I disagree that it could have been in bad condition in Apl 1944 as valuator states. The floors, foundations and wall paper were in good condition when I left the property - The property was clean when I was evacuated and it is the custodian (and his tenants). The store building was rented by the Japanese (from whom I rented and bought it) in 1938. The rear building was an old house but was in quite good shape. I consider the valuations at 797.00 and $1500.00 to be just below fair values for this property. I am informed that J.D. Matter reported both buildings in good condition in Apl 42. Comment - the property is incidently located from a business standpoint considering the price I paid in 1942, which I believe was quite fair: and the improvements made; and also the increased demand for and enhanced value of property. I believe the property would be at least worth $1800.00 - when sold by the Custodian as of Sept 8/1944 for $790.00

A. Tasaka.
SIGNATURE

EXHIBIT No. 329 - 2

DATE 8 June 1948

FILED BY Crown

COULTHARD SUTHERLAND & CO. LTD.

609 Columbia Street,

New Westminster, B. C.

April 27th, 1944.

Catalogue #825

File #3871

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

Dear Sir: Re: E. 15' of Lot 16, Block 3, Sec. 10, B3N/7W, Map 249, Steveston Townsite

This property located at #85 Moncton Street, rented to B. Coughlin for $14. on Lot 22 x 120'. Front part 15 x 36' store front, 1½ story, frame. Rear 14 x 28', one storey. Exterior-siding, roof bad. Interior-papered board, paper loose and cracked, floors extremely poor and badly sagged, foundation entirely gone. Plumbing-sink and toilet, stove heated, City light and water. This property is in a filthy condition, cheap, poor construction, badly laid out, Good commercial location.

VALUATION: Building $697.
Lot 100.
$797

"Average $886"

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

"F. H. Coulthard"

F. H. Coulthard.

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

Aug. 31, 1948

M. A. McClughan

EXHIBIT No. 329 - 3

DATE 8 June 1948

FILED BY Crown

Registration Number 04684

TASAKA, Arizo

Box 39, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

East 15' of Lot 16, Block 3 of Section 10 Block 3 North Range 7 West, Map 249, District of New Westminster.

OWNERSHIP

The Title is in the name of the above Tasaka. It has been inspected.

LAND AND BUILDINGS

The land is a small 15' lot on Moncton Street ~~Z~~ Barber Shop in front and at the rear, a 2 room shack in good condition.

INSURANCE

Has no insurance.

FINANCIAL POSITION

Claims to have no liabilities. Inventory of Shop and Furniture attached hereto.

RECOMMENDATIONS

→ Pers. Prop. Sec of Claim

Noted in the Inventory attached is one Gill Net which should be sold. The value of the Net is approximately $75. I would recommend that if possible this property be rented to another barber, as when the Japanese are evacuated, there will be no barber in Steveston. The property should rent at about $15 per month.

April 15, 1942 "J. D. Mather"

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

Aug. 31, 1948 C. MacGuigan

m.a.

COPY

J. W. FAIRHALL

Vancouver, B. C.

Oct. 31, 1944.

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

EXHIBIT No. 329-4
DATE 8 June 1948
FILED BY Crown

Dear Sirs:

Replying to your letter of the 28th instant, we have inspected the Steveston property and beg to submit the following valuations as set opposite the Catalogue numbers:

CAT.	LEGAL DESCRIPTION	VALUE Land	Improvements
799 799	Lots 1-16, Blk 52, Sec 3, B3N, R7W, Map 249	1900	800
809	S½ Lot 7, Blk 2 Sec 10 B3n R7W Map 249	235	2250
825	E 15' Lot 16, Blk 3 Sec 10 B3n R7W	175.	800.
835	LOTS 3 & 4 BLK 5, SEC 10 B3N R7W	600.	1500.
840	E½ Lot 6, Blk 6, Sec 10 B3N R7W	235.	1000.
841	W½ Lot 6 Blk 6 Sec 10 B3N R7W	235.	1000.
845	Lot 2 Blk 7 Sec 10 B3N R7W	450.	2000.

Enclosed in our account for this work.

Yours faithfully,

J. W. Fairhall

Per A.W.F.

Original
Encl. 1

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

Aug. 31, 1948

C. McCaughan
M.A.

EXHIBIT No. 329 - 5

DATE 8 June 1948

FILED BY Crown

2nd October, 1944

REAL PROPERTY MEMORANDUM

FILE NO. : 637

NAME: Arizo Tasaka

CATALOGUENO.) 825

RE: 85 Moncton St., Richmond, B. C. - Store with living quarters, 2 shacks.

CERTIFICATE OF ENCUMBRANCE:

Description of Property:	the East 15 feet of Lot 16, Block 3 of Section 10, Block 3 North, Range 7 West, Map 249, Municipality of Richmond in the District of New Westminster.
Encumbrances:	None
Taxes:	1944 taxes paid; no arrears or consolidated.
Vested:	25089
VALUATION BY APPRAISER:	$797.00
AMOUNT OF BID:	$650.00
APPROVED BY ADVISORY COMMITTEE:	August 11th, 1944
AMOUNT RECEIVED BY CUSTODIAN:	$650.00
NAME OF PURCHASER:	Peter Martyniuk

K. W. WRIGHT

KWW/DG
Attach

"Hold for explanation re valuation and acceptance of a lower bid.1"

"See over"
"FGS"

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy. Aug. 31, 1948 M. E. MacGregor

Nov. 28/44

I hereby raise my bid on Cat. #825 to $790.00.

2R. Martyniuk"

A Tasaka
(Claimant's Name)

PERSONAL PROPERTY
(Fishing vessels, gear and equipment)

-04624-
Reg. No.

NETS:

Type	Size	Mesh	Fathoms	Age at Evacuation	Original Value	Estimateded value at Evacuation

EXHIBIT No. 329-6
DATE 8 June 1948
FILLED BY claimant

VESSELS SOLD BY CUSTODIAN

NAME	Reg. No.	Type	Date Purchased	New or Used	Price Paid	Maintenance Work	Condition When Evacuated	With whom left	Estimated Value
"JR"	NW0760	Gillnetter - May 10/40 -		used (about 10 yrs old)	$350.00	scraped + painted annually	good	navy	$350.00

equipped with 6 HP Palmer marine engine (gas)

Improvements to Vessel since date of purchase:	Type	Date	Cost
Built new pilot house on boat		1940 -	$150.00 (contract - boat carpenter)

OTHER GEAR:

Description	Date Purchased	New or Used	Price Paid	Condition when Evacuated	Estimated value at date of evacuation

n/a -

Arrangements made for storage when evacuated: Vessel turned over to R.C.N. in December 1941 at New Westminster

Additional Comments, if any: I consider the appraisal by John Arnold in Aug '42 at $240.00 and the sale of this vessel by the Custodian in January 1943 for $165.00 to be substantially below a fair market price for the vessel - I believe it would be worth at least $350.00 when sold by the Custodian.

A. Tasaka
SIGNATURE

EXHIBIT No. 329 - 7

DATE 8 June 1948

FILED BY Crown

JOHN GOULD

Marine Surveyor and Appraiser

Vancouver, B. C.

No. 1. A

M. V. "T. R."

SURVEY REPORT

To whom it may concern:

Name	"T. R."		
Official No.	0760. N. W.	Type	Troller
Owner	Hasakazu Sakata		
Dimensions	L. 30 ft. B. 7 ft.		D. 3.6 ft.
Engines	Palmer. Gasoline.		
Horsepower	6 B. H. P.		
Fuel	Gasoline		
Tank Capacity	20 Gallons		
Pumps	None		
Lighting	Oil Lamps.	Drive	Nil
Anchors	None		
Chains	None	Rope	None
Compass	None		
Stoves	None		
Fire Extinguishers	None		
Valuation	Two Hundred ($200.00) dollars		
Estimated Market Value	Two Hundred forty ($240.00) dollars.		

"John Gould"

August 1942, Vancouver, B. C. Marine Surveyor

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

Sept. 1, 1948

BILL OF SALE

154

KNOW ALL MEN BY THESE PRESENTS THAT Tokumatsu Hirokawa of Steveston British Columbia, herein referred to as the Party of the First Part, for and in consideration of the sum of $350.00, lawful money of Canada, and other valuable consideration, paid by A. Tasaka of Steveston British Columbia, hereinafter referred to as the Party of the Second Part, the receipt of which is hereby acknowledged, does by these presents grant, bargain, sell, and convey unto the said Party of the Second Part, and his or its executors, administrators, successors and assigns, the goods and chattels particularly described as follows:

One fishing boat 29 feet - inches long, 6 feet 10 inches beam, 4 feet - inches deep, named "-----" powered with a 6 H.P. Palmer engine, Serial Number 1.6.0.21 licenced at the Port of British Columbia, under the number 329-B

EXHIBIT No. 329-B
DATE 8 June 1948
FILLED BY Claimant

TO HAVE AND TO HOLD the same unto the said Party of the Second Part and his or its executors, administrators, successors and assigns, forever absolutely free and clear of all claims or liens whatever.

IN WITNESS WHEREOF, the said Party of the First Part has caused these presents to be subscribed by himself or itself this 10th day of May, A.D. 1940

T. Hirakawa

WITNESS
S. Takeuchi
P.O. Box 124
Steveston B.C.
Jap.

National Revenue Canada CUSTOMS and EXCISE Registrar of Shipping MAY 13 New Westminster, B.C.

A TASAIKA
(Claimant's Name)

PERSONAL CHATTELS

(a) Barber shop equipment
(b) Household goods —

EXHIBIT No. 329-9 Reg. No. 046241 —
DATE 8 June 1948
FILLED BY Claimant

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid (app'x)	Condition when Evacuated	Estimated value at Date of Evacuation
(a) 1 barber chair	- 1938 -	- used -	50 00	good -	37 50
2 large mirrors (3'x9 1/2 x 3' 1/2")	— 1939 -	- used.	100 00	"	75 00
2 barbers heating tanks	— 1938 —	- used.	125 00	"	90.00
1 Barbers cabinet.	— 1942 —	new	35-00	slightly used -	25.00
1 Electric clock	— 1942 -	new	36 00 -	few mos old -	30.00
2 Iron frame Stools	— 1939 —	used	35-00 -	good —	25.00
Lino in barber shop 16 x 10 —	1940 —	new	24-00	" —	15-00
(b) 1 Kitchen stove —	1939 -	new	75-00	" —	50 00
1 heater polyture —	1938 —	new.	40 00	" —	25.00
1 chesterfield —	1939 —	new	50 00	" —	35.00
6 kitchen chairs —	1942 —	new -	9 00	few mos old —	6.00
1 dresser unit mirror —	1939 -	new	75-00	- good —	50.00
1 gramaphone —	1939 —	new	25-00	— good —	25.00
Description of Storage of Goods: 1 dresser — and drop leaf table	1939 —	used	15-00	— "	7.50
1 kitchen utensils - plates, platters, cups & saucers, pails, jugs, tin - dbl tubs, iron sets, knives, forks, pots & pans, crocks, kettles, etc	1938-1942 —	new.	100.00	— "	50 00
2 beds (double) - steel (complete) —	1939 —	new	70 00	— "	50 00
					= $ 596.00

General Statement as to Chattels not Described above: — all goods claimed - noted above -
storage - The barber shop equipment was left in my barber shop on Moncton St. Steveston; household articles in house locked shop

Additional Comments, if any: - The goods claimed were declared by me; some specifically - and otherwise under general description of barber equipment and furniture and effects. The Canadian inventory also covers most of the articles claimed and also sales records sheets. I have claimed for depreciation on articles claimed.

a Tasaka
SIGNATURE

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 637 EXHIBIT No.

NAME TASAKA, (Mr.) Arizo

REG. No. 04684

DATE
DECLARATION 31/3/42.
EVACUATION 13/6/42.

INVENTORY
TAKEN BY J.D.Mather
DATE 15/4/42.

DETAILS OF CLAIM

SALES — AUCTION | TENDER &c

SOLD WITH REAL PROP.

DECL. NOT FOUND

2 Barber chairs & full equipment, Value approx: $500.00

Furniture & effects comprising 2 beds complete with springs & mattresses 1 kitchen and 1 heater stove, chesterfield suite, total value approx. $500.00 (All in house at Steveston, inhabited by declarant & family).

Fishing boat registered in own name in custody at New Westminster. Also boat, Registered #1770, recently bought by declarant, worth $450. paid in cash; boat still registered in previous owner's name (?) in custody ~~of~~ at New Westminster.

Letter dated 21/8/43, from TASAKA:
Singer Sewing Machine (new one)
Sewing rulers (one round & other square which keep in bureau drawer)
1 broken clock which I want to repair here.
1 hand saw (old one).

Letter (Post card) dated Mar.20/44, from TASAKA:
Electric clock - left in store.
Alarm clock
Boy's picture in frame
Everything in the dresser drawer.

Barber Shop:
2 Barber Chairs
2 Large Mirrors
2 Heating Tanks
1 Cabinet
Linoleum on floor.
The other Tools including the Electric Clipping Machine he intends to take away with him to Camp whenever he goes.

Household Furniture:
2 Beds with Springs & Mattresses.
1 Kitchen Stove
1 Heater
1 Chesterfield (no chairs)
6 Common Chairs
Sundry Blinds & Curtains on all windows
Sundry Kitchen Utensils
Sundry Crockeryware

1 Gill Net, 1 year old, 120 Fathoms x 5¾" x 50 Meshes deep, in fair shape.

Gas Boat 29'x6' Palmer 6 HP 350
Custodian sold at $85. — 5 (1)

1 (1) 7

Household goods reported to Custodian 600.
Custodian sold at $35.

TOTAL CLAIM---------- 830

38
21 50

9

Sold at Auction F 2675
Boat as per claim 115

101 25 122--

No 637 EXHIBIT No. CASE No.

No. 04684 VENUE

SALES ON	SALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	SHIPPED	REMARKS
5	(1)							x	1 shipped 12/3/45 See Ref #5
1	(1) 7								See Ref #7
					x				See Ref #3
						x			
					x (3)				See Ref #3
8									
1 50									
						x			
						x			
						x			
								?	See Ref #4
								?	See Ref #4
						x			
								x	
								x	
								x	
								x	See References 4,5,6.
9									
								x	
								x	
2675									
	115								

EXHIBIT No. 329-10
DATE 8 June 1948
FILLED BY Crown

01 25 122