Name of Claimant **IMAI, Usakichi** Case **817**

Custodian File **11945**

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	
		600.	60.00	30.00 12.50							102.50

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	
445.00	7.50	2.25	1.68%	199.50	3.35			5.60

TOTAL RECOMMENDATION	108.10

CASE NO: 817.

JAPANESE PROPERTY CLAIMS COMMISSION

Moose Jaw, Saskatchewan,
April 9th, 1948.

IN THE MATTER OF THE CLAIM OF
USAKICHI IMAI.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 817.

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).

Moose Jaw, Saskatchewan,

April 9th, 1948.

PROCEEDINGS AT HEARING.

IN THE MATTER OF THE CLAIM OF

USAKICHI IMAI.

APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
B. MOORE, Esq.,	appearing for the Claimant.

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

USAKICHI IMAI, the claimant herein, being first duly sworn, testified through the Interpreter as follows:

DIRECT EXAMINATION BY MR. MOORE:

Q Mr. Imai, I am showing you a declaration which you apparently swore at Moose Jaw on the 27th of November, 1947, to which is attached several schedules of goods and articles and their values.

A Yes.

Q Would you idenfify that? A: Yes.

Q That is your signature there (indicating), is it?

A Yes.

Q Do you swear the contents of this as true?

A Yes.

Q Mr. Imai, when were you evacuated?

A 1942, in July, I was evacuated to Hastings Park. I was evacuated from the Coast in October, 1942.

Q When you left your place of business, some of your things were stored at 415 Brunette Street, New Westminster, and others were stored in the Japanese Temple? A: Yes.

Q All the goods stored in those various places are setforth im your declaration showing where they were?

A Yes, the particulars are included in the forms.

Q 415 Brunette Street, New Westminster, that was a combination house and business, wasn't it?

A Yes.

Q How much would you earn each year in your business at that place? A: Net profit or gross?

Q An estimate of his net profit?

A About $800.00 net profit.

Q Each year? A: Yes.

THE COMMISSIONER: Was there a sale of the business here as a going concern, Mr. Hunter?

MR. HUNTER: No, my lord.

THE COMMISSIONER: I have held, after argument heard in Vancouver, Mr. Moore, that the terms of reference are not wide enough to permit a claim for loss of goodwill unless the sale is as a going concern.

MR. MOORE: Yes. That is something, my lord, I was rather dubious about, how the place was a going concern if it was closed down for perhaps six months before the sale.

THE COMMISSIONER: I am sorry but I am afraid that I will have to rule out the claim for goodwill, and the same relates to the claim for accounts receivable unless the Custodian did recover, and of course in that instance I think you will find they are credited.

MR. MOORE: My lord, I have several letters here from New Westminster dealing with this real estate. I would like to tender these letters as an exhibit. I don't know how much weight they will bear.

THE COMMISSIONER: For what purpose?

MR. MOORE: Dealing with the valuation of the property, my lord.

THE COMMISSIONER: As to value.

MR. MOORE: Yes, giving some indication of what it might be worth.

THE COMMISSIONER: Very well, I will receive them for what they are worth.

MR. MOORE: Q: You wrote to the Chief of Police of New Westminster, didn't you, Mr. Imai?

A Yes.

Q And did you receive this reply from him (producing)?

A Yes, this was one I wrote to inquire about the property being sold very cheap, and this is the reply I got to my letter.

MR. MOORE: My lord, this is a letter from the Chief of Police, John B. Donald, Chief of Police of New Westminster, addressed to T.U. Imai, 157 River Street West, Moose Jaw.

"Dear Sir:

"In reply to your letter regarding your old property at 415 Brunette Street, I wish to say that I have had inquiries made and find that a Mr. Gildas Lamothe bought the property from the Custodian of Enemy Alien Property for the sum of $600.00. He cut down all the willow trees you had around the place, hauled in a lot of gravel and levelled the back portion of the property with a bulldozer and is living downstairs in what was formerly your store and has the upstairs portion rented to another family. He has erected a shed at the back of the property where he is splitting shakes and manufacturing cement blocks for building purposes. He states that he has been offered $3500.00 for the property but had not considered this enough and refused the offer."

I will tender that as an exhibit.

MR. HUNTER: The date of that letter?

MR. MOORE: The 22nd of March, 1948.

THE COMMISSIONER: When was the sale made by the Custodian in this instance?

MR. HUNTER: The 8th of September, 1944.

MR. MOORE: I think, my lord, that is all the questions I have to ask Mr. Imai, but I would like to tender this letter from the office of the City Assessor of New Westminster. I will read this, my lord. I wrote to that office and received the reply myself.

"Reference to your letter of the 17th instant re Lot 1 of Lot 11 of Lot 13, S.B. 1, Map 2620.

"The assessed values for the year 1944 are Land $400.00, and Improvements, $805.00."

Which was twice what the property was sold for.

MR. HUNTER: That is admitted, my lord.

MR. MOORE: I tender that, my lord.

(LETTER MARKED EXHIBIT NO. 2).

MR. MOORE: Now, my lord, further to the declarations filed by Mr. Imai, where he sets forth certain chattels stored at 415 Brunette Street, apparently the Custodian admits now that 415 Brunette Street was broken into and the chattels there stored were more or less shattered and placed in a condition in which they could not be sold.

THE COMMISSIONER: I see. That is the situation, Mr. Hunter?

MR. HUNTER: Yes, my lord, partially so. I will go into it later. That is partially true. It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that those items of personal property which were sold were sold for

their fair market value. It is submitted that the vast majority of goods for which claim is made were undeclared and not found andthat, in any event, the claims made are exorbitant. I would file the analysis, my lord. The property was appraised by Coulthard, Sutherland & Company on the 12th of May, 1944. It says, "Dear Sir: This building is 22 x 46 feet and the front part is a store and the rear part living quarters roughly finished with V-joint, floors sagged, foundation rotten. Heat is provided by stoves, there is a sink and an outside toilet, city light and water. This place is cheaply built of poor materials and should be demolished.

"The lot is 138 feet x 100 feet, irregular shape, in a poor location, low and swampy. Address 415 Brunette Street. Valuation: Improvements, $350.00; Lot, $250.00; Total $600.00."

I will tender that, my lord.

(LETTER MARKED EXHIBIT NO. 4).

(PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 3).

THE COMMISSIONER: That appraisal was made as of 1943, was it?

MR. HUNTER: 1944, the 12th of May.

MR. MOORE: It was sold for the exact price of the appraisal, my lord. He was agood appraiser.

THE COMMISSIONER: If the appraiserwasx right, perhaps they were lucky to get it. However, we will have more evidence on that later.

MR. HUNTER: For my learned friend's information, and it

may be we will be calling evidence on that later, this property was condemned.

THE COMMISSIONER: Was it condemned by the Municipal authorities in New Westminster?

MR. HUNTER: Yes. When the purchaser moved in there, he was promptly told to get out. It was unfit for human habitation. After that he was supposed to use it for a concrete block business. If he was living there, it was contary to regulations.

We have a report dated August 4th, 1942, from the Westminster Trust Company, New Westminster, B.C., referring to this property, and it says,

"Type of Property: Dwelling with store in front.

"Description of Property: 1½ frame building, used as a dwelling house with store built on in front. Five rooms in living quarters, brick chimney to ground, built on wooden blocks, basement, dirt floor, lot all fenced.

"Furniture: List attached.

"Fire Insurance: $800.00 insurance on buildings in the Mercantile Insurance Company, agency, Westminster Trust Company, New Westminster. Expiry dated July 23rd, 1943. Made out in the name of G.W. McPherson, Deputy Custodian, etc.

"Liabilities: City of New Westminster for water, $159.69.

"Recommendations: This property is not worth renting. The building is very crude having been mostly done by the Japanese himself, and it is quite dirty. Mr. Imai boarded up a portion of the

house and put his effects in there, the remainder were stored at the Buddhist Temple, 120 10th Street. We recommend that this place be left boarded up. It is on a main road and easily watched. I have asked the Police when making their patrols to keep a watch on it. Have also posted a Custodian placard on it." The inventory of furniture says, "This list was given to me by the owner before leaving and is almost identical with the list given to the Custodian."

I tender that, my lord.

(REPORT MARKED EXHIBIT NO. 5).

CROSS-EXAMINATION BY MR. HUNTER:

Q I show you a photograph, Mr. Imai. Can you tell his Lordship what this is a photograph of?

A Yes, this is my house.

Q That is a photograph of your house?

A Yes.

MR. HUNTER: That is a photograph taken June 18th, 1943, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 6).

MR. HUNTER: Reference is made to the analysis, my lord, Exhibit No. 3.

THE COMMISSIONER: Just before we leave this last document, Exhibit 5, for your information, Mr. Moore, the Westminster Trust Company is a old established and very responsible institution in New Westminster.

MR. HUNTER: If your Lordship has observed, these analysis forms have heavy lines which are in groups

of five, and then take the third group down, the 2 items in that are shown as abandoned, my lord.

THE COMMISSIONER: Yes.

MR. HUNTER: mI think it is unfair to have that remark there for the reasom they were abandoned because they were destroyed by vandals. I think that might come within the word "destroyed" rather than "abandoned".

THE COMMISSIONER: That is what, the cider barrel, the heater, the couch, and double bed?

MR. HUNTER: Just the two, the heater and the couch at that point. Then down below in the next group of five there is one glass coat closet. That was also destroyed by vandals, my lord. Down further, well down the page, four of those groups of five from the bottom, is 1 cupboard, $25.00. That was destroyed by vandals. And the next one is six stools, 50 cents each. Only 4 of those were declared and four of them were destroyed by vandals.

THE COMMISSIONER: Yes, I see.

MR. HUNTER: I think they could possibly have gone into the next column, "the no account, theft, etc.". That is all, my lord.

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

MR. MOORE: No, my lord. Of course, my lord, if those articles were left in the premises and the Custodian acknowledged they were there, Ipresume they were certainly under the control of the Custodian at that time.

THE COMMISSIONER: Oh, I would think so. This claimant

will be represented in Vancouver. Perhaps you will not come to Vancouver when the Government's defence is heard, but argument will be heard on all of these claims.

(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.

20

30

COPY. (original in file 816)

May 12, 1949.

Japanese Property Claims Commission,
Court House,
Vancouver, British Columbia.

Dear Sirs:

Re: Claims Kinzabura Chiba 816
and Usakichi Imai 817.

In response to your letter of April 26th, we wish to advise you that we do not wish to present any further argument, and will rest each of the above applications on the evidence produced before the Commissioner on the hearing at the City of Moose Jaw.

We trust that each of the above cases will be given favourable consideration.

Yours truly,

ROSE, JOHNSON & MOORE

Per. B. MOORE.

case 817 DEC - 2 1947

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

11945 Moose Jaw

12

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

(1) NAME IMAI (Print) Surname USAKICHI Given Name (RCMP) Reg. No. 08677

(2) Pre-Evacuation Address 415 Brunette St., New Westminster, B.C.

(3) Present Address 157 River St., W., Moose Jaw, Saskatchewan.

(4) REAL ESTATE

(a) Street Address (if any) 415 Brunette St., New Westminster, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot One (1) of Lot Eleven (11), of Lot Thirteen (13), Suburbon Block One (1), Map 2620 in the City of New Westminster, B.C.

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

(i) ~~Farm~~
(ii) Residence Combined with Type of business Merchant
(iii) ~~Business~~ & 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 -) $2,500.00
(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) $ 1,000.00 - goodwill.

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) $ 3,500.00

(v) Amount at which Custodian sold property and credited your account $ 600.00

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) $ 2,900.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
Japanese Temple, New Westminster, B.C. & 415 Brunette St. New Westminster B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Japanese Temple, & House (415 Brunette St.)

(c) How stored or packed at time of evacuation premises 415 Brunette St. locked and boarded. Goods delivered to Japanese Temple.

(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") I notified custodian my property was at 415 Brunette St. when I was evacuated. I believe the Japanese Temple was under direct control of the custodian.

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

1.			Estimated Value $
2.			Estimated Value $
3.	See schedules attached		Estimated Value $
4.			Estimated Value $
5.			Estimated Value $
6.	Total estimated value of property	$2,099.95	Estimated Value $
7.			Estimated Value $
8.	Less amount received for sale by Custodian	5.17	Estimated Value $
9.		$2,094.78	Estimated Value $
10.			Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $2,094.78

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) - $4,994.78

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Usakichi Imai of the City
of Moose Jaw, in the Province of Saskatchewan,

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 Moose Jaw,)
in the Province of Saskatchewan)
this 27th day of November)
A.D. 1947.) Usakichi Imai

Benjamin Moore
A Commissioner &c~~Sask.~~ for Saskatchewan

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.

SCHEDULE E.

Stored at 415 Brunette Street, New Westminster, B. C.

No. of Items	ITEMS	VALUE.
1	Wooden Shelf 8' X 8'	$ 20.00
1	Wooden Shelf 8' X 6' X 12'	35.00
1	Bamboo Stool 5' X 4' X 6'	12.00
1	Bamboo Stool 5' X 4' X 6'	12.00
6 (boxes)	"Pop" Bottles @ $1.20 each	7.20
3	Cider Barrel @ $2.50 each	7.20
1	Showcase 5' X 4' X 4'	25.00
1	Heater	16.00
1	Couch	25.00
2	Single bed	10.00
1	Double bed (with mattress)	15.00
1	Glass wall case 4' X 6'	15.00
1	Glass coat closet 4' X 6'	15.00
1	Chest of drawers 3' X 4'	18.00
2	Crosscut Saws 6'	28.00
1	Crosscut Saws 4'	12.00
2	Double Axes	10.00
1	Double beds (with good springs)	9.00
1	Handtruck	15.00
1	Wheel Barrel	5.00
1	Decoration Stand	18.00
3	Japanese Tubs (cap. of 20 gals.)	10.00
10	Couch	10.00
1	Rubber Hoses (over 100 feet)	12.00
3	Wagon	10.00
1	Table (round--Diam. 4')	5.00
1	Table (square--3' X 5')	5.00
1	Card Tables 3' X 3'	10.00
3	Japanese Bathtub	15.00
1	Wire Canary Coop	15.00
1	Mirrors 2' X 4'	10.00
2	Mirrors 2' X 6'	10.00
2	Ladders	15.00
2	Standing Ladders	10.00
2	Curtain Rods	15.00
150	Gramaphones	50.00
2	4' X 4' Timber 18' X 20' X 24'	6.00
6	Canthook	5.00
1	Pickaxe	5.00
2	Shovel	5.00
2	Garden trees and flower roots	150.00
300	Biscuit Stand	16.50
1	16 Glasscover for Biscuit Stand	8.00
1 (set)	Cupboard	25.00
1	Chairs @ $1.25 each	7.50
6	Ice-cream wire chair @ $3.50 each	10.50
3	Stools @ .50 each	3.00
6	Spring Rocking Chair	10.00
1		
		$782.90

This is the Schedule referred to in the annexed Statutory Declaration this 27th day of November 1941.

Benjamin Moore

A Comm. for Oaths for Sask - a Solicitor

SCHEDULE E.

Japanese Temple Warehouse.

No. of Items.	ITEMS	VALUE.
1	Countercase 2' X 5'	$ 45.00
1	Showcase 2' X 6'	100.00
1	Showcase 1½' X 8'	100.00
1	Countercase 2' X 6'	55.00
1	Countercase 3' X 8'	60.00
1	Wallcase 6' X 1' X 8'	65.00
1	Wallcase 6' X 1' X 8'	65.00
1	Bookcase 3 feet high (2 dr w)	10.00
1	Heaters (iron)	45.00
4 (woodboxes)	Kitchen Ware @ $6.00 each	25.00
		$570.00

This is one of the Schedules to para. 5 E. of the written Statement duly verified by Statutory Declaration this 27th day of November 1947.

Benjamin Moore.

a Comm. for Oaths in Sask. - a Solicitor

SCHEDULE E.

ACCOUNTS RECEIVABLE

T. Acne----	$ 12.50
H. Bando	4.50
Frank Moropito	2.00
J. Hikieda	15.00
I. Fukuzawa	18.25
K. Kinoshita	37.87
J. Mano	8.14
K. Kumamoto	18.75
S. Miyazaki	26. 75
T. Takahashi	14.25
S. Takahashi	62.63
L. Wans	12.75
A. Takano	19.00
K. Mori	185.00
T. Nakano	88.00
Y. Hinatsu	5.75
K. Kobayashi	8.55
H. Hama	18.80
K. Matsumoto	5.25
J. Teramura	25.00
Z. Soga	16.65
Mrs. Kikuchi	14.00
Mrs. Uemura	8.52
Mr. Van	48.55
Y. Nishimwia	18.25
K. Tsuji	12.50
J. Onishi	28.50
K. Shibatani	11.25
	$746.96

This is one of the Schedules to para. 5 E of the written statement duly verified by Statutory Declaration this 27th day of November 1947

Benjamin Munro -

A Comm. for Oaths for Sask. a Sales -

POLICE DEPARTMENT

JOHN B. DONALD, CHIEF OF POLICE

NEW WESTMINSTER, B. C.

March 22nd, 1948.

T.U. Imai,
157 River Street W.,
Moose Jaw, Sask.

Dear Sir:

In reply to your letter regarding your old property at 415 Brunette Street, I wish to say that I have had enquiries made and find that a Mr. Gildas Lamothe bought the property from the Custodian of Enemy Alien Property for the sum of Six Hundred Dollars. He cut down all the willow trees you had around the place, hauled in a lot of gravel and leveled the back portion of the property with a bulldozer and is living downstairs in what was formerly your store and has the upstairs portion rented to another family. He has erected a shed at the back of the property where he is splitting shakes and manufacturing cement blocks for building purposes. He states that he has been offered thirty-five hundred dollars for the property but had not considered this enough and refused the offer.

Trusting that this information may be of some service to you.

Yours very truly,

Chief of Police.

JBD/s

EXHIBIT No. 817 - 1
DATE 9 apl 1948
FILED BY mr moore

FORM 20.

CITY ASSESSOR'S OFFICE

C. P. C. HOBKIRK, ASSESSOR
PORT OF NEW WESTMINSTER, B. C.

March 20, 1948.

RECEIVED
MAR 24 1948
ROSE & JOH
Per.....

Rose & Johnson & Moore,
Ste 409 Walter Scott Building,
Moose Jaw, Sask.

Dear Sirs:

Reference to your favor of the 17th inst. re Lot 1 of Lot 11 of Lot 13, S.B.1, Map 2620.

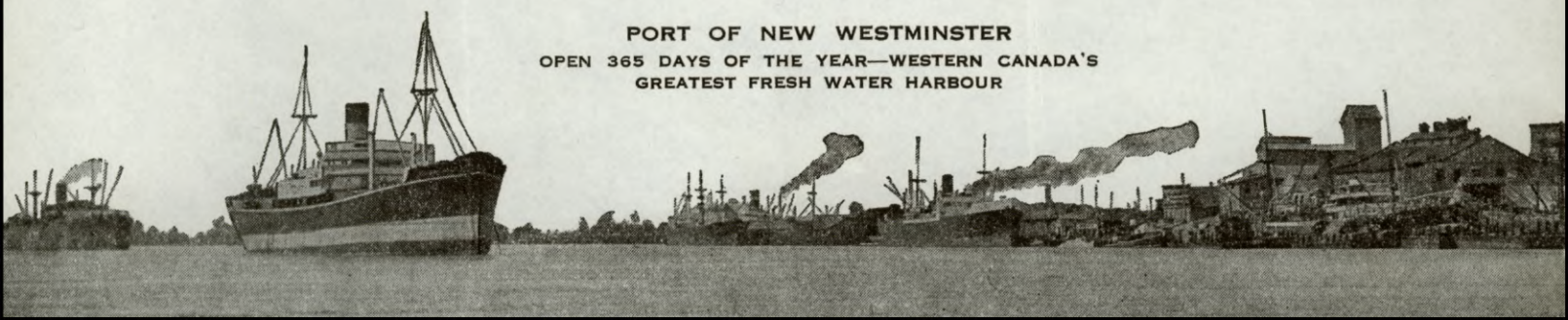
The assessed values for the year 1944 are Land $400. and Impts. $805.

Yours truly,

C.P.C.Hobkirk,
City Assessor.

CPCH/b

EXHIBIT No. 817-2
DATE 9 apl 1948
FILED BY mr moore.



I

File No. 11945 March 13, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Usakichi IMAI
Registration No. 08677

Catalogue No. 646.

One Real Property only, being:

Lot 1 of Lot 11 of Lot 13 Suburban Block 1,
Map 2620 in the City of New Westminster.

Address: 415 Brunette Street, New Westminster, B. C.

Assessment: (1944)

Land.....	$400.00
Improvements..	805.00
TOTAL	$1205.00

Note: Vacant land in New Westminster may be purchased from the City for approximately one-half its assessed value. There is no tax on Improvements and land values are accordingly high.

Six offers received ranging from $300.00 to $600.00.

Sold for $600.00.

Relative documents attached hereto.

WJJ/HMS

EXHIBIT No. 817-3
DATE 9 apr 1948
FILED BY J. W. G. Munter

W. J. Johnston

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 11945 EXHIBIT No.

NAME IMAI, Usakichi REG. No. 08677

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
Declaration July 29/42 Evacuation Sept. 28/42	Taken by A.B.Kennedy Westminster Trust Co. Date Aug. 4/42			AUCTION	TENDER &c		
List of Personal Property stored at Japanese Temple, New Westminster	"This list was given to me by the owner before leaving and is almost identical with the list given to the Custodian."	Stored at 415 Brunette Street, New Westminster, B.C.					
		1 Wooden Shelf 8'x8'	20.00				✓
2 Glass Showcases		1 Wooden Shelf 8'x6'x12'	35.00				✓
3 Glass Counter Cases		1 Bamboo Stool 5'x4'x6'	12.00				
1 Glass Wall case (2 pieces)		1 Bamboo Stool 5'x4'x6'	12.00				
	Boarded up in house by owner:	1 Showcase 5'x4'x4'	25.00				
		6 (boxes) "Pop" bottles @ $1.20 each	7.20				
Stored at 415 Brunette St.,New Westminster,B.C. (House boarded-no key)	1 Chest of Drawers	3 Cider Barrel @ $2.50 ea.	7.20				
	1 Wall Case	1 Heater	16.00				
	1 Clothes Closet	1 Couch	25.00				
1 Chest drawers	1 Glass Case	1 Double Bed (with mattress)	15.00				
1 Showcase	1 Japanese Heater	2 Single Bed	10.00				
1 Coat Closet	2 Biscuit Stands	1 Glass wall case 4'x6'	15.00				
1 Glass Coat Closet	1 Cupboard	1 Glass coat closet 4'x6'	15.00				
1 Biscuit Stand	2 Tables	1 Chest of drawers 3'x4'	18.00				
1 Cupboard	1 Couch and 2 chairs to match	2 Crosscut saws 6'	28.00				
2 Tables	2 Odd chairs	1 Crosscut saws 4'	12.00				
1 Couch	4 Stools	2 Double Axes	10.00				
2 Chairs	1 Bench	1 Double Bed (with good springs)	9.00				
2 Sofas (chairs)	1 Heater	1 Handtruck	15.00				
4 Stools		1 Wheelbarrel	5.00				
2 Heaters		3 Decoration Stand	18.00				
		10 Japanese Tubs (cap. of 20 gals.)	10.00				
In Garden at 415 Brunette St.,New Westminster	Moved to Storage - 120 10th Street, New Westminster, B.C.	1 Couch	10.00				
		3 Rubber Hoses (over 100')	12.00				
500 Shrubs and trees in back yard. Value about $200.	2 Glass Show Cases	1 Wagon	10.00				
	3 Glass Counter Cases	1 Table (round-Diam4')	5.00				
	1 Wall Case in 2 parts	1 Table (square-3'x5')	5.00				
		3 Card Tables 3'x3'	10.00				
		1 Japanese Bathtub	15.00				
	"Archie B. Kennedy" Signed:	1 Wire Canary Coop	15.00				
		2 Mirrors 2'x4'	10.00				
		2 Mirrors 2'x6'	10.00				
		2 Ladders	15.00				
		2 Standing Ladders	10.00				
		150 Curtain Rods	15.00				
		2 Gramaphones	50.00				
		6 4'x4' Timber 18'x20'x24'	6.00				
		1 Canthook	5.00				
		2 Pickaxe	5.00				
		2 Shovel	5.00				
		300 Garden trees and flower roots	150.00				✓
		1 Biscuit Stand	16.50				
		1 (set) 16 Glass cover for Biscuit Stand	8.00				
		1 Cupboard	25.00				
		6 Chairs @ $1.25 each	7.50				
		3 Ice-cream wire chair @ $3.50 each	10.50				
		6 Stools @ $0.50 each	3.00				
		1 Spring Rocking Chair	10.00				
		At Japanese Temple Warehouse					
		1 Countercase 2'x5'	45.00				
		1 Showcase 2'x6'	100.00		2 00		
		1 Showcase 1½'x8'	100.00		1 00		
		1 Countercase 2'x6'	55.00		50		
		1 Countercase 3'x8'	60.00		50		

See Page 2.

No 11945 EXHIBIT No. I CASE No.

No. 08677 VENUE Moose Jaw, Sask.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
CTION	TENDER &c							
			✓					Fixture.
			✓					"
					✓			
					✓			
					✓			
				✓				
				✓				
					✓			destroyed by vandals
					✓			
				✓				
				✓				
					✓			do do
					✓			
					✓			
				✓				
				✓				
				✓

EXHIBIT No.
DATE 9 Apr. 1948.
FILED BY J.W. G. Hunter.

COULTHARD, SUTHERLAND & CO. LTD.,
Estate and Insurance Agents.
Car Financing.

609 Columbia Street,
New Westminster, B. C.

May 12, 1944.

Catalogue # 646.
File : 11945

Office of the Custodian,
Royal Bank Building,
VANCOUVER, B. C.

Re: Lot 1, Block 11/13, S.B. 1, Map 2620,
New Westminster, B.C.

Dear Sir:

This building is 22' x 46' and the front part is a store and the rear part living quarters roughly finished with "V" joint, floors sagged, foundation rotten. Heat is provided by stoves, there is a sink and an outside toilet, city light and water. This place is cheaply built of poor materials and should be demolished.

The lot is 138' x 138' x 100', irregular shape, in a poor location, low and swampy. Address 415 Brunette Street.

VALUATION:	Improvements	$350 00	
	Lot	250 00	
			$600 00

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.
Date: August 12, 1948.

E. Le Gresley
G. G.

817- 5

EXHIBIT No.

DATE 9 Apr. 1948.

FILED BY J.W. G. Hunter.

WESTMINSTER TRUST COMPANY
New Westminster, B.C.

August 4, 1942.

Re: Imai Usakichi #08677.
415 Brunette Street, New Westminster, B. C.

TYPE OF PROPERTY: Dwelling with store in front.

DESCRIPTION OF PROPERTY: 1 1/2 Frame building used as a dwelling house with store built on in front. Five rooms in living quarters, brick chimney to ground, built on wooden blocks, basement - dirt floor, lot all fenced.

FURNITURE: List attached.

FIRE INSURANCE: $800.00 insurance on building in the Mercantile Insurance Company, Agency, Westminster Trust Co., New Westminster. Expiry date July 23rd. 1943, Made out in the name of G.W. McPherson Deputy Custodian, Etc.,

LIABILITIES: City of New Westminster for water, $159.69.

RECOMMENDATIONS: This property is not worth renting. The building is very crude having been mostly done by the Japanese himself, and it is quite dirty. Mr. Imai boarded up a portion of the house and put his effects in there, the remainder were stored at the Budist Temple, 120 10th Street. We recommend that this place be left boarded up. It is on a main road and easily watched. I have asked the police when making their patrols to keep a watch on it. Have also posted a Custodian placard on it.

WESTMINSTER TRUST COMPANY

"Archie B. D. Kennedy"

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

Date: August 12, 1948.

E. LaCasse

A. Y.

WESTMINSTER TRUST COMPANY

New Westminster, B.C.

August 4th. 1942.

Re: Imai Usakichi #08677, 415 Brunette Street, New Westminster, B.C.

This list was given to me by the owner before leaving and is almost identical with the list given to the Custodian.

Boarded up in house by owner:

1 Chest of Drawers
1 Wall case
1 Clothes Closet
1 Glass case
1 Japanese Heater
2 Buscuit Stands
1 Cupboard
2 Tables
1 Couch and 2 chairs to match
2 Odd Chairs
4 Stools
1 Bench
1 Heater.

Moved to Storage 120 10th. Street, New Westminster, B. C.

2 Glass Show cases
3 Glass Counter Cases
1 Wall case in 2 Parts.

WESTMINSTER TRUST COMPANY

"Archie B. Kennedy"

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

Date: August 12, 1948.

E. W. Case

J. J.

415 Brunette St.

IMAI, Usukichi
416 Rousseau St., New Westminster, B.C.
(Cor. Rousseau & Brunette St.)
Evac. File 11945



Picture Taken June 18, 1943.

EXHIBIT No. 817-6
DATE 9 apl 1948
FILED BY
J. W. G. Hunter.