

RENTAL STATEMENT

4580

4580

This file is connected with file 8553

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: **YADA, Hideo**HOME ADDRESS: **3590 E. Hastings St., Vancouver, B. C.**REGISTRATION NUMBER **06550**SEX: **Male**AGE: **20**OCCUPATION: **Storekeeper**

(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: **Brother, GENICHIRO, 3590 E. Hastings St., Vancouver, B. C.**MARRIED? **No**NAME OF WIFE OR HUSBAND: **None**ADDRESS OF WIFE OR HUSBAND: **None**NAMES OF ANY LIVING CHILDREN: **None**ADDRESS OF CHILDREN: **None**AGE OF CHILDREN: **None**

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

1. LOCATION AND DESCRIPTION:

2. BUILDINGS AND OTHER IMPROVEMENTS:

3. INSURANCE (Give particulars; state where policies are)

4. TAXES (Amount and where payable)

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

6. OCCUPANCY AND LEASES (If vacant so state)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS:

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST:

9. IF FARM LAND STATE CROPS SOWN:

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

Dwelling house, 3390 E. Hastings. St., Vancouver, B. C.

2. LANDLORD'S NAME AND ADDRESS:

Mother rents house.

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID:

None

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:

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:

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)

8. BANK ACCOUNTS:

9. LIFE INSURANCE:

The Crown Life Insurance Co., \$2,000.00, policy No. unknown, beneficiary mother, SHICE, in own possession.

10. INTEREST IN ANY ESTATES OR TRUSTS:

11. SAFETY DEPOSIT BOX:

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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 21st day of April 1942.

Ramund

Witness

(Signature)

Hideo Yada

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE August 18, 1943.

Our File No. 4580

Full Name YADA, Hideo
(Surname in Block Letters)

Registration No. 06550

☒ Male - Female
(Check)

Age Dec. 19, 1921

Former Address 3390 East Hastings St., Vancouver, B.C.

Date Evacuated May 11, 1942.

☒ Naturalized - Canadian-Born - National
(Check)

Present Address

Bridge River, B.C. New Denver, B.C. (5/10/46-RCMP)

☒ Married - Single
(Check)

Name of Wife _____

Name of Husband _____

Name of Mother (nee) TERAMURA, Shige #04346

Name of Father Ganyo #07140

Names of Children under 16 _____

Requested by Vi Scott

Registered with Custodian Yes
(Yes or No)

Additional Information Storekeeper.

REAL PROPERTY SUMMARY

November 20th, 1947.

JAPANESE NAME: Kuniye YADA Reg. No. 06758 File No. 8553, and Mr. Hideo YADA, Reg. No. 06550 File No. 4580.

CATALOGUE NO: 118.

PROPERTY ADDRESS: Corner Hastings and Cassiar Sts., Vancouver, B. C.

LEGAL DESCRIPTION: Subdivision 22 of the south half of lot 48, THSL, Plan 363.

TITLE: In names of Kuniye YADA and Hideo YADA, Certificate of Title, 54340-4.

ENCUMBRANCE: 1933M, City of Vancouver, Restrictive covenant, release of liability to build bulkhead or retaining wall as set out in 54340-4.

VESTING: Of interests of Kuniye YADA and Hideo YADA filed as 25324 on December 2 1942.

ASSESSED VALUE: 1942
Land \$1135.00
Improvements nil - \$1135.00 Taxes \$33.97. Ar-
rears of taxes April 15th 1946 = \$381.23.

CLASSIFICATION: From letter of Johnson, Reeve & Watson dated July 19th 1943.

Vacant Lot. "This lot is on the north east corner of Cassiar Street. Dimensions 48' X 122'. It is level with both streets. Formerly the whole block was above Street level with a very high bank. This has been excavated about 90 feet back from Hastings Street, to induce building, without result.

To continue paying taxes involves setting aside \$3000.00 invested at 3% to provide for the expense. In view of the lack of prospects for selling we do not consider it advisable to pay the taxes."

APPRAISAL: By D. W. Reeve, July 19th 1943 at \$600.00.

OFFERS: From P. P. Power, April 12th, 1945 \$450.00. Refusal advice April 14th 1945. *Dec 11/44*
From Loewen & Harvey, July 21st, 1945, \$500.00
From H. R. Rekert, October 11th, 1945, \$600.00. Offer withdrawn October 26th, 1945.
From George Kalugeroff, January 21st, 1946, \$600.00. Offer withdrawn January 30th 1946.
From A. E. Branca, through H. J. De Graves, \$600.00 on April 10th 1946.

SOLD TO: A. E. Branca for \$600.00 as at April 10th 1946. Approved by Advisory Committee March 22nd 1946.

Real Property Summary

CONVEYANCE: Deed dated April 26th 1946 registered May 7th 1946. Certificate of Title 147728-1 issued May 28th 1946 in name of Angelo Ernest Branca. Receipt of Certificate of Title acknowledged by A. E. Branca June 24th 1946.

FUNDS: Released to the joint credit of Kuniye YADA and Hideo YADA - sale price, \$600.00; less taxes \$381.23, advertising \$4.00, appraisal \$5.00, Certificate of Encumbrance \$1.00, Registration fee \$7.70, commission on sale \$30.00, closing of adjustments \$16.91, Total \$445.84. Released to Kuniye YADA - \$77.08, to Hideo YADA - \$77.08.

OLD TITLE: Mrs. Kuniye YADA was requested on April 2nd 1946 to send the old Certificate of Title to this office. No reply to this request was received.

STATEMENT: A statement of the joint account was sent to Mrs. Kuniye YADA and Mr. Hideo YADA on October 5th 1946.

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

INC:DP


I. McPherson

INSURANCE SUMMARY

Files 8553
4580

November 21st, 1947.

Xuniva YADA and Nideo YADA.

Sub. 22, S. 48 - TNSL.

There being no improvements on this property there was
no insurance.

This summary is certified to
be in accordance with the in-
formation on file.

IN:DP

I. McPherson
I. McPherson

45-80

YADA, Hideo

Extract from circular from the Canadian Credit Men's Trust Association Limited,
dated April 21, 1942.

VANCOUVER

Seller

BILLS OF SALE

Buyer

Cassier General Store (Yada, Hideo; Yada, Hideo) -- James Thomas Stephens
(Stock, merchandise and equipment etc. of Cassair General Store)

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Hideo Yada

File No. 4580

Bridge River B.C.

Reg. No. 06550

Company Crown Life

Agency Vancouver

Policy No. 127329

Premium - \$ 36.03

Payable: ☒ Annually, ☐ Semi-annually or ☐ monthly

Month August Day 7

REMARKS:

*Admitted Aug 19/13
John L. 115*

(Information supplied by Ins. Co.)

LIFE INSURANCE

Name	Hideo Yada	File No.	4580
	<i>Bridge River B.C.</i>	Reg. No.	06550
Company	Crown Life	Agency	Vancouver
Policy No.	274192		
Premium - \$	35.76		
	X		
Payable:	Annually, Semi-annually or monthly		
Month	December Day	31	

REMARKS:

34

Letter sent 5/10/43

4580

March 1, 1943

Mr. Hideo YADA,
Reg. No. 06550,
Bridge River, B. C.

Dear Sir:

We have received notice from the City of Vancouver that the taxes on Sub. div. 22, of the South $\frac{1}{2}$ of Lot 48, Town of Hastings, were in arrears \$93.08 to December 31st, 1942. As this land is not revenue producing and we have no funds on hand, we would appreciate your sending us a cheque to pay the above amount.

We have also written Mrs. Kuniye Yada to this effect.

Yours truly,

G. D. Milson
Administration Department

GDM/GH

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

TELEPHONE MARINE 8264
CABLE ADDRESS "JOHREE" VANCOUVER

JOHNSON, REEVE AND WATSON

ESTATE AGENTS

VALUATIONS, ARBITRATIONS, INSURANCE, REAL ESTATE, MORTGAGES

MEMBERS VANCOUVER REAL ESTATE EXCHANGE

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

19th July, 1943.

The Custodian's Office,
Vancouver, B.C.

File No. 4580/8553

Dear Sir:

Catalogue No. 118
Lot 22, Block 48 S $\frac{1}{2}$, Hastings Townsite
Vacant Land 3400 Block E, Hastings Street

We have inspected this property and beg to report as follows:-

Location Near the easterly boundary of the City. Although the land on Hastings Street is zoned as available for 3 storey commercial building, there has been very little development in the vicinity of this property. The only business premises in this block are a gasoline service station opposite this lot. There is a 2 storey building with grocery store on the South west corner of Cassiar Street. Competition of the shopping district in North Burnaby just east of the boundary prevents any development.

Land This lot is on the north east corner of Cassiar Street. Dimensions 48' x 122'. It is level with both streets. Formerly the whole block was above street level with a very high bank. This has been excavated about 90 feet back from Hastings Street, to induce building, without result. All the other lots in this half block have reverted to the City at tax sale.

City Assessment \$1,135.00

Taxes \$89.76 including \$33.97 for local improvement levy.

Appraisal TO continue paying taxes involves setting aside \$3,000 invested at 3% to provide for the expense. In view of the lack of prospects for selling, we do not consider it advisable to pay the taxes. The present value in our opinion does not exceed \$600.

Almost any price would be found money.

Yours faithfully,
JOHNSON, REEVE & WATSON

per

W. Watson

REC'D DEC 12 1944
FILE No. 4580/8553
Ans. *Phub*
Received *Hanor*

1807 Renfrew Street,
Vancouver, B. C.

December 11, 1944

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

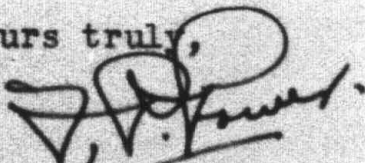
Dear Sirs:

Re: Catalogue No. 118
3400 Blk. Hastings St.

I herewith submit a bid of \$450.00 for
Subdivision 22 of the South half of Lot 48, T.H.S.L.,
Plan 363.

I would call your attention to the very
heavy carrying charges on this property. The taxes
are at present \$72.14 per annum to which will be
added a further sidewalk improvement tax which will
amount to \$25.00 a year for the next 20 years.

Yours truly,


F. P. Power.

C. J. LOEWEN
NOTARY PUBLIC

A. HARVEY

LOEWEN & HARVEY, LIMITED

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

ESTATE AGENTS INSURANCE
MORTGAGES REAL ESTATE

208-10 ROYAL TRUST BUILDING
425 WEST PENDER STREET

751 DUNSMUIR STREET
VANCOUVER B.C.

56
TELEPHONE
MARINE 4341
CABLE
A. B. C. STATION
WESTERN UNION
CABLE ADDRESS
"LOWHAR"

July 21st, 1945.

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

Rec'd	JUL 25 1945
File No.	4580, 8553
Ans.	24/7/45
Replied	

Dear Sir:

Re: Catalogue No. 118 - Lot 22, South $\frac{1}{2}$ of
Block 48 Town of Hastings Suburban
Lands, Vancouver, British Columbia.

We hereby submit an offer of Five hundred (\$500.00)
dollars Cash for the above mentioned vacant lot situated in the
3400 block Hastings Street East.

Trusting we receive a favourable reply at your convenience.

Yours faithfully,
Loewen & Harvey, Limited,

E. Milson
Real Estate Dept.

M/T/

Custodian of Enemy Property -
Royal Bank Bldg.
Vancouver B.C.

Box 607 50
Stevenson B.C.
11 - Oct - 45

EVACUATION SECTION	
Rec'd	OCT 11 1945
File No.	8553
Ans.	
Referred	Harrop

Dear Sir - I hereby offer the sum of Six Hundred
Dollars - \$600.00 for Lot 22 - Block 48 - S $\frac{1}{2}$ - T.H.S.L.
Cotatque # - 115. This will be in cash.

I have been recently discharged from the
Army after a length of service of five years, & wounded
in action with the 28th Cdn. Armd. Regt. (B.C.R.) in
Normandy.

Trusting this meets with your immediate
attention I beg to remain

Yours truly

Harry Muller Retert

Harry Muller Retert of Stevenson B.C.

British subject, formerly carpenter,
Recently discharged from H.M. Services
Intends to be a Cafe Proprietor.

Cancelled 5/11/45

501

Rec'd	JAN 21 1946
File No.	4580/3550
File	
File	

January 21st, 1946.

Office of the Custodian,
506 Royal Bank Bldg.,
VANCOUVER, B.C.

lot 118

Dear Sirs:

Lot I hereby wish to bid the sum of \$600.00
for ~~Subdivision~~ 22 of S $\frac{1}{2}$ of Block 48, T.H.S.L., Plan 363.

I request that this property be registered
in the name of George Kalugeroff, a member of His
Majesty's Forces, 3339 Venables Street, Vancouver;
British subject.

*3400 Rth
Edmonton*

Please find enclosed my cheque, in the
amount of \$60.00, being 10%.

George Kalugeroff
George Kalugeroff

GK/dmc

Cox #118

HARRY J. DEGRAVES

Licensed and Bonded
REAL ESTATE BROKER
Specializing in Hastings Properties

Rec'd	MAR 18 1946
File No.	4580/8553
Ans	
SA	

VANCOUVER, B.C.
March 16th, 1946.

Cat. 118

Custodian of Enemy Property,
675 West Hastings St.,
Vancouver, B.C.

Dear Sir:

RE LOT 22, S1 BLK 48, H. T.

On behalf of Mr. A. E. Branca, et al,
I herewith submit an offer of \$600.00 cash, for
the purchase of the above property.

The catalogue Number in your records
is 118. Enclosed please find my cheque for \$60.00
being 10% of the tender.

Yours faithfully,

Harry J. Degraives

Attention Mr. G.A. Peters.

4580 & 8553

April 3, 1946.

Harry J. De Graves, Esq.,
2477 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 118
3400 Blk. E. Hastings St.
Subd. 22 of St 48/T.H.S.L./361

Further to our letter of March 22nd we have to advise you that we are prepared to recommend the acceptance of your offer, on behalf of your client, Mr. A. E. Branca, of \$600.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$540.00.

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, using the enclosed form.

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

We wish to call your attention to a registered charge appearing on the Certificate of Title, namely, 193302, 1/10/40, 2.54, City of Vancouver, Restrictive Covenant. Release of liability to build bulkhead or retaining wall as set out in 54340-L. The sale of the above property is subject to this charge.

Yours truly,

F. G. Shears,
Director.

GP:EB
Enc. 1 - Information Form.

4580 & 8553

April 10, 1946.

Harry J. De Graves, Esq.,
2477 East Hastings Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 118
3400 E. Hastings St.
Subj. 22 of B. 48/T.H.S.J./363

This will acknowledge receipt of your letter of recent date in which you enclosed a cheque of Mr. Branca for \$540.00. We have now received a total of \$600.00, the full amount of the purchase price for the above property.

We note that you request this property to be registered in the name of Angelo Ernest Branca, Barrister and Solicitor, of 402 Holden Building, Vancouver, B. C. Kindly advise whether or not Mr. Branca is a British Subject.

As previously advised, conveyance will be prepared and forwarded to Ottawa with our recommendation for acceptance, and if accepted, adjustments will be calculated as of the date of this letter.

Yours truly,

F. G. Shears,
Director.

GP:EB

8553 & 4580

April 12, 1946.

Mr. Hideo YADA,
Registration No. 06590,
Bridge River, B. C.

Dear Sir:

Re: Catalogue No. 118
3400 E. Hastings St.
Subd. 22 of S. 48/T.H.S.L./363

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$600.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of said sale will be credited to the joint account of you and Mrs. Kuniye YADA, and will be available when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

Yours truly,

George Peters,
Administration Department.

GP:ED

8593 & 4580

April 12, 1946;

Mrs. Genichiro (Kuniye) YADA,
Registration No. 06758,
Bridge River, B.C.

Dear Madam:

Re: Catalogue No. 118
1400 Bk. E. Hastings St.
Sold. 22 of S. 48/T.H.S.L./363

Please be informed that the above property is in course of sale on the basis of a valuation independently made and following directions issued from Ottawa. The price obtained is \$600.00 which will be subject to the usual charges for the sale of any real property. The net proceeds of this sale will be credited to the joint account of you and Hideo YADA, and will be available when the sale is completed. A detailed statement of the transaction will be sent to you when the matter is concluded.

We note from your declaration to the Custodian that your husband, Genichiro, is holding title to this property in his possession and we would request that he forward it to this office by registered mail using the enclosed envelope for this purpose. If however, you have placed the title in the hands of some other person for safe-keeping, kindly advise us in order that we may obtain same.

We will appreciate a reply from you at an early date.

Yours truly,

George Peters,
Administration Department.

GP:FB
Enc. 1 - Addressed envelope

701 file 8553
File Nos. 8553 and 4580.
Catalogue No. 118.

June 5th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Kuniye YADA
Hideo YADA
Subd. 22 of S. $\frac{1}{2}$ of Lot 48,
T.8.S.1.4. Flan 363.

With reference to the above property which was recorded in the Vancouver Land Registry Office, May 7th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 147727-L, dated May 7th, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 147728-L, dated May 7th, 1946, registering the property in the name of Angelo Ernest Branca (Deed).
3. Duplicate of Transmission dated April 26th, 1946.
4. Duplicate of Deed dated April 26th, 1946 - Secretary of State to Angelo Ernest Branca.
5. Certificate of Indefeasible Title number 147728-L, dated May 28th, 1946, covering the above property in the name of Angelo Ernest Branca.

DAC:JS
Atch.

D. A. Cramer

4500 & 8553

June 12, 1946.

Mr. Angelo Ernest Bruce,
Barrister & Solicitor,
403 Halden Building,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 118
3400 Eik. E. Hastings St.
Subd. 22 of Ss 48/T.S.S.L./102

Title to the above described property has now been received in your name and is ready for delivery.

Adjustments as of April 10th, 1946, as shown on the enclosed sheet, have been calculated and a balance of \$16.91 appears to your credit. A cheque for this amount is enclosed.

We are also enclosing the 1946 tax notice covering this property.

Please return to us the attached control receipt, duly signed, upon receipt of which title will be sent by registered mail to you or to any person designated by you.

Yours truly,

George Peters,
Administration Department.

/s/
Enc. 4 - Cheque for \$16.91
Tax Statement
Adjustment Sheet
Control Receipt

cc to Mr. Harry J. De Graves.

Catalogue No. 118
Files Nos. 4580 & 8553
3400 Blk. E. Hastings St., Vancouver
Subd. 22 of S₂ 48/T.N.S.L./363

June 3, 1946.

ANGELO ENREST BRANCA
(purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at April 10, 1946)

	DEBIT	CREDIT
Purchase price	\$600.00	
Cheques received		\$600.00
Seller's proportion of taxes for 1946 - 79/365 x \$81.47		22.11
registration fees on deed - \$600.00	5.20	
Balance owing to purchaser	16.91	
	<u>\$622.11</u>	<u>\$622.11</u>

BALANCE OWING TO PURCHASER \$16.91

4580 & 8553

October 5, 1946.

Mr. Hideo YADA,
Registration No. 06550,
New Denver, B. C.

Dear Sir:

Re: Catalogue No. 118
3400 Blk. E. Hastings Street
Subd. 22 of St 48/T.H.S.L./363

Please be informed that the above property has been sold as of April 10th, 1946, for the sum of \$600.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Adjustments of unearned taxes, up to the mentioned date, have been credited to the joint account of you and Kuniye YADA.

The net result of this sale appears on an attached statement, and the proceeds have been credited to the above mentioned joint account. We are also enclosing a general statement of the joint account, up to date, which includes the net figure to which reference has already been made.

Yours truly,

George Peters,
Administration Department.

GP/EL
Enc. (3) - Statement of Sale
Statement of Account
Copy of letter.

cc to the Department of Labour,
Japanese Division.

to Kuniye YADA

STATEMENT RE SALE OF:

Name: YADA, Hideo #06550
YADA, Kuniye #06758

Catalogue No: 118

File No: 4580 & 8553

Street Address: 3400 Blk. East Hastings St., Vancouver, B. C.

Legal Description: 22 of the B $\frac{1}{2}$ of 48/T.H.S.L./363

Date of Sale and Adjustments April 10, 1946

Sale Price

\$600.00

Real Estate Agents Commission

\$ 30.00

Charge for Valuation

5.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other Charges

Adjustments:

Fire Insurance

Taxes

22.11

Water

\$ 63.61

\$ 600.00

Net Proceeds credited to your account as of April 10/46

\$536.39

Date:..... October 5, 1946

Compiled by:..... George Peters

4580/8553

September 10, 1948

REGISTERED

Mr. Hideo YADA, and Mrs. Kuniye YADA
Reg. No. 06550 & Reg. No. 06758,
D'Arcy, B.C.

Dear Sir & Madam:-

We are forwarding to you herewith a cheque for
\$154.16 payable to you jointly. This is the total credit balance
in this account on the Custodian's books.

Kindly acknowledge receipt.

Yours truly,

✓
B.R. Dusenbury,
Office of the Custodian.

BRD/DD.
Enc. 1.

*also
GenStat*

C
O
P
Y

Y BUELL, ELLIS, SARGENT & RUSSELL
SENKLER, BUELL & VAN HORNE
Barristers & Solicitors

202-206 Pacific Building
744 West Hastings Street
VANCOUVER, Canada.

June 20, 1949.

F.D. Pratt, Esq.,
Barrister and Solicitor,
602 W. Hastings St.,
Vancouver, B.C.

EXHIBIT NO. 54-2
DATE June 24/49
FILED BY F. D. Pratt

Re - Mr. and Mrs. K. Yada - Hastings
and Cassiar property

Dear Sir:

In reply to your letter of June 15th the amount paid for the entire property purchased by our clients, Imperial Oil Limited, is the amount shown in the Deed in the Land Registry Office, namely, \$9,000.00.

This amount was paid for the three lots as a unit and not as a total amount for three separate lots. It is not possible, therefore, to give you the exact amount which could be applied to subdivision 22 as we do not believe our clients would have been interested in purchasing subdivision 22 by itself.

Yours faithfully,

BUELL, ELLIS, SARGENT & RUSSELL

Per: "T.E.H. Ellis"

TEHE/HS

P.S. The negotiations for the purchase of this property by our clients were completed in or about October, 1946, at which time our clients then agreed to purchase the property involved.

DEC - 3 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.

7553
4580

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

- (1) NAME KUNIYE YADA and HIDEO YADA (RCMP) Reg. No. 06758
(Print) Surname Given Name 06530
- (2) Pre-Evacuation Address 3390 HASTINGS ST E, VANCOUVER, B.C.
- (3) Present Address D'ARCY, B.C.
- (4) REAL ESTATE
- (a) Street Address (if any) _____
City or Municipality _____ Province _____
- (b) Legal description (lot number, block number, section number, etc.)
Subdivision Twenty-two (22) of the South Half (1) of Lot Forty-eight (48), Town of Hastings, Suburban Lands, Plan 363.
- (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.) _____ co-owners.
- (e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ _____
(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) - - - - - \$ 2,000.00 ✓
(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) - - - \$ 1,400.00
- (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)) - - - - - \$

(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,
Province of British
Columbia, TO WIT:

WE, KUNIYE YADA and HIDEO YADA of the
of D'Arcy 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 ^{our} knowledge, information and belief and ~~we~~ 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

of

in the Province of British Columbia,

this day of November,

A.D. 1947.

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.

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 22.

JAPANESE PROPERTY CLAIMS COMMISSION

R E P O R T
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Kamloops, B.C.,
February 9th, 1948.

IN THE MATTER OF THE CLAIM OF
KUNIKI YADA and KIMIO YADA

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

F. DEWE PRATT, Esq., appearing for the
Claimants.

A. WATSON, Esq., Secretary.
G.H.R. UPTON, Esq., Official Interpreter.
G. HAMBLETON, Esq., Official Reporter.

30

E. Yada,
In Chief.

MR. HUNTER: My lord, this is a very simple case and my defence will be based purely upon the question of fair market value of the real property.

THE COMMISSIONER: That is to say, your contention being that the fair market value was realized?

MR. HUNTER: Quite, my lord.

EMILIE YADA, one of the Claimants herein,
being first duly sworn, testified
as follows:

10 DIRECT EXAMINATION BY MR. PRATT:

MR. PRATT: My lord, I have been endeavouring to compile these forms. I have given my learned friend, Mr. Hunter, one and this is for your Lordship in this case.

(STATEMENT MARKED EXHIBIT NO. 1)

Q Mrs. Yada, what is your full name, please?

A Emilee Yada.

Q And you are the owner of some real property with one Eideo Yada?

A: Yes.

A: It was

20 Q Where was that property?

right at Hastings and Cassiar.

Q At Hastings and Cassiar in the City of Vancouver?

A City of Vancouver, B.C.

A: Consisted

Q And consisted of what?

of property right on the corner of Hastings and Cassiar.

Q Would that be one lot on the corner?

A One lot, yes.

Q And if I may lead -- the dimensions of that lot were 48 x 122 feet?

A: I think so.

3
E. Yada,
In Chief.

Q And what did you -- by the way, what is the relationship of Mr. Hideo Yada to you?

A He is my husband's brother.

Q Your husband's brother. Your brother-in-law, then?

A Brother-in-law, yes.

Q And what did you and your brother-in-law pay for this property?

A: We paid \$600.00.

Q When?

A: Well, that was

either in 1939 or '40, I think.

10 Q You don't remember the exact date?

A No, I don't remember.

THE COMMISSIONER: '39 or '40?

MR. PRATT: '39 or '40.

Q And there were no improvements on the lot?

A No, there was no improvements.

Q I see. And you set a value here of \$2000.00 for that property?

A: Yes, sir.

Q You base that valuation on what grounds, Mrs. Yada?

A I don't know what you mean.

20 Q Well, why do you think it was worth \$2000.00 when it was sold by the Custodian?

A Oh, because, you know, --

MR. HUNTER: Excuse me, my lord, I wonder if the witness would speak a little more loudly.

THE COMMISSIONER: Mrs. Yada, would you speak up a little louder so that counsel may hear you as well as myself?

MR. PRATT: Q: Yes, Mrs. Yada, go on, now.

A When I got the property, if someone had offered me \$2000.00 I wouldn't have sold it anyway.

30

K. Yada,
In Chief.
Cross-Exam.

Q You wouldn't have sold it if you were offered
\$2000.00? A: No, I wouldn't
have sold it because it was very valuable to me
and I wanted to keep it, if possible.

Q I see. Now, what was the purpose of buying that
lot? A: Well, we had
planned on building an apartment in that block.

Q An apartment in that block?

A Yes.

10 Q All right. Now, Mrs. Yada, I understand from you
that your brother-in-law is unable to be here today?

A No, he wasn't able to be here.

Q I see. Is there anything else now you can add to
this? Were you offered anything for the lot at
any time after you bought it?

A Yes. It was -- was it the year 1941? -- there
was one fellow, I can't remember his name, but he
was -- he wanted to buy that lot for \$1500.00 then.

20 Q He wanted to buy the lot for \$1500.00. You didn't
remember who that was, though?

A I can't remember him. I didn't have any intention
of selling the property, so I didn't even bother
asking his name.

MR. PRATT: I see. I think that is all this witness can
give, my lord.

CROSS-EXAMINATION BY MR. HUNTER:

30 Q Mrs. Yada, your brother-in-law isn't here, and I
presume that you are making this claim for him
as well as for yourself, is that correct?

E. Yada,
Cross-Exam.

A Yes, sir.

Q Now this individual that offered you \$1500.00, did he say why he wanted the property?

A Yes, he said he wants to build a store there.

Q Wanted to build a store?

A Yes, sir.

Q What kind of a store -- did he say?

A Well, I can't say what kind of a store, drug store, I think he told me.

10 Q I beg your pardon? A: You know, like a pharmacy.

Q A drug store, a chemist's shop?

A Yes, sir, something like that.

Q Now, as I understand it, this isn't business area, isn't it? A: Yes.

Q And the only business close by is a grocery store on the south-west corner, is that correct?

A Yes.

Q And there is a gasoline service station opposite, is that correct? A: Yes, sir.

Q Are there any other businesses there?

A No, there isn't any.

Q Those are the only businesses. How far are you from the North Burnaby shopping district?

A We were three blocks from the North Burnaby.

Q And there is quite a shopping district there, isn't there? A: Oh yes.

Q Have you any knowledge of fair market value other than this chap who offered you \$1500.00 for the property? Have you any other knowledge of what

K. Yada,
Gross-Exam.

lots in that vicinity were selling for at that time?

A No, sir.

Q You hadn't any personal knowledge?

A No, sir.

Q How concrete was this offer of \$1500.00, that is how did it come about? Just explain to his Lordship what happened?

A: I think it

10

was in the year that the war broke out, the man came into the store, that grocery store that was on the corner of Hastings and Cassiar that was owned by myself, and he came into the store and wanted to know who owned that property across the street, so I told him it was my property. He wanted to know whether I wanted to sell that property. And you know, of course, I asked him how much he want to buy it for, and he said \$1500.00 -- I think \$1500.00 for it. But, of course, you know I didn't have any intention of selling it so I simply refused him.

20 Q Was he of the Japanese race, or was he a --

A No, he was an Occidental.

Q I see. Did anybody else make any offer to you at all?

A: No, not then.

Q Or at any time?

A: Yes, Mr. Stevens

was wanting to buy that place once. He was a fellow that bought the store from me in Vancouver.

Q Did it get around to anything concrete or was it just sort of a vague desire to buy?

A Well, I don't know about that, but --

30 THE COMMISSIONER: Q: He didn't go any farther than to say

to you that he would pay \$1500.00 and you said
"No"?

A: Yes, sir.

MR. HUNTER: Q: Well, was Mr. Stevens the man who
offered \$1500.00?

A: No, it wasn't

him; it wasn't Mr. Stevens. The man that offered
me \$1500.00, he was a stranger to me.

Q Did Mr. Stevens make an exact offer?

A No, he didn't.

Q You just told him you weren't interested; is that
correct?

A: No, I told him

I wanted to keep the property.

Q Do you know anything about the other lots in this
block? Do you know whether they had reverted to
the City for taxes?

A: I don't know

anything about it.

RE-DIRECT EXAMINATION BY MR. PRATT:

Q Mrs. Yada, you don't know who owns the property
now, I suppose, of your own knowledge?

20 A No, I don't think --

MR. PRATT: I don't think this lady can assist us
further in this claim.

THE COMMISSIONER: Very well. Mr. Hunter, at what
price did the Government sell?

MR. HUNTER: \$600.00, my lord.

THE COMMISSIONER: When was the sale made?

MR. HUNTER: 1946.

MR. PRATT: In that connection, my lord, I draw your
attention to the appraisal which was made in

30 1943. At that time, the Johnson-Reeves' appraisal

E. Yada,
(Discussion)

of July 19th, 1943, which they set at \$600.00,
and you will note that is two years after that
when the sale was consummated.

THE COMMISSIONER: There is an argument open on that.

MR. PRATT: Yes. Also, I don't know if I should at this
stage indicate to my learned friend what my
further evidence will be --

THE COMMISSIONER: You are under no obligation to.

MR. PRATT: Well, if it will assist him to expedite this
10 matter, I can tell him right here. I propose
to adduce evidence to show that the purchaser
of this property from the Custodian sold it
a few weeks later for \$3000.00.

That is all, Mrs. Yada, thank you.

(Witness aside)

THE COMMISSIONER: That is all the evidence you have
here. All right, the next claim, Mr. Secretary.

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton
"G. HAMBLETON"
Official Reporter.

Vancouver, B. C.,

June 24th, 1949.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

D.T.B. BRAIDWOOD, Esq. and
J. CAMPBELL, Esq.,

appearing for the Dominion
Government.

P. DREW PRATT, Esq.,

appearing for the
Claimants.

- - - - -

MR. BRAIDWOOD: My lord, last night you suggested

10

Mr. MacLennan might go on first this morning,
but since then I have talked with Mr. Pratt and
Mr. MacLennan, and with your Lordship's permission
Mr. Pratt's remarks this morning are intended to
be very brief, and Mr. MacLennan is quite content
to let Mr. Pratt proceed first this morning.

I am calling your attention, my lord, to
Cases 54 to 59 inclusive, in which Mr. Pratt is
interested.

THE COMMISSIONER: Yes, Mr. Pratt.

20

MR. PRATT: My lord, in two of those cases, 54 and 55,

I am prepared to dispose of them this morning,
but I am going to ask the indulgence of the
Commission in the other cases for the reason
there is to be a family get-together, and I
haven't received any instructions from Mr.
Yada, who is down to see me in Vancouver, and
I put up the proposal to him but he hasn't
given me any answer. The two cases I suggest

30

that should be closed now are very brief, and
if your Lordship will grant me that indulgence,

Discussion.

I would like to stand the other four over. I may not have anything further to say on them, but I would like to leave the door open.

THE COMMISSIONER: We will stand them over until the opening day in September, which is September 12th. They can be spoken to then, and if necessary a date assigned.

MR. PRATT: Thank you, my lord.

10 Now, the first case that I wish to deal with this morning is No. 54, the case of Mr. and Mrs. E. Yada, and that is a very short and simple case. It deals with a sale of a lot at the corner of Cassiar and Hastings Street in the city of Vancouver, the property being on the north-east corner, known as Lot 21 of subdivision 22, of the south half of Lot 48.

20 This is a corner lot, my lord, and in July of 1943, the Custodian obtained an appraisal from Messrs. Johnson & Reeve for some \$600.00, and the point I wish to bring out here is the property was not sold until April 10th, 1946, approximately, or almost three years later, to Mr. Branca, for \$600.00.

Some three years had gone by, and I think your Lordship could take notice of the fact that values of properties had increased over that period of time.

30 Now I have traced the matter in the Land Registry Office, and I have been in contact with Mr. Ellis, solicitor for the Imperial Oil

Discussion.

and I have a letter from Mr. Ellis, a copy of which I have given to my learned friend, and I beg leave to file this letter. It is addressed to myself, and dated June 20th, 1949. (Reading).

The period between the purchase by Mr. Brumby on April 10th, 1946, and October, 1946, is a matter of five months, and I would submit in that period of time there wouldn't have been a sufficient or a marked rise in the values to justify a sale for \$600.00 in April.

10 THE COMMISSIONER: Have you any information as to what the other properties involved in that transaction consisted of?

MR. PRATT: My lord, I can only give you what I know myself, and they were three vacant lots, of which this was the corner lot, and I think it is common knowledge that a corner lot is worth at least 25% more than inside lots.

20 THE COMMISSIONER: Obviously the land here had a value to the Imperial Oil Company, because of the fact they could get the whole of it.

MR. PRATT: I don't think I can dispute that at all, but I think the difference or the spread is such that it would certainly show that the price of \$600.00 in April of that year was not justified. I would like to tender this letter, my lord, as an exhibit.

(LETTER MARKED EXHIBIT NO. 54-2).

30 THE COMMISSIONER: Mr. Pratt, I assume that this

Discussion.

property was constantly offered for sale by the Custodian during the interval of three years. Have you any information as to that?

MR. PRATT: No. I searched the files of the Custodian, after the Emloope hearing, and this is all that I could find, that on January 21st, 1946, there was an offer of \$600.00 by George Calacroff, a member of His Majesty's Forces. Then going back to October 11th, 1945, there was an offer of \$600.00 by Harry Muller Rekart, of Steveston. Now, that is what the Custodian's file discloses.

THE COMMISSIONER: To whom was the sale made?

MR. PRATT: There is a letter on file, my lord, of April 10th, 1946, a letter to Harry DeGraves acknowledging the cheque of Branca for \$540.00, and a registered deed in the name of Angelo Branca.

THE COMMISSIONER: There had been two previous \$600.00 offers, neither of which were accepted?

MR. PRATT: Yes, but the third one was accepted. The difference, of course, was made up of the adjustments.

THE COMMISSIONER: Yes.

MR. PRATT: But there is such a marked rise in a matter of five months that I think that the Custodian could have obtained a better offer than was obtained for this property.

That is about all I have to say, my lord, on that case, and I frankly have endeavoured to obtain other valuations but have not been

Discussion.

successful.

THE COMMISSIONER: Very good.

MR. BRAIDWOOD: My lord, I, too, have searched the material provided to me, and I find that the first offer was made in December, 1944, for \$450.00. This offer wasn't accepted. It was made by a man named Power. In July, 1945, a second offer was obtained from Loewen & Harvey in response to the catalogue at \$500.00, and that offer was not accepted. In October of 1945 a letter from a man called Beckard was received, which my friend has referred to, and an offer of \$600.00 was made at that time, in October, 1945, and before it was accepted it was withdrawn. Then in January, 1946, an offer was received from a man called Calacoff, again for \$600.00, and before it was accepted it was withdrawn.

Then comes Mr. Branca's offer in 1946, and on behalf of Mr. Branca Mr. De Graves filed an offer of \$600.00 in March of 1946.

So there were altogether five tenders, my lord, two of which for \$600.00 were withdrawn before acceptance, both the latter being in 1945.

By 1946, apparently for some reason the Custodian decided the \$600.00 offer should be accepted, and it was so done.

Now, I would like to point out that this

Discussion.

property was appraised by Johnson, Reeve & Watson. Mr. Reeve appraised it at \$600.00, and the last paragraph of his appraisal is interesting. He says, (reading). The fact my friend has put to you as to the type of land in the vicinity is perfectly correct, but apparently this property would only be of interest for some specialized purchaser for some definite purpose that he had in mind. I think your Lordship has indicated that already to Mr. Pratt and ^{if} he probably agrees that the Imperial Oil Company could get these three properties together for that specific purpose it might be of value to them.

I submit Mr. Reeve's appraisal was a careful one, and the history of the property shows that over a period of years attempts were made to sell the property through the catalogue, and a number of offers were obtained, none of which exceeded Mr. Reeve's appraisal, and I submit your Lordship should have no difficulty in finding that Mr. Reeve's appraisal was very close to the mark in establishing the fair market value of this property.

MR. PRATT: But still my friend must bear in mind this was three years before the sale took place.

THE COMMISSIONER: Well, the conditions here are peculiar. It is obvious that the claimant's lot had no particular value, independent of the

Discussion.

adjoining property. It has been shown that efforts were made to sell it for a period of three years prior to 1946, which, as we all know, was a period of a rapidly rising market, and if the property had had special value, undoubtedly offers greater than the appraisal would have been received in that interval.

10 I am not greatly influenced by the fact that the three lots, including this corner lot, were subsequently sold for a substantially greater price. However, I think I should give some consideration to that factor. In the overall recommendation, claimants will receive only 5% of the price paid to the Custodian. In this specific instance, I would allow \$150.00 in lieu of the overall recommendation.

(Concluded)

20

I hereby certify the foregoing to be a true and accurate report of the said proceedings.

J. P. Harshbarger
Deputy Official Stenographer

30

DEFENCE BRIEF

Kamloops
9 Feb. 48

Kuniye YADA
and
Hideo YADA

Files No. 8553 & 4580

Case No. 54

REAL PROPERTY CLAIM

(Claim shown as Gross)

Claim

\$2000.

Appraised at

\$600.

Sale Price

\$600.

Witness: Appraisers, Johnson Reeve.

Question of valuation only.

Appraisers (Johnson Reeve) report (19-7-43) report -

There has been very little development in the vicinity of this property. Competition of the shopping district in North Burnaby, close by, prevents any development.

Claimants stated that they had been offered \$1500. for the land which they refused as they did not wish to sell.

Appraisal made 19/7/43, property sold 10/4/46, nearly 3 years after.

Mr. Pratt stated that he proposed to adduce evidence to show that the purchaser of this property from the Custodian sold the property a few weeks later for \$3000.

BMP/mw

Name of Claimant

YADA, Runye
YADA, Hideo
8599, 4500

Case

54

Custodian File

REAL PROPERTY										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		
600.00	30.00 12.50									42.50
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			
TOTAL RECOMMENDATION										42.50