

4984

STEVESTON, B. C.
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 INFORMATIONNAME: UYEDA, TomoHOME ADDRESS: Box 79, 102 Menston St., Steveston, B. C.REGISTRATION NUMBER 05730SEX: FemaleAGE: 60OCCUPATION: Grocery store.

(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: "Self"MARRIED? YesNAME OF WIFE OR ^{Hus.} HUSBAND: deceasedADDRESS OF WIFE OR HUSBAND: NoneNAMES OF ANY LIVING CHILDREN: Yasuko (M); Go (M); Susumu (M).ADDRESS OF CHILDREN: 102 Menston St., Steveston, B. C.AGE OF CHILDREN: 40; 36; and 32 years respectively.**STATEMENT OF ALL REAL PROPERTY** (Each parcel must be mentioned and particulars given)1. LOCATION AND DESCRIPTION: 102 Menston St., Steveston, B. C.Municipality of Richmond, Roll. No. 5885-1E, Lot 2, Sec. 11.Block North 3, Range West 7, Map 4552 in the District of New Westminster.2. BUILDINGS AND OTHER IMPROVEMENTS: 2-story, 7-room, wooden framehouse, store in front quarters; 1-garage, 1-greenhouse.3. INSURANCE (Give particulars; state where policies are) Insurance Policies inattorney's hands of Walter Owen - Pacific Building, Hastings St.,
Vancouver, B. C.4. TAXES (Amount and where payable) \$30.70 paid 1941 payable Municipality of
Richmond, B. C.

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

None6. OCCUPANCY AND LEASES (If vacant so state) Owner.

- Walter Owen, Pacific Building,
Hastings St., Vancouver, B. C.
7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Hastings St., Vancouver, B. C.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES, EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
- Household ... Diner Sat&dinette; bathroom & washing utensil; kitchen fixtures;
stove & cooking utensils; living room stationary; beds & furnitures; kitchen utensils
& glassware.
- Store.... 2-scales(\$75.00); register, slicer, cooler, refrigerator showcase(\$335.00)
5-show cases, 4-counters, display container, adding machine (\$65.00),
at 102 Marston St., St. John's, B. C.
2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS None
3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

4. INSURANCE CARRIED ON ABOVE PROPERTY: None
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):
None
7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
1-\$50.00 Victory Bond - in owner's possession.
8. BANK ACCOUNTS Sav. Acc. about \$4,500.00 - The Royal Bank of Canada, Steveston, B. C.
9. LIFE INSURANCE: None
10. INTEREST IN ANY ESTATES OR TRUSTS: None
11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None
2. TRADE DEBTS: None

REMARKS: Documents of declarant are in the attorney's hand "Walter Owen"
Hastings St., Vancouver, B. C. but will leave key to residence with

the Custodian upon evacuation. In the meantime wishes to sell as much of the goods listed as possible.
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 16th day of April 1942.

(Signature)

Witness

FOR DEPARTMENTAL USE

INFORMATION FROM R.C.M.P.

DATE July 24/43

Our File No. 4984

Full Name UYEDA, Tomo (Mrs.)
(Surname in Block Letters)

Registration No. 05730 Male - Female Age Oct. 1, 1881
(Check)

Former Address Box 79, Steveston, B. C.

Date Evacuated Apr. 22/42 Naturalized - Canadian-Born - National
(Check)

Present Address 9/9 St. Tennant, Iron Springs, Alta.

Widow
Married - Single
(Check)

Name of Wife _____

Name of Husband Dec'd

Name of Mother Dec'd Name of Father Dec'd

Names of Children under 16 _____

Requested by ECT Registered with Custodian yes
(Yes or No)

Additional Information Grocery Store. Store building & 2 lots.

69/15

12th November, 1947.

NY: Trans NYPD
Page No. 05730
File No. 4984

LIABILITY SUMMARY

Woods did not declare any liabilities when completing Form JV
on 16th April, 1943, and review of the file does not record
evidence of any claim being made.

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

13 Nov 1947

[Signature]
J. Gowing, Asst. Insp.

30/...

File No. 4984

September 14th, 1944

MEMORANDUM
RE CLAIMS

Re: Mrs. Tomo UYEDA

There are no claims on file against
the above party as at this date.

GDM/GH

10th November, 1947.

REAL PROPERTY SUMMARY

CATALOGUE NO: 870 FILE NO: 4984
REGN NO: 05730

JAPANESE NAME (Mrs) Tomo UYEDA

CIVIC ADDRESS 102-4 Moncton St., Steveston, B.C.

LEGAL DESCRIPTION Lots 1 & 2, Blk 'E' of Sec. 11, B3N, R7W,
Map 4550 Mun. of Richmond, Dist. of New Westr. BC.

CLASSIFICATION Store with living quarters.

CERT. OF TITLE #127864-E d/23 Sept. 1938, registered in the name of:
Tomo UYEDA
(LRO Search 21/8/42)

STATE OF TITLE No reg'd. encumbrances nor judgments.
(LRO Search 21/8/42)

WHEREABOUTS OF TITLE Susumu UYEDA, P.O. Box 79, Steveston, B.C.
(LRO Search 25/8/42)

VESTED Vesting in Custodian applied for 31/8/42, registered as
#24654 on 1/10/42.
C of E #50149 rec'd under date of 10/10/42.

APPRAISED VALUE \$2514.50 (Land \$350. / Imp. \$2164.50)
Coulthard, Sutherland & Co. 27/4/44.

ASSESSED VALUE (1944)

LOT 1	Land \$ 270.00	LOT 2	Land \$ 225.00
	Imp 2160.		Imp 200.
	<u>2430.00</u>		<u>425.00</u>
	Taxable val. 1782.00		<u>365.00</u>
	Rates Bylaw 39.21		8.03
	Dyking chge 1.		<u>1.</u>
	TOTAL TAXES 40.21		9.03

CONSOLIDATION:

Land \$ 495.
Imp 2360.
<u>2855.</u>
Taxable value 2147.
Total taxes 49.24

FIRE INSURANCE Sold to new owner.

CHATELS Not involved.

#####

10th Nov. 1947.

SOLD TO This property was purchased in the first instance by Gunnar MOUM as at 26 Feb 45, terms $\frac{1}{2}$ cash and Agreement for Sale to cover the balance. Prior to completion of contract W.E. Stanley LESLIE purchased the property from him, the Custodian receiving the full purchase price of \$2525.00. Please refer to History of Admin. for full particulars.

APPROVED BY The Advisory Committee 29/12/44.

SOLD AS AT 26 Feb., 1945.

PURCH. PRICE & TERMS OF SALE \$1262.50 cash payment plus Agreement for Sale in the amount of \$1262.50, being a total of \$2525.00. Agreement for Sale to be paid off by a monthly payment of \$52.70 plus interest at 5%, payments to be completed by 26 Feb., 1947.

DATE OF RECEIPT OF PURCH. PRICE Final balance procured from funds supplied by Leslie on 27th Sept., 1945.

DATE OF FINAL ADJUSTMENTS All adjustments concluded on 27 Sept 1945 by Custodian. Leslie's cheque \$22,91 forwarded to attorney for Moum on Oct. 5th, 1945.

CERT. OF TITLE TO NEW OWNER C of T #192704-E forwarded under registered cover 28/1/45 to Leslie, and Postal Regn. card acknowledgment d/29/1/46

#####

FUNDS RELEASED TO CR. OF JAP. Released from Suspense to open credit 5 Oct, 1945.

JAP. ADVISED RE SALE AND FUNDS Statement re Sale and Statement of Account as at 28/5/45 forwarded under covering letter of Dec. 11th, 1945.

JAP. COMMENTS RE SALE None recorded on file.

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HISTORY OF ADMINISTRATION

Coulthard,
Sutherland & Co.
description of
property:

"This property is 102-104 Moncton St...in a good business location adjacent to B.C.E.R. station...The main building is 45' X 42' of frame construction, well painted and preserved, fair roof, good foundation being timber on cement blocks. The interior is finished in "V" joint, floors good. The front part is a grocery store with large kitchen behind and four small bedrooms upstairs. Plumbing consists of sink, toilet and tin bath, stove heat. On the west side there is a 15' X 48' addition consisting of three large rooms finished in "V" joint and

/...in "V" joint and

...the only plumbing in this part is a sink. The entire building is served by city light and water. At the rear of the property is a 24' X 24' building once used as a garage and to which there is now no access and also a greenhouse 15' X 30'.

The land consists of two lots approximately 99' X 110'."

Leased by
UYEDA
(102 Moncton)

(Mrs) Tomo UYEDA was evacuated on 22nd April, 1942, and prior to evacuation leased the WEST HALF OF THE STORE to Archibald McMillan CAMPBELL of Steveston, B.C. for a period of two years from 22/4/42 at a monthly rental of \$15.00. This part of the property being 102 Moncton St.

Campbell was in business with a R.C. Vickery, and upon Campbell leaving the premises on 31 Jan 1944, Vickery continued as tenant until sale of the property, at which time all charges were paid to date.

104 Moncton
rented by
Custodian

The balance of the property remained vacant until March 1st, 1943, when C. Deagle tenanted the property at a monthly rental of \$5.00.

Deagle remained as tenant until May 31st, 1944 and upon vacating, all arrears of rent were paid up to date.

Offers to
purchase
& sale

On 1st May, 1944, Chee S. Wing of Vancouver, B.C. offered to purchase in the amount of \$700. On being advised by this office of the appraised value, no further correspondence from this source was received.

Mr. Gunnar MOUM of Vancouver, B.C., offered to purchase the property for \$2525. on 28th December, 1944, and his offer was accepted on Jan. 5th, 1945.

Moum paid \$1662.50 in cash and signed an Agreement for Sale for the balance. Payments under this Agreement being \$52.60 per month with interest at 5%, first payment being due 26 March, 1945.

The first monthly payment was made on March 20th, 1945, and from that time all payments were in arrears until the property was resold in September to a Mr. W.E. Stanley LESLIE for the sum of \$2500.

At date of sale of the property to Leslie, the Custodian received the balance of Moum's purchase price of \$2525 plus interest due on arrears of payments under the Agreement for Sale.

All funds which would normally have accrued to Uyeda on the basis of the original sale to Moum were computed, and upon deduction from Leslie's purchase price of \$2500., credited to the Japanese. The balance being forwarded to G.R. Annable, attorney for Moum.

NO INFORMATION IN REGARD TO THIS PROPERTY, OTHER THAN THAT WHICH IS CONTAINED IN THIS SUMMARY, IS RECORDED ON FILE.

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

13 Nov 1947
J. Cuming, Admin. Dept.

Catalogue No. 870

File No. 4984

UYEDA, Mrs. Tomo

Reg. No. 05730

Civic Address: 102-104 Moncton St., Steveston.

Legal Description: Lots 1 and 2, Block "EW" of
Section 11, B 3 N, R 7 W,
Map 4550, Mun. of Richmond,
in the D.N.W.

Classification: Store with living quarters.

SOLD

Rented to R. Vickery at \$15.00 per mo. (102)
Rented to C. Deagle at \$5.00 per mo. (104)

1942 May 13 Inventory of chattels
1944 Sept. 14 Claims (Nil)

RE: Tomo UYEDA
Regn No: 05730
File No: 4984

13th November, 1947.

PERSONAL PROPERTY SUMMARY

CHATELS

Please refer to attached Summary and Schedule.

BONDS

Uyeda declared one \$50. Victory Bond when completing Form JP. This was left in her possession, and the file does not disclose the existence of any other bonds.

BANK ACCOUNT

The JP declaration notes a Royal Bank of Canada, Steveston BC, savings account with approximately \$4500. on deposit to her credit.

These funds were left under her control throughout the Custodian's administration of her estate in the protected area.

LIFE
INSURANCE

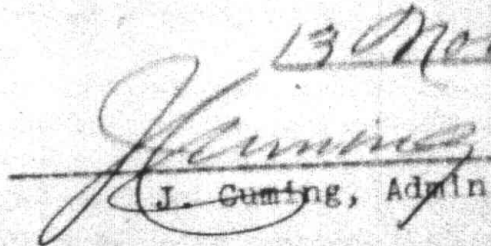
A 'nil' declaration on Form JP is not contradicted by review of her file.

ACCOUNTS
RECEIVABLE

None declared when completing Form JP on April 16th, 1942, and review of the file does not disclose the existence of any personal or trade accounts. One item in the amount of \$105.40, being a damage claim against the Dept. of Fisheries for damage suffered by a fishing vessel registered in the name of Uyeda, is noted on the Specified Articles Summary.

NO INFORMATION RE PERSONAL PROPERTY, OTHER THAN THAT WHICH IS CONTAINED IN THE ABOVE SUMMARY AND ATTACHED APPENDICES, IS DIVULGED BY REVIEW OF THE FILE.

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

13 Nov 1947

J. Cumming, Admin. Dept.

JC/..

JP DECL.
16/4/42

Sold by UYEDA Removed to
prior to evac. stge. 5/6/
on 22/4/42 44 & 17/4/45

Sold by Auction Other Disposition
DATE PRICE

JP DECL. 16/4/42		Sold by UYEDA Removed to prior to evac. stge. 5/6/ on 22/4/42 44 & 17/4/45		Sold by Auction	Other Disposition
				DATE	PRICE
Dinner Set	Yes				
Stove	Yes				
Dinette	Yes				
Ckg Utensils					Pres. disposed of by owner
Beds	5	1		1-16/6/44	3.00
Wash. utensil	Elec.wash.mach.				
2 Scales	2				
Register (cash)	Yes				
Slicer	Yes				
Cooler					Pres. fixture
Refrig.S'case	Elec.refrig.				
5 Showcases		2		2-16/6/44	14.00
4 Counters		2		2-27/4/45	4.50
Display container					Poss. collected by company who prob.loaned it to advert.
Adding machine	Yes				
MATHER'S INVENTORY 13/5/42 (Items not listed on JP Form)					
1 Table		1		27/4/45	5.00
13 Chairs		12		12-27/4/45	2.00
2 Bureaux		1		1-27/4/45	6.25
2 Dressers		2		27/4/45	4.75
Lino. rug					Pres. left on premises or worn out by tenants.
1 Lamp		1		27/4/45	1.50
1 Heater		1		27/4/45	2.00
Susumu UYEDA (4986) Inv. comp. by Mather 7/7/42					
1 Lawn Mower		1		27/4/45	10.00
1 Oil Burner		1		27/4/45	9.00
4 Bdles Shingles					Pres. disposed of by tenants or used for ordinary repairs. Pres. discarded - no value.
1 Oil Pump					
2 Coal Shovels					
1 Gdn Rake					
2 Hoes					
2 Snow Shovels					
1 Meat Chopper		1		27/4/45	.60
REMOVED TO STORAGE -- NOT INVENTORIED BY JAPANESE OR MATHER.					
		1	Sawdust burner	27/4/45	2.00
		1	HM Heater		No value
		1	Cutting machine	27/4/45	.50
		1	Book rack	27/4/45	.35
		1	Desk	27/4/45	9.00

Kumie
13/11/47

RE: Tomo UYEDA
Regn. No. 05730
File No. 4984

13th November, 1947.

SPECIFIED ARTICLES SUMMARY

CAMERAS

RADIOS

FIREARMS

AUTOS

} None declared on Form JP and review of the file does
not divulge the existence of any articles of this type.

VESSELS

One vessel as per Brown-edged Summary was disposed of by the JFVDC prior to being vested in the Custodian. The purchase price less expenses was paid to Uyeda on 27th February, 1942

Damage Claim #333 in the amount of \$105.40 was paid by the Dept. of Fisheries in connection with damages sustained by this boat whilst in the custody of the JFVDC. The cheque was received at this office and deposited to Uyeda's credit on April 27th, 1943.

NO INFORMATION RE SPECIFIED ARTICLES, OTHER THAN THAT WHICH APPEARS IN THE ABOVE SUMMARY AND ATTACHED VESSEL SUMMARY, IS CONTAINED IN THIS FILE.

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

13 Nov. 1947

J. Suming
J. Suming, Admin. Dept.

JC/..

SUMMARY TAKEN FROM VESSELS RECORDS

Date: February 24, 1944
 Name: UYEDA, Mrs. Tomu Reg. No. 05730 File: 4984
 Boat File No.: JFVDC 12
 Name of Vessel: "Irene May II" 40.2'x10.75'x6' (1937) Caterpillar Diesel 55 BHP
 Lic. or Reg. No.: Vancouver 170,403
 Naval No.: PR.003-B
 Owner's Valuation: \$6,500.00
 JFVDC Valuation: None
 Custodian Valuation: None
 Date of Sale: February 17, 1942
 Purchaser: Dewey Spencer
 Signature on Sales Papers: No copy
 Selling Price: \$5,845.60
 Paid to JFVDC ~~xxx Custodian~~: \$5,845.60
 Supervision Costs: \$58.44
 Balance due Owner: \$5,786.16
 Paid to: T. Uyeda on February 27, 1942
 Location of Boat at Sale: New Westminster
 Claims Against Canadian Govt.:

Damage Claim #333, Paid to Custodian on behalf of Mrs. Tomu UYEDA
 \$105.40 April, 1943

Additional Information:

gm

COULTHARD, SUTHERLAND & CO., LTD.
 ESTATE AND INSURANCE AGENTS
 CAR FINANCING

TELEPHONE 106

R.P.4

609 COLUMBIA STREET.
 NEW WESTMINSTER, B. C.

Catalogue #870.
File: 4984.

April 27, 1944.

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

APPRAISAL
RE: Lots 1, 2, Block E, Section 11, B5N/7W, Map 4550,
Steveston Townsite.

Dear Sir:

This property is 102-104 Moncton Street and is in a good business location adjacent to B.C.E.R. station on Moncton St. The main building is 45' X 42' of frame construction, well painted and preserved, fair roof, good foundation being timber on cement blocks. The interior is finished in "v" joint, floors good. The front part is a grocery store with large kitchen behind and four small bedrooms upstairs. Plumbing consists of sink, toilet and tin bath, stove heat. The east part has been used as a repair shop and is not occupied. The above is rented to Mr. Veickery.

On the west side there is a 15' X 48' addition consisting of three large rooms finished in "v" joint and occupied by Mrs. Diggle. The only plumbing in this part is a sink. The entire building is served by city light and water. At the rear of the property is a 24' X 24' building once used as a garage and to which there is now no access and also a greenhouse 15' X 30'.

The land consists of tow lots approximately 99' X 110'.

VALUATION:

Store and living Quarters.....	\$1889.50
Garage.....	150.00
Greenhouse.....	125.00
Lots	350.00
	<u>\$2514.50</u>

Yours very truly,

COULTHARD, SUTHERLAND & CO. LTD.,

EXHIBIT No. *507-9*
 DATE *5 Apr 1948*
 FILED BY *W. J. Hunter*

F. H. Coulthard
 F. H. Coulthard.

Date	DEC 28 1944
File No.	4984
Case	
Page	

R.P.1

December 28, 1944.

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

Dear Sirs:

I hereby wish to bid \$2,525.00 on Catalogue No. 870,
situated at 102-104 Moncton Street, Steveston. Attached you will find
\$100.00 cash as deposit.

Yours truly,

Gunner Moun,
748 Burrard Street,
Vancouver, B. C.

Gunner Moun

THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE
Le soussigné déclare que l'article mentionné d'autre part

OTHER SIDE WAS DULY DELIVERED ON THE
a été dûment livré le

Date stamp of office of destination
Timbre du bureau destinataire



SIGNATURE OF THE ADDRESSEE
Signature du destinataire

OF ADDRESSEE'S REPRESENTATIVE
du représentant du destinataire

OF THE POSTMASTER OF THE OFFICE OF DESTINATION
de l'agent du bureau destinataire

- (1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.
- (2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.
Lorsque la remise est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent paraître sur ce reçu.

R.P. 2

Registration Number 05730

UYEDA, Tomo (Mrs.)

P. O. Box 79, 102 Moncton Street, Steveston, B. C.

LOCATION AND NATURE OF PROPERTY

Lots 1 and 2 of Block "R", Sec. 11,
Block 3 North, Range 7 West, Map 4550,
Dist. of New Westminster.

The description given in Form "JP", was
for some reason, in error.

OWNERSHIP

The Certificate of Title is in the possession
of Walter Owen, as stated in Form "JP". He, however,
holds a copy of a Deed to Mrs. Uyeda and he also holds
Power of Attorney to deal generally with the property.

LAND AND BUILDINGS

The land consists of 2 city lots on Moncton Street,
(66 x 130'). The building is a 1½ storey, 7 room, frame,
shingle roof dwelling, with stores in front. There is
also a garage and greenhouse at the rear.

TAXES

The taxes are paid to December 31, 1941.

INSURANCE

Policy #39409, Merchants Fire Insurance Co.,
for \$3000 on building, expiring March 9th, 1945. Policy
is held by Mr. Walter S. Owen.

FINANCIAL POSITION

Claims to have no liabilities. Inventory of
personal effects attached hereto.

REMARKS

The equipment listed in Form "JP" under "Store",
has, with the exception of 1 Show Case, been sold to
A. M. Campbell of Steveston, for the sum of \$460 cash.
He, however, refused to let me view his receipt. Campbell
has leased the building for the duration of the war
at \$15 per month and is storing the effects, as per inventory.

RECOMMENDATION

I would recommend that this arrangement be permitted
to stand and that the property be handed to Mr. T. G. King
for management and collection.

May 13th, 1942.

[Handwritten signature]
Blair Campbell

[Handwritten signature]
A. M. Campbell

PP
1

Registration Number 05730

UYEDA, Tomo (Mrs.)

INVENTORY

✓ 1 Table

✓ 10 Chairs

✓ 1 Bureau

1 Linoleum Rug

3 Pull up Chairs

✓ 1 Dresser

✓ 1 Bureau

✓ 1 Lamp

✓ 1 Dresser

✓ 1 Heater

✓ 1 Kitchen Stove

~~✓ 1 Show Case, this is in the store.~~

*Mathis's inventory
13 May 1942*

May 13th, 1942.

S. Sold by auction June 16/44 Steadman 15.

PHONE STEVESTON 118

DRY ACETYLENE
ELECTRIC WELDING
MACHINE WORKS

STEVESTON CYCLE & MOTOR WORKS

106 MONCTON ST.,

STEVESTON, B. C. May 2nd 1941

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED
MAY 9 1941

B.C. COMMISSIONER OF THE
PROPERTY OF THE ALIEN

Dear Sir,

I hereby make my report of the sales of the goods mention below to Mr. A.M. Campbell of the Steveston B.C. and at the same time agree to Rent the store to Mr. A.M. Campbell for Two years (Leased) at the rent of the Sum of the Fifteen Dollars (\$15.00) a month and Mr. Campbell agree to pay the Water and the Electricity Bill for the time stated above.

The goods sold to Mr. Campbell is mention below and it has been reported to the Custodian of the Japanese Property.

- 1 - Cash Register -
- 1 - Candy Scale -
- 1 - Meat Scale -
- 1 - Meat Slicer ✓
- 1 - Electric Refrigerator
- 1 - Dining Room Set ✓
- 1 - Kitchen Range ✓
- 1 - Adding Machine ✓
- 5 - Bed with Spring ✓
- 1 - Set of English China ✓
- 1 - Electric Washing Machine ✓

For the total of the Sum of Four Hundred Sixty two dollars and fifty cents (\$462.50)

Per. *Shyda*

C/O Mr. Sid Tennent
Iron Spring
Alberta, Canada,

K.P.C.
Vancouver B.C. 239 east Hasting Street

June 29th 1944

F.G. Shears Esq.

506 Royal Bank Building

Vancouver B.C.

Rec'd	JUL 3 1944
File No.	4984
Ans.	PH
Referred	Harold

Dear Sir,

Re- the Catalogue No. 870 Propertys

at Stevenson I will increase the price \$200.00
more make it \$900.00 full prices.

the Catalogue No. 811. Stevenson B.C.

would be very much appreciated you will advise

soon us you set it lower the prices then \$7373.00

all the uilding very old. coast lots money to
repaired. I checked it over again last week.

your very truly.

C.S. Wing.

File No. 4984.
Catalogue No. 870.

March 20th, 1945.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Gruner

Town VIEDA - Reg. No. 05730
Wm. of Richmond
Lots 1 & 2, Blk. "E" of Sec.
11, Blk. 3 N., Range 7 W.,
Map 4590, D.M.W. Certificate
of Vesting No. 24554.

We attach herewith the following documents in connection
with the sale of the above described property.

1. Original Certificate of Encumbrance.
2. Agreement for Sale in triplicate GUNNAR MOUM.
3. Copy of letter showing to whom sold and price paid
for the property.
4. Memorandum from the Administration Department con-
firming valuation, and approval of Advisory Committee.
5. Real Property Memorandum from Administration Department.

Whereabouts of Certificate of Indefeasible Title No. 127864-E,
is unknown.

D. A. Gruner

DAG:JS
Atch.

Vancouver, B. C.
July 4, 1945.

G. R. Annable, Esq.,
Barrister & Solicitor,
441 Seymour St.,
Vancouver, B.C.

Dear Sir: Re: 102-104 Moncton St., Steveston, B.C.

I approve of your action in renting this place owing to my absence, and I am leaving again tomorrow.

My partner and I are short of money and he does not want to go on with the purchase of this property and I will leave the matter to you to handle the best way you can.

This will also authorize you to offer the land for sale at not less than \$2100.00, subject to the approval of the custodian, and to look after this property as you see fit as my solicitor and agent.

I am also signing a letter authorizing the new tenants to pay the rent to you.

Yours truly,

Ernest Hanson

*Witness
G. R. Annable
and Rose M. Hanson*

G. R. Annable, B.A.

Barrister, Solicitor, Notary Public

(ALSO BARRISTER AT LAW)

ROOM 17

441 SEYMOUR STREET

VANCOUVER, B.C.

R.P.9
Telephone - PACIFIC 8843

EVACUATION SECTION	
Rec'd	AUG 23 1945
File	B.C.
Ans.	
Referred	<i>Pitua</i>

August 22, 1945.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Hastings and Granville Sts.
Vancouver, B.C.

Dear Sirs:

Re: 102-104 Moncton Street, Steveston,
and Agreement for Sale to Gunnar Moum
Your file #4984

I regret the delay in this matter and am enclosing herewith copy of my letter to Gunnar Moum of this date, one copy being sent to his address at 748 Burrard Street and one copy to the address given to me, namely Box 244, Sidney, B.C.

I am also enclosing herewith original letter of July 4, 1945, authorizing the sale of this property. I understand you might get a little more than Mr. Moum was to pay and I trust that this letter will be sufficient authority for me to authorize you to make any sale. I hereby undertake that I have received instructions. If there is anything more I can do I will be glad to assist you.

I am preparing a statement of my charges and as I have received rent only for July and August and have not apparently received the June rent from Mr. Vickery I believe he may have paid this directly by Money Order mailed to Mr. Moum, I am afraid that my charges will be more than I have received.

Yours truly,

G. R. Annable
G. R. ANNABLE.

GRA/RM
Enc.

September 11th, 1945.

REAL PROPERTY MEMORANDUM

FILE NO: 4984
NAME: Tomo UYEDA
CATALOGUE NO: 870
RE: 102-104 Moncton Street, Steveston, B.C.
- Store with living quarters.

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lots 1 and 2, Block "E" of
Section 11, Block 3 North,
Range 7 West, Map 4550,
Municipality of Richmond in
the District of New Westminster.

Encumbrances: None

Taxes: 1944 taxes paid - no arrears
or consolidated,

Vested: 24654

VALUATION BY APPRAISER: \$2514.00

AMOUNT OF BID: \$2525.00

APPROVED BY COMMITTEE: December 29th, 1944.

AMOUNT RECEIVED BY CUSTODIAN: \$2,525.00

NAME OF PURCHASER: Gunnar Moun.

Prepared by:

[Signature]

Approved by:

[Signature]

DAC:JS

File No. 4984.
Catalogue No. 870.

January 24th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Tomo UYEDA
Mun. of Richmond
Lots 1 and 2, Blk. "E" of
Sec. 11, Blk. 3N., R. 7W.,
Map 4550, D.N.W.

With reference to the above property which was recorded in the Land Registry Office at New Westminster, October 3rd, 1945, we attach herewith the following documents in connection therewith.

1. Copy of application number 192702-E, dated October 3rd, 1945, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 192703-E, dated October 3rd, 1945, registering the property in the name of Gunnar Moun (Deed).
3. Copy of application number 192704-E, dated October 3rd, 1945, registering the property from Gunnar Moun to William Edward Stanley Leslie (Deed).
4. Duplicate of Transmission dated September 20th, 1945.
5. Duplicate of Deed dated September 20th, 1945 - Secretary of State to Gunnar Moun.
6. Certificate of Indefeasible Title number 192704-E, dated January 10th, 1946, covering the above property in the name of William Edward Stanley Leslie.

D. A. Gramer

DAC:JS
Atch.

4984

EVACUATION SECTION	
Rec'd	FEB 16 1948
File No.	4984
Ans.	
Referred	

REGISTERED

13th November, 1947

Mrs. Tomo UYEDA,
Regn. No. 05730,
c/o Mr. Hamlet,
Iron Springs, Alta.

Dear Madam,

Review of your file has now been completed and the attached cheque in the amount of \$3136.70 represents the balance of funds held to your credit at this office.

Please be advised that we are closing your account as of this date, and request that you in all future transactions to which you are a party, that you engage in same without prior reference to this office.

A Statement of Account was forwarded you under covering letter on December 11th, 1945, at which time your credit balance at this office was \$3142.58. Only one item has been entered in your account since that date, namely, a deduction in the amount of \$5.88 for auction proceeds incorrectly credited to you. This error was found on review of your file.

As your son Susumu UYEDA (file 4986) declared articles at 102-104 Moncton St., Steveston, B.C., which were considered to be your property inasmuch as Susumu was not married at time of evacuation, they have been credited to your account. For your information, the original copies of all auction sheets are enclosed herewith.

In order that we may be assured of your receipt of the above-mentioned cheque, would you kindly sign, date and return the duplicate copy of this letter in the stamped, self-addressed envelope enclosed for your convenience.

Yours truly,

[Signature]
S. Cusling
Office of the Custodian.

JC/..
Encl: Ck \$3136.70
Dupl.
Envl.
Auction sheets.
cc File 4986

RECEIPT OF THE A/M CHEQUE
ACKNOWLEDGED:

1947

[Signature]
Tomo UYEDA

STATEMENT RE SALE OF:

Catalogue No: 570
 Street Address: 102-104 Boncton
 Legal Description: Steveston, B. C.

Name: UYEDA, Tomo
 File No: 4964
 Reg. No: 07730

1,2/2/11/BYE/177/4550

Date of Sale and Adjustments February 26, 1945

Sale Price 22,525.00 (Agreement - 21,262.50) Cash 1,262.50

Real Estate Agents Commission

Charge for Valuation 10.00

Charge for Advertising 4.00

Land Registry Office Transmission Fee

Encumbrances:

Unpaid Vendor

Mortgage

Arrears of Taxes

Other charges

Adjustments:

Fire Insurance

Taxes

Water

	101.32
7.55	
7.30	24.00
28.85	1,387.82

Net Proceeds credited to your account

1,386.97

Date:.....December 11, 1945.....

Compiled by:.....

This Indenture

made in duplicate the Twenty-second day of April in the year of our Lord one thousand nine hundred and two.

In Pursuance of the "Short Form of Leases Act" Between

TOMO UYEDA, of the Townsite of Steveston, in the Province of British Columbia, Merchant.

hereinafter called the "Lessor" of the FIRST PART; and

ARCHIBALD McMILLAN CAMPBELL, of the Townsite of Steveston, in the Province of British Columbia, Farmer.

hereinafter called the "Lessee" of the SECOND PART;

WITNESSETH, that in consideration of the rents, covenants and conditions hereinafter respectively reserved and contained, the Lessor doth demise and lease unto the Lessee ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond in the Province of British Columbia and more particularly known and described as:

The West half of the Store situated on 7/8/11 of Lot Eight (8) of Section Eleven (11) Block Three (3) North Range Seven (7) West, Map 4550 in the District of New Westminster, and previously run by the Lessor as a Grocery Store and being numbered 102 Moncton Street.

David *Uoid*

From the Twenty-second day of April
one thousand nine hundred and forty-two

for the term of Two Years next ensuing

YIELDING AND PAYING therefor to the Lessor

the clear rental or sum of----Fifteen Dollars (\$15.00)----- dollars of lawful
money of Canada, payable on the following days and times, that is to say:

The sum of Fifteen Dollars (\$15.00) on the first day of
May in the year 1942, and the like sum of Fifteen Dollars
(\$15.00) on the first day of each and every month during
the term of this agreement, said sums to be paid to the
Official Custodian of Alien Property, Vancouver, B.C.

AND the Lessee COVENANTS with the Lessor to pay rent, ~~and to pay taxes~~, electric light, gas
and telephone charges; and to repair (reasonable wear and tear, and damage by fire and tempest
excepted).

AND that the Lessor may enter and view state of repair; AND that the Lessee will repair according
to notice (reasonable wear and tear, and damage by fire and tempest excepted).

AND will not assign or sub-let without leave; AND will not carry on any business that shall
be deemed a nuisance on the said premises;

AND that he will leave the premises in good repair (reasonable wear and tear, and damage by fire
and tempest excepted).

AND ALSO that if the term hereby granted shall be at any time seized or taken in execution or in
attachment by any creditor of the Lessee or if the Lessee shall make any assignment for the benefit
of creditors, or becoming bankrupt or insolvent shall take the benefit of any Act that may be in
force for bankrupt or insolvent debtors, THE then current rent shall immediately become due and
payable and the said term shall immediately become forfeited and void.

AND It is hereby declared and agreed that in case the premises hereby demised or any part thereof
shall at any time during the term granted be burned down, or damaged by fire, so as to render
the same unfit for the purpose of the Lessee and then so often as the same shall happen the rent
hereby reserved, or a proportionate part thereof, according to the nature and extent of the injury
sustained and all remedies for recovering the same shall be suspended and abated until the said
premises shall at the option of the Lessor have been rebuilt or made fit for the purpose of the
Lessee

AND ALSO that if the Lessee shall hold over and the Lessor shall accept rent after the expiration of the said term, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month;

AND ALSO that any additional covenants, conditions or agreements set forth in writing and attached hereto whether at the commencement of the said term or at any subsequent time and signed or initialled by the parties hereto shall be read and construed together with and as part of this lease, provided always that when the same shall be at variance with any printed clause in this lease, such additional covenants, conditions and agreements shall be deemed to supersede such printed clause;

PROVISO for re-entry by the Lessor on non-payment of Rent, whether lawfully demanded or not; or on non-performance of Covenants; or seizure or forfeiture of the said term for any of the causes aforesaid.

THE LESSOR COVENANTS with the LESSEE for quiet enjoyment.

Wherever the singular or the masculine are used in this document, the same shall be deemed to include the plural or the feminine, or the body politic or corporate; also the heirs, executors, administrators, successors and assigns of the respective parties hereto, where the context or the parties so require.

IN WITNESS WHEREOF, the said parties have hereunto set their Hands and Seals.

SIGNED, SEALED AND DELIVERED

In the presence of

(Signed) Thomas C. King

(Signed) Tomo Uyeda

(Signed) A. McM. Campbell

4984

14th May, 1942.

J. D. Mather, Es.,
Metropolitan Bldg.,
Vancouver, B.C.

Dear Sir:

Re: Tomo UYEDA

In connection with above party whose affairs have been handed to you for investigation, we have received advice from him that he has leased the store at 102 Moncton Street, Steveston, to A.M. Campbell, for two years, for the sum of \$15.00 per month, plus water and electric light. He also advises that he has sold the following articles to Mr. Campbell, for \$462.50.

- 1 Cash Register
- 1 Candy Scale
- 1 Meat Scale
- 1 Meat Slicer
- 1 Electric Refrigerator
- 1 Dinning Room Set
- 1 Kitchen Range
- 1 Adding Machine
- 5 Bed with Spring
- 1 Set of English China
- 1 Electric Washing Machine

Yours truly,

GDM:ND

R.P. Alexander
Assistant Manager.

2984

February 26th, 1945

Mr. G.R. Annable, B.A.,
Barrister & Solicitor,
441 Seymour Street,
Vancouver, B.C.

Dear Sir:-

Re:- Catalogue No. 870,
102-104 Mancton Street,
1.2/E/11/B3W/R78/4550

This will acknowledge receipt of your letter of February 21st, also cash from Gunner Moun in the sum of \$400.00. We have now received a total of \$1,000.00, which will leave a balance owing on the down payment for the above property of \$252.50. We note that you undertake to pay the balance upon production of a registrable Agreement for Sale. The balance of the purchase price is to be paid in equal monthly payments over a period of twenty-four months, with interest at 5% per annum.

The consideration shown on the Agreement will be \$2525.00, and in accordance with your request the documents will be prepared in the name of Gunner Moun, Fisherman, of 778 Burrard St., Vancouver, B.C., and note that you state he is a British subject.

When ready for signature the Agreement will be forwarded to you, in order that you may arrange to have your client execute the same. After which please return all copies at an early date in order that they may be forwarded to the Secretary of State at Ottawa, with our recommendation for signature. Upon their return duly signed, you will be advised at once.

Yours truly,

GP/DD.

F.G. Shears,
Director.

cc to Mr. Gunner Moun.

STATEMENT RE SALE OF:

Name: **YINDA, Tono**Catalogue No: **870**File No: **4984**Street Address: **102-104 Houston**Reg. No: **07730**Legal Description: **Houston, S. C.****1, 2/11/838/27/4530**Date of Sale and Adjustments **February 26, 1945**Sale Price **\$2,525.00 (Agreement - \$1,262.50)** Cash **\$ 1,262.50**Real Estate Agents Commission **\$**Charge for Valuation **10.00**Charge for Advertising **4.00**Land Registry Office Transmission Fee

Encumbrances:

Unpaid VendorMortgageArrears of TaxesOther charges

Adjustments:

Fire Insurance

101.32

Taxes

7.55

Water

7.30**24.00****28.85****\$ 1,367.82**

Net Proceeds credited to your account

1,368.77Date:..... **December 11, 1945**

Compiled by:.....

RECD	JAN 18 1945
FILE NO.	✓ 4984
BY	Peters
INDEXED	

January 17/45
Victoria B.C.

To the

Custodian of Japanese Evacuee property,

Dear Sir:—

Rept. your file N° 4984

Cat 870

As I have been out of town and
as I have not yet received no letter from you,
and as I am on the West Coast of Van.
Island, fishing at present, I may
be unable to be in Vancouver by the
27th of January as I arranged, but
will be there by the first week in
Feb. at the latest.

I am still interested in the
deal and hope you are able to
grant me the time extension if
necessary.

Thanking you in advance
Yours truly,

Gunnar Maun

748 Burrard St.
Vancouver
B.C.

Jan. 5th, 1945.

Summer House,
745 Burrard Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 870
102-104 Etonston St., Richmond.
1.2./B/11/BTL/RTH/4550.

Your letter of December 28th in which you enclosed \$100.00 and offer to purchase the above property for the sum of \$2,525.00 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 \$2,425.00.

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 then 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.F. G. Shears,
Director.

Catalogue No. 670
 File No. 4964
 102-104 Junction Street, Stageson
 1,2/E/11/B3E/R7E/4550

April 18, 1945.

GENERAL MOUN
 (purchaser)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at February 26, 1945)

	DEBIT	CREDIT
Purchase price		
Cheques received	\$2,525.00	
Agreement for Sale		\$1,262.50
Seller's proportion of taxes for 1945 - 56/365 x \$49.24		1,262.50
Water - 56/182 x \$24.00		7.55
Amount of rent collected		7.30
February 26th to February 28th - 3/28 x \$19.00 inc. water		2.00
March 1st to March 31st		19.00
Registration fees on agreement	3.75	
Insurance premium - 1.15 x \$100.00	1.32	
Insurance premium - 100% x \$100.00	100.00	
Water paid to June 30/45	24.00	
Balance owing by purchaser		93.19
	<u>\$2,654.07</u>	<u>\$2,654.07</u>

BALANCE OWING BY PURCHASER — \$93.19

4984

June 6, 1945.

G. H. Annable, Esq., B. A.,
Barrister & Solicitor,
441 Seymour Street,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 870
102-104 Moncton Street
L & R/E/11/B3H/E7E/4550

We are in receipt of your letter of June 5th with reference to the above property. For your information the following is the amount due with interest by your client, Gunner House. April payment \$52.60, April interest \$5.14, May payment \$52.60, May interest, \$4.76, June payment \$52.60, June interest \$4.69, total \$172.39. We hope that Mr. House will return within the next month as we would like these payments kept up to date.

We note your remarks that you will pay over any rents received from the above property to be applied against payment of Agreement for Sale.

The present tenant pays \$15.00 per month rent, and water rates of \$4.00, which has been adjusted with your client to March 31st, 1945. The rent is due and payable on the 1st of each month.

Yours truly,

George Peters,
Administration Department.

GP:EB

G. R. Annable, B.A.
Barrister, Solicitor, Notary Public

(ALSO SASKATCHEWAN BAR)

ROOM 17

441 SEYMOUR STREET

VANCOUVER, B. C.

TELEPHONE - PACIFIC 8843

June 5, 1945.

EVACUATION SECTION	
Rec'd	JUN 6 1945
File No.	
Ans.	
Referred	

Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Bldg.,
Hastings & Granville Sts.,
Vancouver, B.C.

Dear Sirs:

Re: Your file #4984
Re: Catalogue No. B70 - #102-104 Moncton Street
Sale to Gunnar Moum

This letter will confirm my advice to you over the telephone that Mr. Moum left here shortly after the sale was completed on a fishing trip to the west coast of Vancouver Island. He said that he would be away several months. I received a letter from him dated the 5th May.

I am writing to the tenant of the property, demanding rent. If any is received I will pay the same over to you promptly and I trust that you can wait for the overdue payment until Mr. Moum arrives back, which I think should be within the next month.

On going over my file I cannot find any statement showing what the rental arrangements were with the tenant, R. C. Vickery, either as to the amount of rent or arrears of rent. I presume that the rent would be payable to my client from the 23th March, being the date of your letter to the tenant.

Would you kindly let me know particulars of the rent so that I can take the necessary action to evict this tenant or take proceedings for the rent.

Yours truly,

G. R. ANNABLE.

GRA/RM

4984

July 19, 1945.

REGISTERED

Mr. Gunnar Moun,
748 Burrard Street,
Vancouver, B.C.

Dear Sir:

Re: 102-104 Moneton Street, Steveston,
Lots 1 & 2, Blk. "E", Sec. 11, B38,
B78, Map 4550.

We addressed a letter to you under date
June 6th, 1945 indicating that on June 26th, 1945 your
indebtedness under the Agreement for Sale covering the
above property would amount to \$172.39 made up as follows:

April Payment	\$52.50
April Interest	5.14
May Payment	52.60
May Interest	4.76
June Payment	52.60
June Interest	<u>4.69</u>
Total	<u>\$172.39</u>

On July 26th there will be owing an additional monthly payment
of \$52.60 which will make a total of \$230.62.

We enclose herewith a copy of a letter sent
today to your solicitor, Mr. G. R. Annable, and trust that
arrangements to meet this payment will be made promptly by
you.

Yours truly,

A. G. McArthur,
Administration Department.

AGM:AB
encl.

102-104 Moncton Street
Richmond, B. C.
1 & 2/E/11/B3N/R7W/4550

4984

October 4, 1945.

STATEMENT OF SALE

GUNNAR MOUM

In account with: The Custodian of Enemy Property

Adjustments owing re our statement - April 18, 1945	\$ 93.19
Balance of principal owing	1,209.90
Interest from March 26, 1945 to September 29, 1945 187 days @5%	31.00
Taxes paid to December 31, 1945 by Custodian	49.24
Water paid to December 31, 1945 by Custodian	24.00
Registration fees	4.50
Registration fees of W.E.S. Leslie to be collected on Leslie adjustments	<u>9.55</u>
Balance of monies owing to the Custodian by Gunnar Moum - - -	<u><u>\$1,421.38</u></u>

102-104 Moncton Street
Richmond, B. C. 1 & 2/E/11/B3N/R7W/4550

4984

October 4, 1945.

SALE OF REAL PROPERTY

GUNNAR MOUM

TO

WILLIAM EDWARD STANLEY LESLIE

STATEMENT OF ADJUSTMENTS

(As of September 28, 1945)

	DEBIT	CREDIT
Purchase price	\$2,500.00	
Cheques received		\$2,500.00
<u>Amount of rent collected:</u>		
September 28/45 to October 31/45		
34/31 x \$15.00		16.45
Water paid by tenant to September 30/45		
3 days @ 13¢ per day		.39
Registration fees on deed - \$2,500.00	9.55	
Water paid to December 31/45 - 95/184 x \$24.00	12.40	
Purchaser's proportion of 1945 taxes paid		
95/365 x \$49.24	12.80	
Cost of drawing deed	5.00	
Amount charged to purchaser		22.91
	<u>\$2,539.75</u>	<u>\$2,539.75</u>

AMOUNT CHARGED TO PURCHASER - \$22.91

4984

October 5, 1945.

Mr. G. R. Annable,
#17 - 441 Seymour Street,
VANCOUVER, B. C.

Dear Sir:

Re: 102-104 Moncton Street
Richmond, B. C.
1 & 2/E/11/BW/R7E/4550

Enclosed please find the Custodian's cheque for \$1,078.62 being the balance owing to Gunnar Moum on the sale of the above described property. A statement is attached hereto showing an amount owing to the Custodian of \$1,421.98 which, deducted from the \$2,500.00 purchase price between William Edward Stanley Leslie and Gunnar Moum, leaves the amount of the cheque enclosed.

We also enclose copy of adjustment sheet between Moum and Leslie showing a balance owing by Leslie amounting to \$22.91 which amount is to be forwarded to this office and in turn remitted to you for the account of Mr. Gunnar Moum.

Receipted tax bill and water bill which have been paid by the Custodian are also attached.

Would you kindly have Mr. Moum cancel the enclosed insurance policy for rebate from the insurance company concerned as the purchaser does not wish to assume this coverage.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc. 6

1784

December 11, 1945

Mrs. Tomo UYEDA,
Registration No. 05730,
c/o Mr. S. Tennant,
Iron Springs, Alberta.

Dear Madam:

Re: Catalog No. 570,
102-104 Houston, Stoveston, B. C.
1.2/E/11/BTH/RT/1550.

Please be informed that the above property has been sold as of February 26, 1945 for the sum of \$1,335.00. An independent appraisal of this property has been obtained and the sale approved by the Advisory Committee.

Rents, less expenses up to the mentioned date, have been credited to your account and adjustments of unearned taxes and any insurance premiums have also been credited to you.

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

Yours truly,

George Peters,
Administration Department.

hbo

Encl. (2)
cc: Dept. of Labour,
Japanese Division.

NAME UYEDA, Tono (Mrs.)

REGISTRATION NO. 05730

FILE NO. 1984

The following chattels were sold by public
auction at Stevenson, B. C. on June 16, 1944.

Glass show case
Glass show case
Bed and spring

\$ 1.00
10.00
3.00

Original mailed 12/11/47
[Signature]

Total

Less Expenses: (Auctioneer's Fee: \$ 1.70
(Advertising: 0.74
(Moving: 1.02

Net Proceeds Credited:

\$	17.00
\$	3.53
\$	13.47

Members of Custodian Staff Present.

Mr. Harris

Extracted from Auctioneering List No.

Stevenson 15.

Remarks.

NAME UYEDA, Tom (Mrs.)

REGISTRATION NO. 05730

FILE NO. 1984

The following chattels were sold by public
 auction at Steveston, B.C. on April 27, 1945

Food grinder	0.60 K
Cutter	0.50 K
X 12 Kitchen chairs L = 100	2.00 -
X Counter	2.00 -
X Counter	2.50 -
Lamp stand	1.50 F
Desk	9.00 F
X Dining table	5.00 -
X Dresser & mirror	3.25 -
X Dresser - no mirror	1.90 -
X Chest of drawers	6.25 -
Lawn mower	10.00 T
X Oil heater	9.00 -
Bamboo backrest	0.35 F
Garden tools	1.30 T
X Shovels etc.	1.75 -
X Heater	2.00 -
X Heater (sawdust burner)	2.00 -

Original mailed 13/11/47

Total

Less Expenses: (Auctioneer's Fee: \$6.04
 Advertising: 4.09
 Moving: 7.03)

Net Proceeds Credited:

\$ 60.40

\$ 17.16

\$ 43.24

Members of Custodian Staff Present. Mr. Harris

Extracted from Auctioneering List No. Steveston 33.

Remarks.

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

JAPANESE PROPERTY CLAIMS COMMISSION

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

10

Lethbridge, Alberta,
April 5th, 1948.

IN THE MATTER OF THE CLAIM OF
TOMO UEDA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

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

L.S. TURCOTTE, Esq., appearing for the
Claimant.

A. WATSON, Esq., Secretary.
G.N.R. UPTON, Esq., Official Interpreter.
T.P. HORROBIN, Esq., Official Reporter.

30

Mrs. T. Uyeda,
In Chief.
Discussion.

THE COMMISSIONER: Which claim do you wish to proceed with, Mr. Turcotte?

MR. TURCOTTE: My lord, the people who live the furthest away are the Uyedas. I think that claim is the next one on the list, anyway.

(MRS.) TOMO UYEDA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. TURCOTTE:

10 Q I am showing you a statement of your real estate, Mrs. Uyeda. Is that your signature on the bottom of the document? A: Yes.

Q And was that document prepared by me as a result of information which you gave me?

A Yes.

Q And is everything in there true to the best of your memory? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

20 Q I am showing you another document containing a statement of your personal chattels. Is that your signature? A: Yes.

Q Was that prepared by me as a result of information that you gave to me? A: Yes.

Q And is everything in that true to the best of your memory? A: Yes.

(STATEMENT MARKED EXHIBIT NO. 2).

THE COMMISSIONER: Apparently this was a multiple purpose building, was it?

MR. TURCOTTE: Yes. I am afraid I will have to call her son to give some evidence regarding it.

30 Q What was this building used for, Mrs. Uyeda?

Mrs. T. Oyada,
In Chief.

A I built it for the purpose of going into business.

Q And was it in a good business location?

A Yes.

Q Was it on the main street of Stevenson?

A Yes, the main street.

Q Now, with whom did you leave your chattels, that is the things that were in the house and in your part of the store?

A: The shop equipment I sold to Mr. Campbell.

10 Q I am showing you a document. Is that your signature?

A I didn't sell them all, she says.

Q No.

A: Yes.

MR. TROTTIE: I present that, my lord, as an exhibit.

It shows the articles which were sold to Campbell.

(DOCUMENT MARKED EXHIBIT NO. 3).

Q Now, what was the use made of this building and the various parts of it?

A I had a grocery business.

Q Yes.

A: And next door to it my

20 children had a machine shop.

Q Do you recognise this paper (producing)?

A Yes.

Q What is that?

A: That is a plan of the house.

Q Of the building? A: Yes.

Q And what is this at the bottom?

A This is a ground floor plan of the house showing where various articles were and giving the size.

Q A ground floor plan of the house. Now, is that a true plan?

30

A: Yes, it is a true plan.

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Mrs. T. Uyeda,
In Chief.

MR. TURCOTTE: I will have this marked, my lord.

THE COMMISSIONER: This is a plan of the premises?

MR. TURCOTTE: It is a plan of the premises. I think it probably will be useful because I understand the premises are gone.

THE COMMISSIONER: Have they been burned in the meantime, or what happened to them?

MR. TURCOTTE: I think some packing company or cannery bought the whole property and demolished it.
10 That is my information, I don't know whether it is true or not. That is what they have heard.

(PLAN MARKED EXHIBIT NO. 4).

THE COMMISSIONER: Incidentally, in regard to your Exhibit 2, it is not intended to be a complete list of chattels?

MR. TURCOTTE: No, my lord.

THE COMMISSIONER: Your claim is for those chattels shown in the claim form, is that it?

MR. TURCOTTE: Just the first page. Some of these people
20 have shown as set out something that is not within the terms of reference. I don't know what they had in mind, but possibly it was to show your Lordship they have really suffered other damage.

THE COMMISSIONER: Oh, I see.

MR. TURCOTTE: The second page really has nothing to do with the case at all.

THE COMMISSIONER: That is the long sheet.

MR. TURCOTTE: That is the long sheet. That is what they
30 lost as a result of evacuation. I think that confused the Custodian's Office because they were

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Mrs. T. Uyeda,
In Chief.

not able to put the claim on the analysis.

The only claim is for the \$1083.00.

MR. HUNTER: Perhaps with my learned friend's permission,
I will file the analysis now, my lord.

MR. TURCOTTE: Yes.

(ANALYSIS MARKED EXHIBIT NO. 5).

Q Am I to understand, Mrs. Uyeda, that you ran a
grocery store and that your sons ran a machine shop,
and did you all live in the premises as well? Did
you have living quarters there?

A Yes. I rented to my children.

Q You rented to your children. Did you collect rent?

A Yes.

Q How much did you get a month?

A \$25.00.

Q \$25.00 a month? A: Yes.

Q And did you make a good living from your grocery
store?

A: Yes, I had a fair business.

Q Now when you left the premises, I understand that you
rented a part of them to a Mr. Campbell; is that
correct?

A: I rented him the grocery
store.

Q The grocery store. And is that the document that was
signed between you and Mr. Campbell?

A Yes, this was signed by myself and Campbell.

MR. TURCOTTE: I might as well put that in, my lord. This
is a lease from this lady to Mr. Campbell of the
grocery store part of it for \$15.00 a month.

THE COMMISSIONER: Does that lease limit the grocery
store area?

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Mrs. T. Uyeda,
In Chief.

MR. TURCOTTE: Yes. It is described as the West Half of
the store situated on 7/8/11 of Lot 8.

THE COMMISSIONER: I see.

(LEASE MARKED EXHIBIT NO. 6).

MR. TURCOTTE: My lord, there was a charge made against
Mrs. Uyeda for insurance on a premium of \$100.00
and I wrote to the Custodian asking him the amount
of the charge, and Mr. Hunter says the policy was for
\$2500.00. Is that correct, now, that they had
placed the insurance?

MR. HUNTER: They reduced it. The claimant had a policy
for \$3000.00 which expired, and the Custodian renewed
it for \$2500.00.

THE COMMISSIONER: Even at that \$100.00 seems to be a
big premium for \$2500.00 of fire insurance, does it
not?

MR. HUNTER: The property was sold soon afterwards, my
lord, and she was credited with the entire amount.
I think my friend is trying to adduce the amount.

MR. TURCOTTE: Yes. If that is admitted now, that it
was \$3000.00 and was later reduced to \$2500.00,
that is fine.

Q Now the values which you have placed for the
chattels, how did you arrive at those values, Mrs.
Uyeda?

A: Household chattels.

Q And the store fixtures?

A: They were
bought over various periods, and those were bought
originally I reduced--those that were bought
originally, I reduced the price considerably on
that account, and from the new articles I deducted

less.

Q You tried then to arrive at a fair value for your articles? A: Yes, I did it with the idea of making a fair price.

Q Were these articles new, or how old were some of them? A: I had a number of articles bought in 1941, some in 1940, and also in 1939.

Q Well are you trying to tell us then that practically everything wasn't more than 2 or 3 years old? Some were new, some one year, some two years, and some three. A: Mine was a comparatively new place and whilst there were articles older than that, there weren't many.

THE COMMISSIONER: Is she referring now to the equipment of the store or to her household goods?

MR. TURCOTTE: Q: Ask her about her household goods and her furniture. Was that new or old?

A That was new.

Q That is what you mean by new, within 3 years?

20 THE COMMISSIONER: Put the question to her, when was it bought? A: There were a lot of articles bought in 1941. Some were bought in 1940 and some in 1939.

THE COMMISSIONER: Her evidence is to this effect, that both her business chattels as well as her household goods were bought within a three year period.

MR. TURCOTTE: Yes, except I notice on the form there the two dressers were apparently bought in 1930 and the other dresser in 1935.

30 THE COMMISSIONER: Where are you reading from now -- the

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Mrs. T. Uyeda,
In Chief.

claim form?

MR. TURCOTTE: No, this is the personal chattel form, my lord.

THE COMMISSIONER: That is Exhibit 2, is it?

MR. TURCOTTE: Exhibit 2, yes, my lord.

THE COMMISSIONER: Oh yes, I see.

MR. TURCOTTE: I tried to go into that rather carefully with her. I would like my learned friend to produce a letter dated July 3rd, 1944, with the tender of
10 Wing.

MR. HUNTER: Is it in the file?

MR. TURCOTTE: Yes, Mr. Hunter. I would like my learned friend to put this in. I don't want to be bound by one part of it.

THE COMMISSIONER: I guess you better take the sweet with the sour, hadn't you.

MR. TURCOTTE: Well I won't put it in.

THE COMMISSIONER: You thought he was too quick in handing it to you.

20 MR. TURCOTTE: No, I realize the situation. That is all I wish to ask Mrs. Uyeda. I wish to call her son, who assisted in building the place, and who has made an analysis of the buildings.

MR. HUNTER: I have no questions, my lord.

THE COMMISSIONER: Would you declare your defence?

MR. HUNTER: If you wish, my lord.

THE COMMISSIONER: I think perhaps it would be as well if you did so.

MR. HUNTER: It is submitted that the real property was
30 sold for its fair market value. It is submitted

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Mrs. T. Uyeda,
Discussion.

that the personal property was sold for its fair market value. I am not quite sure what items, if any, are missing because I am afraid I couldn't quite understand from my learned friend's statement of claim that he was still claiming the items on page 1 of the claim as filed.

MR. TURCOTTE: That is correct.

THE COMMISSIONER: That is how I understand it.

10 MR. HUNTER: I didn't understand that and accordingly I only took the items which I have added into the analysis and put those there, so there may be the odd item on page 1 of the claim as filed that I haven't included, and I should like to reserve my position on that; but aside from that I submit that everything was sold for its fair market value.

THE COMMISSIONER: You have no questions of this witness?

MR. HUNTER: No, my lord.

THE COMMISSIONER: That is all we require of you, Mrs. Uyeda.

20 MR. TURCOTTE: I don't know whether or not there is anything in the appraisal as to the assessed value. If my friend would admit that the land was assessed at \$495.00 and the improvements at \$2360.00, we would have it in.

MR. HUNTER: That is correct, my lord, the 1943 assessment, a total of \$2855.00.

(Witness aside)

GO UYEDA: a witness called on behalf of the claimant herein, being first duly sworn, testified as follows:

30 DIRECT EXAMINATION BY MR. TURCOTTE:

Q Mr. Uyeda, you are the son of the claimant, Mrs.

G. Uyeda,
In Chief.

Tomo Uyeda?

A: Yes.

Q And I understand that you operated a hardware store and machine shop?

A: No, sir, it was another of my brothers.

Q Your other brother, I see. But did you assist in the building of that place, or were you there when it was built?

A: Yes, sir.

Q Now you have prepared the statement of the value of the building, I believe?

10 A Yes, I did.

Q I am showing you several sheets of paper numbered from 1 to 10 with an analysis on an extra page. Is that your writing and your figures?

A Yes, this is my writing and my figures.

Q Now, you set out here the amount of lumber used in construction and the approximate price, is that correct?

A: Yes, that is the minimum.

Q The minimum. And you have also shown the doors and the electrical fixtures and the plumbing fixtures?

A: Yes.

Q And all the other items that went into this building?

A Yes.

THE COMMISSIONER: Are these figures an estimate made by the witness?

THE WITNESS: Yes.

Q Then it is not a factual statement as to actually what the materials did cost?

A No.

MR. TURCOTTE: Q: Well now, will you just explain a little

30 further as to how you arrived at the cost that is in

G. Hyden,
In Chief.

here?

A: I figured out what I used and what I spent for the carpenters.

Q What you spent for the carpenters.

A And what I spent for the materials. That is the price and the quantity I figured out I must have used because all the rest of the receipts and figures I left in Steveston.

Q You did have your receipts? A: Yes, I had.

Q But you left them at Steveston, is that right?

10 A Yes.

Q And is there any material difference between this statement that you have prepared and the actual cost of what it cost to build these buildings?

A That is the nearest that I can figure it out. I asked my brothers and my cousin who were there then and tried to check up carefully, and that is the nearest I can figure.

MR. TURCOTTE: My lord, I would like to put this in for what it is worth. I think it is a very carefully prepared statement as to the amount of lumber that has gone into the place and the doors and windows and the prices look to me to be fair, but of course I am no carpenter. It looks to be very carefully prepared.

20 THE COMMISSIONER: It is clear that these figures are made up from the witness' recollection.

MR. TURCOTTE: Yes, my lord.

Q Now, I am showing you this tax statement for 1937. Was that the tax statement for that property?

30 A Yes, it is.

G. Uyeda,
In Chief.

Q It was owned then by Shimizu?

A Yes.

Q He was the previous owner?

A: Yes.

Q And that is the tax statement?

A Yes.

MR. TURCOTTE: I would like to put that in, my lord, for the purpose of showing there were no improvements on the property in 1947. That is that everything was built from 1938 on.

10 MR. HUNTER: My lord, may I suggest to my friend if that is what he wishes to show, surely he should have better evidence than that. I am not disputing it in any way, but sometimes those things aren't strictly correct.

THE COMMISSIONER: Would you not be on stronger ground, Mr. Turcotte, if you got from the witness that the building was built in 1938?

MR. TURCOTTE: I think I asked Mrs. Uyeda that, but I wanted a little stronger or extra evidence of it.

20 Q When did you start to build?

A The main house, that is No. 102 and 104, 1938.

Q 1938. That was the first building that was put on the property?

A: Yes.

MR. TURCOTTE: All right. Again I merely put that in, my lord, in view of the fact that possibly the building is gone and it will be some evidence.

(TAX NOTICE MARKED EXHIBIT NO. 8).

MR. HUNTER: I would file, my lord, the appraisal of
30 Coulthard, Sutherland, Company, Limited, dated the
27th of April, 1944. The store and living quarters

G. Uyeda,
In Chief.
Discussion.

are appraised at \$1889.50, the garage at \$150.00, the greenhouse at \$125.00, and the lots at \$350.00, making a total appraisal of \$2514.50. That will be Exhibit 9, my lord.

(APPRAISAL MARKED EXHIBIT NO. 9).

MR. HUNTER: It was sold on the 26th of February, 1945, my lord, for \$2525.00.

MR. TURCOTTE: Can my learned friend tell me to whom it was sold?

10 MR. HUNTER: It was sold to a chap named Noma. I think he was an East Indian or a Hindhu, or something. I haven't been quite able to work out much of an analysis here, my lord. However, it will be noted that of the goods claimed in Exhibit 2, the personal property statement, that there are \$352.00 of which there is no record. There were \$57.00 declared but not found, \$30.00 abandoned, and \$5.00 lost, destroyed or stolen. After that amount, totalling \$440.00, is deducted from the claim for
20 \$1083.50, it leaves \$639.50. The total sales by the claimant and by ourselves total --

MR. TURCOTTE: Oh no, my learned friend is under a misapprehension. We made no claim for the things we sold which amount to \$462.00. That is not in our claim at all.

MR. HUNTER: I quite understand that, but it is on our analysis, that is what I am getting at.

MR. TURCOTTE: I know. Maybe we are at cross purposes.

THE COMMISSIONER: I think you are. I think your
30 friend is dealing with something quite different.

The \$639.00, as I understand you, is for goods that actually were sold by the Custodian, is that right?

10 MR. HUNTER: No, my lord. I am trying to reconcile my analysis, and if my friend will be patient he will find I am not going to cheat him. On our analysis we did show the chattels that were declared, my lord, and then we show the sales. The "X's" beside the items, are those sold by the claimant, and they total \$462.50. Then we in turn sold certain things. They are all down below where I have added the things shown on Exhibit 2. We have sold certain things, and there may be a few things shown in the first page of his claim that we have not shown at all, therefore I am not sure but I don't think there is very much, in any event, but if you take what the claimant sold and received and what we received and the total claim -- well, that doesn't help us very much, but it would appear
20 we sold very close to -- no, that won't help us, my lord, I don't think that that would help us at all. I think actually a new analysis should be submitted in view of the fact he is making his claim as on Exhibit 1.

THE COMMISSIONER: I agree. The present analysis is not very helpful.

MR. HUNTER: No, it isn't.

THE COMMISSIONER: What is your wish, to file it when your defence goes in?

30 MR. HUNTER: I think so, my lord. I don't think my

G. Uyeda,
Discussion.

learned friend would have any objection to that.

MR. TURCOTTE: No, my lord. I think it is quite clear that our claim totalled \$1083.00, and of that the Custodian included that \$77.40, that is the amount that he sold. Now, anything that we sold isn't in our claim at all because we reported it to the Custodian as having been sold for \$462.50.

MR. HUNTER: That would be \$94.90, my lord, because there is an extra \$17.50.

10 THE COMMISSIONER: I think you better file another analysis later, Mr. Hunter, and I would suggest you furnish a copy to claimant's counsel beforehand.

MR. HUNTER: Quite, my lord.

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. P. Horrabin

"J. P. HORRABIN"
Official Reporter.

DEFENCE BRIEF

LETHBRIDGE
5 April 1948

(Mrs.) Tomo UXEDA

File No. 4984

Case No. 507

REAL PROPERTY CLAIM

(All claims shown are Gross)

<u>1. Claim</u>	<u>Appraised at</u>	<u>Sale Price</u>
\$7,789.20	\$2,514.50	\$2,525.

Witness - Appraisers, Coulthard Sutherland.

Question of valuation only.

Appraisers (Coulthard Sutherland) report -
In good business location, well preserved,
good foundations to main building, being timber on
cement blocks.

Property consists of Store & Dwelling with
Garage and Greenhouse.

It is submitted that the real property was
sold for its fair market value.

PERSONAL PROPERTY CLAIM

2. Claim

Furniture \$629.35
Store Fixtures 454.15
\$1083.50

(a) Goods value	\$263.35	Sold by auction for \$77.40.
(b) " "	112.50	Declared not found
(c) " "	374.15	No record at any time
(d) " "	10.00	Not accounted for.
(e) " "	323.50	Fixtures
	<u>\$1083.50</u>	

Goods which claimant sold for \$462.50 are not included in this claim.

Store Shelves, Ceiling & Sink light fixture, sink stove, cupboards,
etc., value \$323., were probably fixtures.

It is submitted that everything sold was sold for its fair market value.

Jan 4/49
By Commissioner
\$1,000 in lieu of
other recommendation

Documents required

New analysis. One copy to be handed to Mr. Turcotte.

(Trans. Page 15)

Filed.

Summary of Defence Witnesses

Coulthard Sutherland

Thompson & Co.

Mr. Harris

Where required

1 Appraisers

2 (a) Auctioneer

2 (a) Staff

BMP/nw

Name of Claimant **UYEDA, Tono**Case **597**Custodian File **4984**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)		Charges 12.50 & Comm.	V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there- of		Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
		2325.							1800.00	
<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 & Not Found & 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			
174.70	49.25	14.77	28.19%	392.05	110.51					
TOTAL RECOMMENDATION									1125.20	

1984

October 31st, 1950.

Mrs. Tomo UYEDA,
Iron Springs,
Alberta.

Dear ~~Miss~~ Madam:

Re: Japanese Property Claims Commission

Case No. 507

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 ... \$1,125.28.

Cheque in your favour is enclosed for \$1,123.04 and we have paid the Co-Operative Committee .. \$ 2.24 for legal fees as authorized by you.

Yours truly,

F.G. Shears
Director

FGS/js
1 encl.

CLAIM NO. 507 - Tomo UYEDA

This claim is made in relation to real property situate on Moneton Street, Steveston, B.C., upon which was erected a dwelling, store and garage. The claimant has stated that the land cost him \$500.00 in 1938; and that the buildings were erected between 1938 and 1940 at a cost of \$7289.70.

The property was assessed in 1944 at \$2855.00. It was appraised by Coulthard Sutherland & Co. in April 1944 at \$2514.50, and was sold in February 1945 at \$2825.00. Two earlier offers were made to the Custodian and rejected, being for \$700.00 and \$900.00 respectively.

It is shown that the purchaser resold the property in May 1946 to the B.C. Packers Ltd. at \$5500.00.

General evidence introduced earlier in the Inquiry from experienced real estate agents indicates that a rise in real estate values of from 20 to 25 per cent. occurred between the years 1945 and 1946.

I consider that this property was sold at a price substantially lower than fair market value, and in my opinion the fair market value of the property at the date of sale was approximately \$3500.00 to \$4000.00.

I THEREFORE RECOMMEND payment to the claimant of an additional sum of \$1000.00.

H. J. Bird

Commissioner.

January 11th 1950.