

4037

REAL ESTATE

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO.

4037

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: RAEUD IWASA.

HOME ADDRESS: 1020 QUEENS AVE. NEW WESTMINSTER B.C.

REGISTRATION NUMBER 08386. SEX: MALE AGE: 20 00

OCCUPATION: MILL HAND.

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER:

MARRIED?

NAME OF WIFE OR HUSBAND:

ADDRESS OF WIFE OR HUSBAND:

NAMES OF ANY LIVING CHILDREN:

ADDRESS OF CHILDREN:

AGE OF CHILDREN:

STATEMENT OF ALL REAL PROPERTY (Each parcel must be mentioned and particulars given)

1. LOCATION AND DESCRIPTION: NORTH EAST PART OF LOT 17. BLOCK C-36
NEW WESTMINSTER DISTRICT KNOWN AS 1020
QUEENS AVENUE, NEW WESTMINSTER B.C.

2. BUILDINGS AND OTHER IMPROVEMENTS: HOUSE 34 FEET BY 46 FEET
9 ROOMS AND BATHROOM. PART SUPPORTING THE SOUTHERN
PART OF HOUSE CHANGED, 3 COAT OF NEW PAINT, RESHINGLED.
8 ROOMS WALL PAPERED, 10 FEET BY 10 FEET
ADDITIONED ON THE LOWER SOUTHERN PART OF HOUSE.

GENERAL
FIRE, INS.
CO. OF THIS
EXAMPLE.

3. INSURANCE (Give particulars; state where policies are) POLICY NO 56275 IN THE
NAME OF MRS IWASA. KNEED BE TERM 3 YEARS TIMELIMIT OCT 28, 1940
12 OCT 1943.

4. TAXES (Amount and where payable) \$5.75, NEW WESTMINSTER B.C.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)

6. OCCUPANCY AND LEASES (If vacant so state) NOW OCCUPIED BY
MR. ELLIS.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: MRS. B. IWASA, KASLO B.C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: N.O.
9. IF FARM LAND STATE CROPS SOWN _____

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: _____
2. LANDLORD'S NAME AND ADDRESS: _____
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: _____
4. STATE WHEREABOUTS OF LEASE: _____
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) _____
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: _____

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS: _____

WASHING MACHINE, KITCHEN RANGE, CARPENTER'S TOOLS, LUMBER
14 ELECTRIC OUTLETS & RECEPTACLES, 4 SWITCHES
FURNITURES SUCH AS, TABLES CHAIRS, CABINETS, BEDS
DRESSERS, CLOSETS, MATTRESSES, MRS. SHIGEMIRO'S
FURNITURES STORED AT 1010 QUEEN'S AVENUE
NEW WESTMINSTER B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS _____

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY _____

4. INSURANCE CARRIED ON ABOVE PROPERTY: _____

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: none

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) _____

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____
none

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: INSURANCE OF AMERICA
PRUDENTIAL LIFE, AMOUNT, \$1000.00, 30 YEAR ENDOWMENT
DATED - JULY 23 - 1940.
POLICY NO 11172442, BENEFICIARY, MOTHER, HARU IWASA.10. INTEREST IN ANY ESTATES OR TRUSTS: HARU IWASA

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:1. PERSONAL DEBTS: none2. TRADE DEBTS: _____
none

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 25 day of August 1942.

(Signature)

Kazuo IwasaKazuo Iwasa
Witness

FOR DEPARTMENTAL USE _____

P.D. 20/11/42.

INFORMATION FROM R.C.M.P.

DATE August 26, 1943.

Our File No. 4037

Full Name IWASA, Kazuo

(Surname in Block Letters)

Registration No. 08386

^X
Male - Female
(Check)

Age January 30, 1922.

Former Address 1020 Queens Avenue, New Westminster, B. C.

Date Evacuated March 26, 1942.

^X
Naturalized - Canadian-Born - National
(Check)

Present Address Dresden Fairground, Great Lakes Lumber Co., 712 1/2 Simpson St.,
Dresden, ONTARIO. Fort William, ONTARIO. Fort William, ONTARIO.
(Lettr. Oct. 14/42) (Lettr. Jan. 3/42) (Lettr. July 23/45)

^X
Married - Single c/o Great Lakes Sawmill, 622 McLaughlin Street,
Ft. William, ONTARIO. (R.C.M.P. Jan. 3/47) Ft. William, ONTARIO.
(Check) (Lettr. Jan. 13/47)

Name of Wife -----

Name of Husband -----

^{nee}
Name of Mother (MIRATA) Haru

Name of Father Bunshiro #08387

Names of Children under 16 _____

Requested by G. M.

Registered with Custodian Yes
(Yes or No)

Additional Information Millhand. Owns house and lot at 1020 Queens Avenue,

New Westminster, B. C.

REAL PROPERTY SUMMARY

Catalogue No. 688.

File No. 4037.

Japanese Name: (Mr.) Kazuo IWASA.

Reg. No. 08386.

Civic Address: 1020 Queens Avenue, New Westminster, B. C.

Legal Description: The North Easterly quarter of Lot 17, Block 36, Map 2620 having a frontage of 66 feet on Queens Avenue, by half the full depth of said Lot 17 and adjoining Lot 16, in the City of New Westminster.

Classification: Dwelling.

----- S O L D -----

Registered in the name of: Kazuo IWASA.

State of Title: 'Clear. Certificate of Title No. 149679E.

Whereabouts of Title: Not in Land Registry Office; verified by phone December 27, 1946. Kazuo IWASA stated in his JP Form that Title was in possession of Mrs. B. Iwasa, Kaslo, B. C., but no reply to our letter of November 24, 1944, was received from this Japanese in connection with this matter.

Letter dated Jan. 13/47, states sending in.

Vesting: In Custodian. Filing No. 24775, October 21, 1942.

Sold to: Lal Singh, Grader, Box 202, Fraser Mills, B. C., who gave his Nationality as Hindu; for the sum of \$1,540.00 (cash). Date of Sale: November 17, 1944.

Title delivered by registered mail to the new registered owner, Mr. Lal Singh, at the above address, with our letter dated February 20, 1945. Title No. 181784E.

Funds derived from above sale released to credit of Kazuo Iwasa, Registration No. 08386, File No. 4037, on February 24, 1945.

Insurance: Transferred to purchaser.

Chattels: Not involved.

ADMINISTRATION:

Mr. Kazuo Iwasa, in his JP Form dated August 23, 1942, declared owning the following Real Property: "North East Part of Lot 17, Block C-36, New Westminster District known as 1020 Queens Avenue, New Westminster, B. C. (with) House 54 feet by 46 feet, 9 rooms and bathroom. Post supporting the Southern part of house changed. 3 coat of new paint,reshingled. 8 rooms wall papered. 10 feet by 10 feet, additioned on the lower southern part of house."

Mr. Iwasa further stated the property was "Now occupied by Mr. Ellis" and listed a quantity of household and personal effects which were stored on the premises. Mrs. Shigehiro's furniture was also stored at 1020 Queens Avenue according to Iwasa's statement. Disposition of the above effects will be found in the Chattel Summary in File No. 732, Bunshiro IWASA.

Under date of July 29, 1942, Westminster Trust Company forwarded the following information regarding this property: "Dwelling house on lot known as 1020 Queens

REAL PROPERTY SUMMARY CONTINUED

Catalogue No. 688

(2)

File No. 4037

Avenue, New Westminster. Two storey frame house built on stone blocks, painted, with a brick chimney to ground, seven rooms, lumber throughout, shingle roof. This house is rented and the people are quite reliable and we recommend that the arrangements be left as they are."

Mr. Iwasa requested the Westminster Trust Co. to take care of his property for him and we, accordingly, handed the administration of same to them as stated in our letter of May 20, 1942.

Mr. and Mrs. G. J. Ellis occupied this property from May 12, 1942, until it was sold to Mr. Lal Singh. They were good tenants and paid their rents regularly.

Revenues received from rentals were more than sufficient to pay operating expenses as well as premiums on Mr. Iwasa's Prudential Life Insurance Policy.

On February 26, 1943, Mr. E. L. Slevin, Health Inspector for the City of New Westminster wrote Westminster Trust Co. as follows:

"Re: Septic tank trouble at 1020 Queens Ave.

"Dear Sir:

In reference to above, I beg to advise you that a sewer service is available for this property and would suggest that the present insanitary nuisance be abated by connecting to the sewer."

The above letter was forwarded to us and we requested our agent to obtain an estimate covering the work required. Mr. F. C. Lindsay, plumber, agreed to complete the installation and connection of the sewer for the sum of \$48.00 and the work was done by him. His account was paid from rentals.

Several offers to purchase the property at 1020 Queens Avenue, New Westminster were received by us, one being submitted for the small sum of \$500.00.

Mr. Lal Singh paid \$1,540.00 (cash) for said property, which is ~~the same as~~ ^{more than} Mr. F. H. Coulthard's valuation.

Deed of Land in favour of Lal Singh was filed at the Land Registry Office, New Westminster, B. C., on December 28, 1944, and Certificate of Title No. 181784-X was forwarded to Mr. Singh by registered mail with our letter dated February 20, 1945.

Completed statements regarding the sale of his property were sent to Mr. Kazuo Iwasa on March 12, 1945.

The above summary is certified to be in accordance with the information on file.

.....
Administration Department.

WJJ/HMS

January 3, 1947.

File No. 4017

January 3, 1947

PERSONAL PROPERTY SUMMARY

Re: (Mr.) Kazuo IWASA
Registration No. 08386

CHATELS: Mr. Okinhiro, in his JP Form declared owning a considerable quantity of household and personal effects at 1020 Queens Avenue, New Westminster, B. C. However, his father, Bunshiro IWASA, File No. 732, declared the same chattels left at the same address. For disposition of chattels please see Chattel Summary and Schedule on File No. 732. Kazuo Iwasa stated in letter dated 13/1/47, that proceeds from chattels were to be credited to his father (732).

LIFE INSURANCE: Mr. Iwasa declared the following in his JP Form dated August 23, 1942:

"Prudential Life Insurance of America amount, \$1,000.00, 30 year Endowment Policy No. 11172462, Beneficiary, Mother, Haru Iwasa. Dated July 23, 1940."

In a letter dated October 14, 1942, Mr. Iwasa requested us to pay premiums in connection with the above-mentioned insurance. The Insurance Co. advised us that the Policy required re-instatement and with the consent of Mr. Iwasa we forwarded our cheque for \$34.64 which paid premiums to January 23, 1943, and charged same to his account.

Subsequent premiums, which fell due quarterly, were paid from revenues derived from the rental of his property at 1020 Queens Ave., New Westminster, B. C.

Final payment made by us covered the period ending October 23, 1945, as Mr. Iwasa requested us in a letter dated July 23, 1945, to advise the Prudential Ins. Co. to forward all future premium notices to him for payment. We complied with his request in our letter dated August 10, 1945.

NO PROPERTY INTERESTS, OTHER THAN THE ABOVE-MENTIONED, APPEAR ON THIS FILE.

The above summary is certified to be in
accordance with the information on file.

.....
Administration Department.

WJJ/HMS

732 and 784

May 20th, 1942.

Messrs. Westminster Trust
Company,
713 Columbia Street,
New Westminster, B.C.

Dear Sirs:-

re Iwasa, Bunshiro
re Kai, YUzuki

Thank you for your letter of May 16th.

As advised in ours of 5th of May, Bunshiro Iwasa is registered but does not declare real estate. We think the house is actually owned by his son Kazuo, who is not registered so we have no JP form to send you.

Since our letter of the 5th of May, Yuzuki Kai has registered, but here again declares the dwelling as belonging to his son for whom we have no registration.

It will, however, be in order for you to administer their property as requested by them, and forward us your report in due course. We had already enclosed particulars of these men's personal effects in our letter of yesterday's date but have extracted them and enclose them herewith for your easy reference.

Yours truly,

R.P. Alexander
Assistant Manager

HFG:EB.
Encl:

File 44021

15th November, 1943

MEMORANDUM

To: Mr. Tolson

From: Mr. Egan

Subject: [illegible]

Please refer to your memorandum of October 30th.

All papers concerning the property at 1000 [illegible]
[illegible] [illegible], have now been transferred from
File 44021 to 44022.

The registered owner of this property being [illegible]
[illegible] and the [illegible] registration is now on file.

We have advised the Accounting Department to transfer
the credit balance of File 44021 to File 44022.

You will now be in a position to handle the matter
of [illegible] referred to in Mr. [illegible]'s letter of
October 15th.

Egan

Great Lakes Lumber Co.
Fort William Ontario
January 3 . 1943

Mr. J. M. Gibson
Insurance Department
506 Royal Bank Building
Vancouver, B.C.

EVACUATION SECTION	
Rec'd	JAN 7 1943
File No.	11037
Ans.	<i>[Signature]</i>
Referred	Gibson

Dear Sir:

I acknowledge receipt of your letter dated December 18, 1942, file number 11037, together with copy of Prudential Insurance Company's letter and reinstatement form.

There are certain phrases in your letter which I cannot quite comprehend - If it is your desire, we will forward it along with \$17.32 to bring your Premiums up to date, that is, of course, providing that you have sufficient funds on hand at that time for this.

Does this mean that if I pay \$17.32 to make my Premiums up to date, the Custodian will then continue to pay my quarterly payment of \$6.66 to the Prudential Insurance Company. If this is the case I will with the reply of this letter, forward you the \$17.32 with the reinstatement form, but if my understanding is quite different please cancel my insurance, for at present my income is not

sufficient to continue the premiums on my insurance.
Thanking you for your kind attention to
this letter, I remain,

yours sincerely
Lazaro S. Mason

4037

20th March, 1943.

Prudential Insurance Company of America,
510 West Hastings Street,
Vancouver, B.C.

Dear Sir:-

Re: Policy 11172462 -
Kameo IWASA

Please find enclosed our cheque for \$34.64,
together with Reinstatement form duly signed by the above
named.

As Mr. Iwasa has asked us to make future
payments on this policy, will you kindly make note to
send premium notices to this office.

Yours very truly,

S.M. Gibson,
Insurance Department

SM:FM

Enc.

4937

20th March, 1943.

Mr. Kazuo IWASA,
Registration No. 08386,
Great Lakes Lumber Company,
Port William, Ontario.

Dear Sir:-

Re: Prudential Life Policy
#11172/62

We are in receipt of your letter of March 8th regarding the above numbered policy.

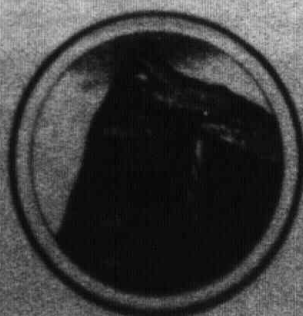
We wish to advise that we have sent your Reinstatement form to the Insurance Company, together with payment of \$34.64. We have charged this amount to your account in this office.

As requested, we have asked the Insurance Company to send premium notices here in future, so that we may attend to future payments.

Yours truly,

S.M. Gibson,
Insurance Department

SMG:FM



The Prudential

INSURANCE COMPANY OF AMERICA

TELEPHONE
CONNECTION

HOME OFFICE: NEWARK, N. J.

CAN.

WILLIAM MANN, C. L. U., SUPERINTENDENT

510 HASTINGS STREET, WEST, ROOM 1412, STANDARD BANK BUILDING
VANCOUVER, B. C.

IN RE

Kazuo Iwasa
Policy 11172462

EVACUATION SECTION

APR 10 1943

File No. 4027

Ans. 105

Referred Gibson

April 9, 1943

Mr. S. M. Gibson,
Insurance Dept.,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

We received from your office the amount of \$34.64 on application for reinstatement of the above numbered policy. We have now been advised by our Home Office that a medical report will be necessary. Kindly inform us of the name of a Doctor who could complete this report on the above named, in the province in which he is residing.

Thanking you for this information.

Yours truly,

Superintendent

EP:VA

4077

12th April, 1943.

The Prudential Insurance Company of America,
510 West Hastings Street,
Vancouver, B.C.

Dear Sir:-

Re: Policy No. 11172462
- Kazuo IWASA -

We wish to acknowledge your letter of April 9th,
copy of which I am forwarding to Mr. Kazuo IWASA, Registration
No. CE386, Great Lakes Lumber Company, Fort William, Ontario,
asking him to supply the information you require.

Any further correspondence in connection with this
reinstatement you might conduct directly with your assured, whose
address I have given.

Yours very truly,

S.M. Gibson,
Insurance Department

SMG:PM

File No. 733
1037

November 13th, 1943.

MEMORANDUM

TO: File

FROM: Mr. R. B. Mackenzie

Re: Benjiro IWASA

This file is in order as to chattels as these are disposed of as noted in the report of the Westminster Trust Company dated July 30th, 1942 and confirmed by the above named on December 22nd 1942.

A Mrs. Shigeharo also claims furniture at 1020 Queens Avenue (see report of Westminster Trust Company dated July 4th 1942).

RBM/RMB

R. B. Mackenzie

MEMORANDUM

File No. 732
Copy for 4037

July 11th, 1944.

TO: FILE

FROM: Mr. Iverson

Re: B. IWASA Chattels
1020 Queens Ave., New Westminster.

Missing Articles

9 woodwork models

Articles Abandoned

1 Garbage Can
3 Mattresses (to incinerator)
1 Old Table

All chattels removed from this address are accounted for and the file may therefore be closed, in so far as chattels are concerned.

WJI/MHO

W. J. Iverson.

4037

November 1, 1944.

Westminster Trust Company,
New Westminster, B. C.

Dear Sirs:

Re: Catalogue No. 688
1020 Queens Avenue
RE 17/36/2620

Your letter of October 16th enclosing cheque for \$154.00 and offer to purchase the above property for the sum of \$1,540.00 has been received and considered.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$1,386.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject.

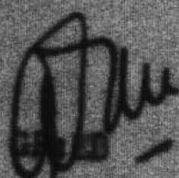
The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, the documents will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

Yours truly,

F. G. Shears,
Director.



4037

November 27, 1944.

Westminster Trust Company,
New Westminster, B.C.

Dear Sirs:

Re: Catalogue No. 688,
1020 Queens Avenue,
NEt 17/36/2620.

This property, the rents for which you are collecting, is the subject of an expected sale through your agency the effective date of which should be November 17, 1944.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferee.

Yours truly,

George Peters,
Administration Department.

GP:AS

File No. 4037 (Evas)

December 6th, 1944

MEMORANDUM

TO: MRS. A. G. MCARTHUR

FROM: MR. K. W. WRIGHT

RE: Kasuo IWASA and Cat. No. 688,
1020 Queens Avenue, New Westminster

We attach hereto File No. 4037 in connection with the above.

Documents herein re sale of this property described as the North Easterly quarter of Lot 17, Block 36, Map 2620, having a frontage of 66 feet on Queens Avenue, by half the full depth of said Lot 17 and adjoining Lot 16, in the City of New Westminster, have been forwarded to Ottawa for execution by the Assistant Deputy Custodian.

KWW/JY
Attach.

K. W. WRIGHT

112 1/2 Simpson St.
St. William Ont.
July 23, 1945.

EVACUATION SECTION
Rec'd JUL 24 1945
File No. 4037
Ans.
Replied Johnson

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

re. Kayo Iveson, reg. no. 08386
file no. 4037.

I acknowledge receipt of your letter of July 5th re. Prudential Insurance quarterly premium of \$8.66.

Also note that there is a ~~go~~ credit balance of \$588.81 in my account after the sale of my property in New Westminster B.C. I am getting married in very near future and have every intention of re-establishing my self in Eastern Canada. Therefore I wish to draw all my credit balance and sent directly to me, at the above address or through the medium of St. William Commission Office.

Please advise the Prudential Insurance to forward all future letters and premiums that falls due, directly to the above mentioned address.

Hoping to receive the above mentioned credit balance at your earliest convenience. Thanking you for your kind attention to this matter, I remain

Yours truly,
Kayo Iveson

January 6, 1947.

Mr. Kazuo IWASA,
Registration No. 08386,
c/o Great Lakes Sawmill,
Fort William, ONTARIO.

Dear Sir:

Re: 1020 Queens Avenue,
NE 16/ 36 / 2620,
New Westminster, B.C.

We wish to advise you that we will shortly be forwarding our cheque covering the balance at credit in your account in this Office.

We note that in your JP Form dated August 23, 1942, you stated that Title Documents in connection with the above-mentioned property were in possession of Mrs. B. Ivasa, Esq., B. C. We wrote Mrs. Ivasa regarding said documents on November 24, 1944, but do not appear to have received a reply to our letter.

In view of the fact that the above-mentioned property has been sold, Certificate of Title No. 149679E should be forwarded either to this Office or to the Land Registry Office, New Westminster, B. C., as same has been cancelled in the official records.

We would appreciate your attention to this matter at your earliest opportunity and would ask you to please register your letter enclosing the above document.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HAS

4037
732

January 8, 1947.

REGISTERED

Mr. Kame INASA,
Registration No. 08386,
c/o Great Lakes Sawmill,
Fort William, ONTARIO.

Dear Sir:

We note that at the time you completed your Declaration Form for the Custodian you stated you owned some personal property including household furniture, carpenters tools and lumber. However, your father, Mr. Bunshire INASA, also declared owning practically the same chattels as listed by you and as we have been dealing with these articles in his file the proceeds from the sale of same have been credited to his account with the Custodian.

We have not at any time heard from you regarding your interest in said effects and, therefore, assumed that you only listed them as a matter of record.

As stated in our letter of the 6th instant we are closing your file and forwarding your money to you but we wish to have a definite statement from you as soon as possible to the effect that you have no interest in the chattels left at 1020 Queens Avenue, New Westminster, B. C., as they were the property of your father, if such is the case.

We are enclosing herewith a stamped, addressed envelope to facilitate a reply by return mail.

Yours truly,

W. J. JOHNSTON
OFFICE OF THE CUSTODIAN

WJJ/HAS
Enc.

File No. 4037

March 22, 1948.

REAL PROPERTY MEMORANDUM

Re: (Mr.) Kazuo IWASA
Registration No. 08386

Catalogue No.: 688

One Real Property only, being:

The North Easterly quarter of Lot 17, Block 36,
Map 2620 having a frontage of 66 feet on Queens
Avenue, by half the full depth of said Lot 17 and
adjoining Lot 16, in the City of New Westminster.

Location: 1020 Queens Avenue, New Westminster, B. C.

Assessment: (1944)

Land.....	\$ 810.00
Improvements..	<u>1500.00</u>
TOTAL.....	<u>\$2310.00</u>

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.

Valuation: \$1,532.00.

Five offers received ranging from \$500.00 to \$1,540.00.

Sold for \$1,540.00

Relative documents attached hereto.

WJJ/HMS

.....

CAT. #688

NOV. 28 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.

4037

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

- (1) NAME IBASA KASHO (RCMP) Reg. No. 08586
(Print) Surname Given Name
- (2) Pre-Evacuation Address 1080 QUEENS AVE., NEW WESTMINSTER, B.C.
- (3) Present Address 210 HOWARD ST., FORT WILLIAM, ONTARIO.
- (4) REAL ESTATE
- (a) Street Address (if any) 1080 QUEENS AVE., NEW WESTMINSTER, B.C.
(City or Municipality) (Province)
- (b) Legal description (lot number, block number, section number, etc.)
CITY OF NEW WESTMINSTER, B.C. TITLE NO. 149679 B
LOT 17 BLOCK NO. 36 NORTH EAST. MAP OF NEW WESTMINSTER 2620
FRONTAGE OF 66 FEET. QUEENS AVE.
- (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 - - - - - \$ 800.00
(ii) Buildings - - - - - \$ 2800.00
(iii) If business, put value on business as going concern
(including land and buildings, tenancies, chattels,
fixtures, stock-in-trade, goodwill and accounts re-
ceivable) - - - - - \$ _____
(iv) Total value (if you cannot give separate values for lands and buildings just
fill in total value) - - - - - \$ 3600.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 2400.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 1200.00
- (5) PERSONAL PROPERTY
- (a) Place or places at which property was left by the claimant at date of evacuation _____
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) _____
- (c) How stored or packed at time of evacuation _____

(over)

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

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

1.	Estimated Value \$
2.	Estimated Value \$
3.	Estimated Value \$
4.	Estimated Value \$
5.	Estimated Value \$
6.	Estimated Value \$
7.	Estimated Value \$
8.	Estimated Value \$
9.	Estimated Value \$
10.	Estimated Value \$

TOTAL CLAIM FOR PROPERTY LOSS \$

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$2100.00

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

(b) Do you require the services of an interpreter
at the hearing? Yes or 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, **KAZUO IWASA** of the **CITY**
of **FORT WILLIAM** in the **PROVINCE** of **ONTARIO**
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 **FORT WILLIAM**
in the **PROVINCE** of **ONTARIO**
this **22nd** day of **NOVEMBER**
A.D. 1947.

Kazuo Iwasa
A Commissioner &c.

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.

IWASA, Kasuo

IMPROVEMENTS TO BUILDING & PROPERTY - 1940

Back Verandah

1500 ft.	2x4 #1 Dim.	• \$25.00 per M.	37.50
2000 ft.	1x8 #1 Com. Shiplap	25.00 " "	50.00
1500 ft.	1x4 #1 Com. Siding	50.00 " "	75.00
550 ft.	1x4 V. Joint #1 Com.	50.00 " "	27.50
			10.00

\$ 200.00

Labour 30 days @ \$5.00 a day

150.00

TOTAL

\$ 350.00

Roof

15 M	3 x #1 Cedar Shingles	60.00
Greosote 30 gal.		15.00
Shingle Nail .50		5.00
800 ft.	2x12, 2x4, & 1x6 Bds. for Scaffolding @ 25.00	20.00

\$100.00

Labour 20 days @ \$5.00 day

100.00

TOTAL

\$200.00

Extention to Main Building - 1 room

1000 Ft.	2x4	• 25.00 per M	25.00
1000 Ft.	1x8 #2 Com. Shiplap	25.00 per M	25.00
200 Ft.	1x3 #1 Edge Grain Flooring	@ 60.00 per M.	12.00
2 Window Frame sash, casing			15.00
100 Ft. finishing base		75.00 per M	7.50
2 x 6 x 1 10 pcs. 12 ft.			3.00
6 x 6 x 1 Dim. Cedar Post 9 pcs.			6.48
1 Door Frame and Casing			10.00
Nails - 3 ¹ / ₂ , 2 ¹ / ₂ , 2 ¹ / ₂ 100#			10.00
Material			113.98

Labour 30 days @ 5.00

150.00

TOTAL

\$263.98

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

June 17, 1948.

C. M. [Signature]
Ct.

IMPROVEMENTS TO BUILDING & PROPERTY - 1940.....cont.

Outside

2 coats	White Paint 24 x 44	
	20 gal. @ \$3.50	\$70.00
	Labour 10 days @ \$5.00	<u>50.00</u>
	TOTAL	\$120.00

Wallpaper

7 room wallpaper contracted	100.00
Paint Kitchen	

Bathroom

Concrete (Material and Labour)	10.00
Wooden Bath Tub and Boiler	<u>25.00</u>
	35.00
Medicine Cabinet	<u>5.00</u>
TOTAL	\$40.00

Basement

Replacing old post	
6 pcs. 6x6 - 8 ft. #1 Cedar 3.00 per M	4.32
Labour 3 days @ 5.00	<u>15.00</u>
TOTAL	\$19.32

Kitchen Cabinet

\$35.00

Upstair 2 Bedroom

1000 ft.	1x8x2 shiplap @ \$25.00 per M	25.00
800 ft.	1x3x1 Edge Grain Flooring @ 60.00 per M.	48.00
600 ft.	1x4 V. Joint #2 Glass @ 50.00 per M	<u>30.00</u>

\$103.00

Material Upstair Bedroom

Labour 20 days @ 5.00	100.00
Nails 50# 2 1/2" 2 1/4"	<u>5.00</u>

\$208.00

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

June 18, 1948.

L. McHughan
LH

IMPROVEMENTS TO BUILDING & PROPERTY - 1940cont..

Back Verandah	\$200.00	
Labour	150.00	350.00
Roof	100.00	
Labour		200.00
Extention	113.98	
Labour	150.00	263.98
Paint	70.00	
Labour	50.00	120.00
Wallpaper	100.00	100.00
Bathroom	40.00	40.00
Basement	19.32	19.32
Kitchen Cabinet	35.00	35.00
Upstair Bedroom	103.00	
Labour	100.00	203.00
IMPROVEMENTS		\$1331.30

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

June 18, 1948.

C. M. Vaughan
C.M.

Coulthard, Sutherland & Co. Ltd.,
Estate & Insurance Agents

609 Columbia Street,
New Westminster, B. C.

May 12, 1944.

Catalogue #688,
File: 4037

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

SE: Lot NE¹17, Block 36, Map 2620,
New Westminster, B. C.

Dear Sir:

This property is located at 1020 Queens Avenue on a good lot 66' x 131.6' overlooking industrial district and the river. There are fruit trees. The house contains six rooms and measures 32' x 22' with an '8 lean-to on the rear. The exterior is narrow siding painted white and the roof is good, post foundation on stones in fair condition. The interior is papered over boards and is cracked. There are six rooms downstairs and two upstairs in a rough attic. There are fir floors, kitchen is finished with "V" joint. Plumbing consists of sink and toilet, stove heat, city light and water. There is head room under the back of the house, however, there is only a rough dirt floor and cannot be called a basement. The house generally is in a good state of repair and about fifteen years old. Construction is cheap and the layout poor, location fair. It is rented to Mrs. Ellis for \$20.00 per month.

VALUATION:

Improvements.....	\$1232.00
Lot.....	300.00
	<u>\$1532.00</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

"F. H. COULTHARD"

"Copy made for valuation file."

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

June 18, 1948.

L. McHugh
68

IN THE MATTER OF THE "INQUIRING ACT"
PART I. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

REPORT

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

18

Port William, Ontario,
April 27th, 1948.

IN THE MATTER OF THE CLAIM OF
KAZUO IWASA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
S.H. CHERNICK, Esq.,	appearing for the Claimant.

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

20

H. Iwasa,
In Chief.

MR. CHERRIACK: I ask leave to amend, my lord. The fair market value is \$2750.00. The Custodian's sales price is \$1540.00, the low \$1210.00.

DAVID IWASA, the claimant herein, being
first duly sworn, testified as
follows:

DIRECT EXAMINATION BY MR. CHERRIACK:

Q Mr. Iwasa, I show you a typewritten statement to which are attached three typewritten sheets. Was this prepared in accordance with your instructions?

A Yes.

Q And is that your signature?

A That is my signature.

Q Do you swear the contents to be true to the best of your knowledge and recollection?

A Yes, sir.

MR. CHERRIACK: I tender this as Exhibit 1, my lord, and on behalf of my friend I will file his appraisal, which is dated May 12th, 1944, by Gaultbard, Sutherland & Company.

(STATEMENT MARKED EXHIBIT NO. 1).

(APPRAISAL MARKED EXHIBIT NO. 2).

MR. CHERRIACK: Your Lordship will note from Exhibit 1 that this property was purchased in 1928 by the father of the claimant who subsequently in 1940 received a transfer from his father. He states that his father transferred it to him for a nominal consideration over and above a \$200.00 mortgage. He doesn't know what his father paid for the land. He states further that his father

K. Iwasa,
In Chief.

built the house in 1929 and from what he told him the cost of labour and materials was about a thousand dollars. He himself made improvements to the house after buying it in 1948 as per the list attached thereto at a cost of \$1331.50. The list you will note, my lord, is an itemized statement showing the material and the labour in each room and in each portion of the building.

10 Q Mr. Iwasa, it is my understanding that this statement is an estimate, is that correct, or is it based on actual figures that you have in your possession?

A An estimation.

Q You haven't a record of your own?

A I have no record, no.

20 Mr. CUNNINGHAM: Your Lordship will note from Exhibit 2 that the appraiser considers that this property is a good lot overlooking the industrial district and river. He mentions there are fruit trees and he states that the roof is good, the post foundation on stones in fair condition. The appraiser refers to the fact that in his opinion the layout is poor, but the claimant in Exhibit 1 states that he disagrees that the layout of the house is poor but rather it isn't a convenient layout. "I would say that the construction is fair for the type of house" and he considers the valuation to be substantially below the fair market value. The Custodian rented the property for \$20.00 a month. The lot is a good one with substantial frontage and depth and he had a quarter of the lot in vegetable garden at

30

E. Ivase,
In Chief.

the rear of the house and flower beds on one side of the house. Considering this and the improvements, the claimant made in 1940, he considers the property worth at least \$2750.00 when sold by the Custodian in November, 1944.

10 Q Mr. Ivase, the man who appraised your property on behalf of the Custodian told you that the house contains six rooms and that it contains six rooms downstairs and two upstairs in a rough-tie. How many rooms were there in the house?

A There were seven rooms downstairs and two rooms upstairs, that is the lean-to included in those seven rooms.

Q I see. What sort of a room was that in the lean-to?

A It is a bedroom.

Q Was the lean-to constructed in the same form as the rest of the house? A: The lean-to from the building, yes, sir, the same form of material.

20 Q The same flooring? A: Yes, sir.

MR. CROSSBLACK: May I ask my learned friend to advise your Lordship as to the assessment on the property?

MR. HUNTER: For 1944 the land, \$810.00, the improvements \$1500.00, making a total of \$2310.00.

It is submitted, my lord, that this property was sold for its fair market value.

CROSS-EXAMINATION BY MR. HUNTER:

30 Q I show you a photograph, Mr. Ivase. Is this a photograph of your house?

5
K. Iwama,
Cross-Exam.

A That is right.

(PHOTOGRAPH MARKED EXHIBIT NO. 3).

10 MR. HENDER: This property was advertised, catalogue No. 622, and the number of offers were received, my lord. On April 26th, 1944, there was one at a \$1000.00, another one on the same date for \$500.00, and on April 29th there was one for \$900.00 and April 29th one again for \$1500.00, and on November 24th there was one from the purchaser which was accepted, my lord. The selling price, as your Lordship knows, is \$1540.00, sold to a Hindu, I guess, by the name of Lahl Singh.

It seems to be entirely a question of value, my lord. There are no questions.

THE COMMISSIONER: That is all, thank you, Mr. Iwama.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. HARRISON

"J. P. HARRISON"
Official Reporter.

Form 1

DEFENCE BRIEF

Fort William, Ont.
April 27, 1948.

KAZUO IWASA

File No. 4037

Case No. 988

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>1. Real Property Claim</u>	<u>Appraised at</u>	<u>Sold for</u>
\$2750.00	\$1532.00	\$1540.00

Witness: 1. F. H. Coulthard, Appraiser,
of Coulthard, Sutherland & Co.
Exhibit No. 2.
'Construction is cheap and
the layout poor.'

2. F. G. Shears - to prove
advertisement and sale by
tender.

Ref. Brief of Notes in Defence.

<u>Summary of Defence Witnesses</u>	<u>Where Required</u>	<u>Summary of Documents to be filed</u>	<u>Witness Proving Same</u>
F. H. Coulthard	1		
F. G. Shears	1		

HAC/mw

April 27/48

Notes in Defence

In the Matter of the Claim
of
Kazuo IWASA, Reg. No. 08386

File No. 4037Case No. 988

Urban Property, Land & Buildings - 1020 Queens Ave., New Westminster, B.C.

Claim: \$2750.00 (Land and improvements)
Custodian Sale Price \$1540.00 Nov. 17, 1944.

Defence: Real Property was sold for its fair market value.
Entirely a question of value.

1944 Assessment - Taxes \$65.75	Custodian's Valuation - Coulthard,
Land \$810.00	Sutherland & Co. Real Estate Co.
Improvements 1500.00	May 12, 1944 - Land & Improvements
Total \$2310.00	\$1532.00

Five (5) Tenders Received

High \$ 1540.00	Custodian sale price \$1540.00 being
Low 500.00	the highest tender received, and more
	than the valuation. This sale was
	approved by the Advisory Committee.

Witnesses: Mr. F.H. Coulthard of the firm of Coulthard, Sutherland
and Co. will be required to justify his appraisal of
this property at \$1532.00, dated May 12, 1944.

House was built in 1929, (15 years old when sold by the Custodian)
by the claimant's father at an approximate cost of \$1000.
The claimant took the house over from his father in 1940 and
paid off a mortgage of \$900.
Improvements were made by the claimant in 1940 at an estimated
cost of \$1331.30.
This would appear to be a very extensive and expensive improve-
ment to a house costing approx. \$1000. to build in 1929, and
made just before evacuation, in 1940.

Ref.:- Letter dated Oct. 23, 1943 from Ins.Co. to Custodian.
(Cert. true copy now in claim file.) Claimant declared
in his J.P. form dated August 23, 1942, that his house was insured
for \$1000. which probably represents its true value at that time.
The Custodian insured the house for \$1500. in 1943 when the
claimant's policy expired. Reference - Letter dated October 20, 1943
from Westminster Trust Company to the Custodian. (Cert. true copy
now in claim file).

HAC/mw

Name of Claimant **INASA, Kaimosi**Case **288**

Custodian File

4037

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices % of Amount Total		
		1540.		154.00	77.00 12.50					243.50
<u>PERSONAL PROPERTY</u>										
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 & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
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	
<u>MISCELLANEOUS CHATTELS</u>										
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	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION										243.50

4077

October 16th, 1950.

Mr. Kazuo IWASA,
218 Howard St.,
Fort William, Ont.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 988

We have received from the Co-Operative Committee
on Japanese Canadians, our form of Release which has been
executed by yourself covering the award recommended under
the above Claims Commission for the sum of ... \$243.50.

Cheque in your favour is enclosed for \$229.42
and we have paid the Co-Operative Committee .. \$ 14.08
for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FOS/js
1 encl.