

11945-

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: IMAI, Usakichi

HOME ADDRESS: Now at Hastings Park, Vancouver, B. C.
415 Brunette St., New Westminster, B. C.

REGISTRATION NUMBER 08677 SEX: male AGE: 47

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: Imai Confectionary Store--415 Brunette St., self

MARRIED? yes

NAME OF WIFE OR HUSBAND: Tome File 12046-Noblaime 243 D

ADDRESS OF WIFE OR HUSBAND: Hastings Park, Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Shozo (M), Uliho (F), Kiyoshi (M),
Hisako (F).

ADDRESS OF CHILDREN: Hastings Park, Vancouver, B. C.

AGE OF CHILDREN: 13, 9, 6, and 4 years.

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

1. LOCATION AND DESCRIPTION: Block S2/1, Lot 6 etc., Sub. Div. 11,
Re. Sub. 1, Roll No. 1232, District of New Westminster, B. C.
415 Brunette St.,

2. BUILDINGS AND OTHER IMPROVEMENTS: One 2 storey wooden frame building
store and house combined. Store in front. 5 rooms in living
quarters.

3. INSURANCE (Give particulars; state where policies are) Fire Insurance Westminister
Trust Co., (Mr. A. B. Kennedy Ins. dept.) \$1,000. renewal of previous
Policy which expired 5 years ago. The declarant states that Custodian
is paying premiums through Mr. Kennedy. (Insurance on house alone).

4. TAXES (Amount and where payable) 1942 taxes \$28.40 not yet paid.

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

6. OCCUPANCY AND LEASES (If vacant so state) building vacant.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS. In owner's possession.

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: Lived in 5 rooms behind store at

415 Brunette St., New Westminster, B. C. Now at Hastings Park.

2. LANDLORD'S NAME AND ADDRESS. self

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

4. STATE WHEREABOUTS OF LEASE.

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid)

6. IF FARM LAND, PARTICULARS OF CROPS SOWN.

STATEMENT OF PERSONAL PROPERTY OWNED:

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

(see back page)

See page 4

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) _____
Customers owe declarant about \$600. (see back page).

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) _____

8. BANK ACCOUNTS: _____

9. LIFE INSURANCE: \$1,000. Vancouver, B. C. Sun Life Insurance Co., /34 yr. endowment. Benef. wife (Tome). Policy no. 2213751. Premiums \$19.65 semi-annually. Paid to date. Policy in possession of owner.

10. INTEREST IN ANY ESTATES OR TRUSTS: _____

11. SAFETY DEPOSIT BOX: _____

LIABILITIES:

1. PERSONAL DEBTS: 159.77 ✓
Owes City \$150. for Water rates. Paid
Declarant intends to pay when able.

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 29th day of July 1942.

(Signature)

U. Drai

Witness

FOR DEPARTMENTAL USE

List of People owing declarant money.

Declarant states that these people were his best customer's and does not want to collect at the present time.

J. Aonei	\$ 12.50
H. Bando	4.50
J. Noropito	2.00-
J. Hikieda	15.00-
I. Fukuzawa	18.25-
K. Kinoshita	3.05
S. Kinoshita	37.87
K. Kumamoto	18.75
J. Mano	8.14
S. Miyayoki	6.75-
T. Takahashi	14.25
S. Takahashi	62.63-
L. Wana	12.75-
A. Takano	19.00-
K. Mori	185.00
T. Nakano	88.00
Y. Hinastu	5.75
K. Kobayashi	8.55
H. Homa	18.80
K. Matsumoto	5.25
J. Teramura	25.00-
T. Takeda	10.00
T. Yatani	10.00

64/5/12

List of Personal Property

Stored at Japanese Temple, New Westminster, B. C.

- ~~1 glass showcase~~
- ~~3 glass counter cases~~
- ~~1 glass wall case (2 pieces)~~

Stored at 415 Brunette St., New Westminster, B. C. (House boarded--no key)

1 chest drawers	2 tables
1 showcase	1 couch
1 coat closet	2 chairs
1 glass coat closet	2 sofas (chairs)
1 biscuit stand	4 stools
1 cupboard	2 heaters

In Garden at 415 Brunette St. New Westminster, B. C.

500 shrubs and trees in back yard. Value about \$200.

S Sold at Auction #8
N W McK 15/12

11945-

INFORMATION FROM R.C.M.P.

Date September 2nd 1943.

Our File No. 11945

Full Name IMAI, Usakichi
(Surname in Block Letters)

Registration No. 08677 ☒ Male - Female
(check) Age September 9, 1895.

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

Date Evacuated September 28/42 Naturalized - Canadian-Born - National ☒
(check)

Present Address Tashme, B. C.
Moosejaw, Sask.(R.C.M.P. Sept. 23/46)

☒ Married - Single
(check)

Name of Wife Tomi No. 08679 closed

Name of Husband _____

Nee
Name of Mother (KOJIMA) Take (Japan) Name of Father Unosuke (Japan)

Names of Children under 16 #15641 Kyoko (F) 12/4/26, Shozo (M) 13/9/28, Yuriko (F)
16/6/32, Kiyoshi (M) 21/4/35, Hisako (F) 6/9/38.

Requested by G.M Registered with Custodian Yes
(Yes or No)

Additional Information Store (general) at above address.

Owne Land and House (store) as above.

ROSE, JOHNSON & MOORE

BARRISTERS & SOLICITORS

W. M. ROSE, K. C., CROWN PROSECUTOR

LEROY JOHNSON, K. C.

BENJAMIN MOORE, LL.B.

OFFICES: SUITE 409 WALTER SCOTT BUILDING

MOOSE JAW, SASK.,

CANADA

February 5th, 1951.

Custodian of Enemy Property,
506 Royal Bank Building,
VANCOUVER, B. C.

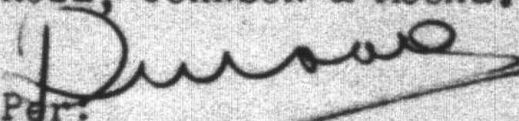
Dear Sirs:

Re: Japanese Property Claims Commission.
Usakichi Imai - No. 08677

We are enclosing herewith, release signed by the above mentioned Usakichi Imai, wherein he agrees to accept the sum of \$108.10, in settlement of his claim. We should appreciate receiving from you in due course, your cheque payable to Mr. Usakichi Imai in the sum of \$108.10.

Yours truly,

ROSE, JOHNSON & MOORE.

Per: 

BM/BL.
Encl.

EVACUATION SECTION	
Rec'd	FEB 7 1951
File No.	
Ans.	
Referred	

II-430
11945

14th September, 1950.

Messrs. Rose, Johnson & Moore,
Barristers & Solicitors,
409 Walter Scott Building,
Edmonton, Saskatchewan.

Attention Mr. Moore.

Dear Sirs:

Re: Kinsaburo CHIBA - Case E16
Yasakichi IMAI - Case E17

Our records indicate that you acted on behalf of the above in the presentation of claims before the Japanese Property Claims Commission.

The Custodian of Enemy Property has been authorized to carry out the recommendations of the Commissioner. Before payment of the award, a Release by the claimant is required, and a form of Release is enclosed herein, and when returned properly executed, cheque in favour of the Releasor will be issued. It is important that the present address of the Releasor be filled in on the Release.

A letter of Authority from the above to deduct from the award, legal fees for services which you may have rendered and require to collect is also enclosed, and this authority signed by the claimant, will be accepted by the Custodian and a cheque issued in your favour.

Yours truly,

F.C. Shears,
Director.

FCS:HA
Encls.

EXHIBIT No. 817 - 1
DATE 9 Apr. 1948.
FILED BY Mr. Moore

POLICE DEPARTMENT

John B. Donald, Chief of Police

New Westminster, B. C.

March 22nd, 1948.

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

Dear Sir:

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

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

Yours very truly,

"John B. Donald"

Chief of Police.

JBD/s.

I hereby certify that the foregoing words are a true copy of the original whereof they purport to be a copy.
Date: August 12, 1948.

E. L. Lasse
Jy.

File No 11945

817 - 3

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

March 13, 1948.

REAL PROPERTY MEMORANDUM

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

Catalogue No. 646.

One Real Property only, being:

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

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

Assessment: (1944)

Land	\$400.00
Improvements	805.00
TOTAL	<u>\$1205.00</u>

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

Six offers received ranging from \$300.00 to \$600.00.

Sold for \$600.00.

Relative documents attached hereto.

WJJ/HMS

....."W.J. Johnston".....

I hereby certify that the foregoing words are a true copy of the original
whereof they purport to be a copy.
Date: August 12, 1948.

E. La Rose
J. J.

SCHEDULE E.

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

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

This is one of the Schedules
to para. 58. of the written
statement duly verified by
statutory declaration this
27th day of November, 1947.
Benjamin Moore
a sworn valuer for the above.

SCHEDULE E.

Japanese Temple Warehouse.

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

This is one of the Schedules
to page 8 E. of the written
Statement duly verified
by Statutory Declaration
this 27th day of November. 1942.

Benjamin Moore.
a Com. for latter for Task. & interest

SCHEDULE E.

ACCOUNTS RECEIVABLE

T. Aone	\$ 12.50
H. Bando	4.50
Frank Moropito	2.00
J. Hikieda	15.00
I. Fukuzawa	18.25
K. Kinoshita	37.87
J. Mano	8.14
K. Kumamoto	18.75
S. Miyazaki	26.75
T. Takahashi	14.25
S. Takahashi	62.63
L. Wans	12.75
A. Takano	19.00
K. Mori	185.00
T. Nakano	88.00
Y. Hinatsu	5.75
K. Kobayashi	8.55
H. Hama	18.80
K. Matsumoto	5.25
J. Teramura	25.00
Z. Soga	16.65
Mrs. Kikuchi	14.00
Mrs. Uemura	8.52
Mr. Van	48.55
Y. Nishimwia	18.25
K. Tsuji	12.50
J. Onishi	28.50
K. Shibatani	11.25

\$746.96.

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

*Benjamin Moore
a Comptroller for Duties for Sask. & Alberta*

746.96
570.00
782.90
2099.84
746.96
1352.90

File No. 11945

September 13th, 1944

MEMORANDUM

TO: Mrs. A. G. McArthur

FROM: Mr. W. J. Johnston

Re: Catalogue No. 646
415 Brunette Street
1/11/13/8.B.1/2620

Mr. T. Lamothe, whose offer to purchase the above-mentioned property for the sum of \$600.00 is to be recommended for acceptance to Ottawa, visited our office on Monday September 11th, 1944, and advised me that he and his family have moved into the dwelling as they had no other place to live.

He also stated that Mr. Slevin and ^{Mr.}Stewardson, Health and Building Inspectors respectively, of the City of New Westminster had called personally at the property and notified him that he could not live on the premises as same were unfit for human habitation, and at the same time had placarded the entrance of the house with a notice to this effect.

On Tuesday morning of the 12th instant in company with Messrs. Slevin and Stewardson I visited the property and after we discussed the situation with Mr. Lamothe, it was agreed to by Mr. Lamothe that he would not use the premises as living quarters but would confine his occupancy strictly to the manufacturing of cement blocks for chimneys, and this was approved by the representatives of the City.

I advised Mr. Lamothe that he had entered the premises without our knowledge and consent and under no circumstances would we be responsible for his actions.

On the same day I visited The Westminster Trust Company, our agent for this property and instructed them to increase the insurance on the dwelling from \$350.00 to \$600.00, the amount of the appraised value and purchase price. I notified our Mr. Gibson regarding this extra coverage which met with his approval.

I would appreciate your taking any further steps which you may deem necessary in order to protect the interests of the Custodian in this matter.

WJ/MS

WJ/MS

WJ/MS

File No. 11945

January 31st 1946.

CHATTEL SUMMARY

Re: (Mr) Usakichi IMAI
Registration No. 08677

The above-mentioned Japanese owned the Real Property at 415 Brunette Street, New Westminster, B. C. On the back of his 'JP' Form dated July 29th 1942, Mr. IMAI declared he left household effects at this address. He also declared leaving chattels stored at 120-10th Street, New Westminster, B. C.

Westminster Trust Company inventoried on August 4th 1942, all personal property belonging to the above-mentioned Japanese which was left at 415 Brunette Street and 120 - 10th Street, New Westminster, B. C. This inventory is almost the same as the declarant's list.

Mr. Spain informed us on July 2nd 1943, that this property had been broken into and ransacked by vandals. Westminster Trust Company were instructed by the Custodian July 5th 1943, to have the windows and doors securely boarded up. Receipted statement on file under date of July 27th 1943, re boarding up of this property.

Mr. Iverson stated in his memoranda dated June 24th 1944, and January 30th 1946, that he investigated 415 Brunette Street and found all the effects completely destroyed (apparently by vandals) and there was nothing left to salvage.

Out of the six showcases listed as stored in the Japanese Temple at 120 - 10th Street, New Westminster, B. C., five were sold at auction on March 15th 1944, and one is missing.

Usakichi IMAI declared that he had 500 shrubs and trees in his garden. However, Mr. Iverson states in his memorandum dated January 30th 1946, that at the time the investigation of the property was made the garden was examined and practically nothing in the nature of healthy shrubs was found. The few remaining plants which had deteriorated, were of no commercial value and the trees were the usual local growth.

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


Administration Department *ru 2*

WJ3/RMS

CHattel Schedule

File No. 11945

January 31st 1946.

Re: Usakichi IMAI (Mr)
Registration No. 08677
415 Brunette Street,
New Westminster, B. C.

Date Declared: July 29th 1942.
Date Evacuated: September 28th 1942.
Date Inventoried: August 4th 1942

Inventory	Declared	Auction	Unsold
1 Chest of Drawers	1 Chest Drawers		Destroyed by Vandals
1 Wall Case	1 Showcase		Destroyed by Vandals
1 Clothes Closet	1 Coat Closet		Destroyed by Vandals
1 Glass Case	1 Glass Coat Closet		Destroyed by Vandals
1 Japanese Heater	1 Heater		Destroyed by Vandals
2 Biscuit Stands	1 Biscuit Stand		Destroyed by Vandals
1 Cupboard	1 Cupboard		Destroyed by Vandals
2 Tables	2 Tables		Destroyed by Vandals
1 Couch and 2 Chairs to match	1 Couch, 2 sofas (chairs)		Destroyed by Vandals
2 Odd Chairs	2 Chairs		Destroyed by Vandals
4 Stools	4 Stools		Destroyed by Vandals
1 Heater	1 Heater		Destroyed by Vandals
2 Glass Show cases	2 Glass Show cases	1 Sold March 15/44	1 Missing
3 Glass Counter Cases	3 Glass Counter Cases	3 Sold March 15/44	
1 Wall Case in 2 Parts	1 Glass Wall Case (2 pieces)	1 Sold March 15/44	
1 Bench			Destroyed by Vandals
	500 shrubs & trees in back yard. Value \$200.00		Deteriorated and Missing.

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

.....*W. J. Johnston*.....
Administration Department

WJJ/HMS

11519/1
11945

December 31, 1946.

M. Nishiguchi Co. Ltd.,
c/o Mr. Asairo (Arthur) NISHIGUCHI,
Registration No. 01920,
P. O. Box 1826,
Ashcroft, B. C.

Dear Sirs:

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

We wish to advise you at this time that we communicated with the above-mentioned regarding your claim against him for the sum of \$7.25, but he does not admit this indebtedness. He has, however, stated that he prefers to communicate with you direct regarding this matter.

This is to inform you, therefore, that we have forwarded Mr. Imai all funds at credit in his account in this Office and that we have not objection to you making settlement with this debtor personally.

In the event that settlement is arranged, we would appreciate being advised regarding same.

Yours truly,

H. J. JOHNSTON
OFFICE OF THE CUSTODIAN

HJJ/HMS

11945

REGISTERED

30th August, 1944.

The Manager,
Real Estate Department,
The Westminster Trust Company,
New Westminster, B.C.

Dear Sir:

Re: Catalogue No. 646
415 Brunette Street,
New Westminster, B.C.
Lot 1 of Blk. 11/13, S.B. 1, 2620

Further to our letter of the 23rd we have had the appraisal on this property reviewed and while the property is not in first class condition there does not appear to be anything which would indicate that it is not worth approximately \$600.00.

For your information we have received an offer in line with this appraisal which we are accepting and are therefore not in a position to further consider your offer. Your cheque for \$350.00 is therefore returned herein.

Yours truly,

F. G. Shears,
Director.

FCS/TMH

encl.

11945

August 30, 1944.

Mr. T. Lamothe,
Newton P. O., B. C.

Dear Sir:

Re: Catalogue No. 646
415 Brunette Street
1/11/43/S.B.1/2620

Your letter of August 24th and offer to purchase the above property for the sum of \$600.00 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 full amount of the purchase price.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not the purchaser is a British Subject.

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

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

Yours truly,

F. G. Shears,
Director.

GP:EB

POST OFFICE DEPARTMENT
ADMINISTRATION DES POSTES
CANADA

ACKNOWLEDGMENT

AVIS DE RÉCEPTION

EVACUATION SECTION

This side to be filled in by office of origin
Le recto est à remplir par le bureau d'origine

To be filled in by sender who will
indicate below his full address

REGISTERED ARTICLE
Envoi recommandé

A remplir par l'expéditeur qui doit
indiquer ci-dessous son adresse complète

ENTERED AT THE OFFICE OF
Enregistré au bureau des postes de

Referred



DATE

UNDER
sous le

No.

18180

ADDRESSED TO
Adressé à

Mr. Guildas E.

Lamothe,

AT Cr. Brunette & Rousseau Sts.,
New Westminster, B.C.

398-225.005-30-4-11

RETURN TO
Retournez à

Office of Custodian,

506 Royal Bank Building,

Vancouver, B. C.

STREET AND NUMBER
Rue et numéro

(1)
PLACE OF ORIGIN OF REGISTERED ARTICLE
Lieu d'origine de l'objet recommandé

(1) IN PRINTED CHARACTERS
En lettres moulées

CANADA

File 11945 A.S.

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

SHOULD BE DULY DELIVERED ON THE

Date stamp et office of destination
I am at bureau destinataire



SIGNATURE OF THE ADDRESSEE (1)
Signature du destinataire

OF ADDRESSEE'S REPRESENTATIVE (2)
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 retained by that 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 permettent, par l'agent du bureau destinataire, et renvoyé par la première occasion 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 figurer sur ce reçu.

Catalogue No. 646
File No. 11945
415 Brunette Street
New Westminster, B. C.
1/11/13/sb.1/2620
Certificate of Title No. 180026-E

Control of property covered by Certificate of Title No. 180026-E and described
above is by us hereby acknowledged and we agree that all adjustments and
incidents connected with the sale to us of this property have been settled.

Dated at Vancouver, this 18th day of January 1946

J. E. Smith

Return to the Custodian

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

Dear Sirs:-

Re: 415 Brunette St. New Westminster

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

G. E. Lamm Signed

Return this copy to the purchaser

October 4th, 1944

REAL PROPERTY MEMORANDUM

FILE NO: 11945

NAME: Usakichi IMAY

CATALOGUE NO: 646

RE: 415 Brunette Street, New Westminster, B. C.
Dwelling (store front)

CERTIFICATE OF ENCUMBRANCE:

Description of Property: Lot 1 of Lot 11 of Lot 13, Suburban
Block 1, Map 2620, in the City of
New Westminster

Encumbrances: Nil

Taxes: 1944 taxes of \$28.00 paid.

Vested: No. 24717

VALUATION BY APPRAISER: \$600.00

AMOUNT OF BID: \$600.00

APPROVED BY ADVISORY COMMITTEE: August 31st, 1944

AMOUNT RECEIVED BY CUSTODIAN: \$600.00

NAME OF PURCHASER: Guildas Baile Lamothe and
Gabrielle Lamothe (Joint Tenants)

K. W. WRIGHT

KWW/JF
Attach.

REG. NO.	NAME	FILE NO.				
00677	Imai, Usukichi	11945				
ASSURED						
THE SECRETARY OF STATE OF CANADA, acting in his capacity as Custodian.						
COMPANY	POLICY NO.	AMOUNT	PREMIUM	RATE	TERM	EXPIRATION
Maritime Insurance Company	445760	\$350.00	\$3.60	1.03	1 Yr.	July 23, 1945
PROPERTY INSURED			LOCATION			
\$350.00 on the 1 st story, frame, shingle-roof vacant store store <i>Transferred to new owner - Lamoth 12/11/44</i>			415 Brunette St., New Westminster, B.C.			
LOSS PAYABLE		INSURANCE AGENT		RENTAL AGENT		
Assured		Westminster Trust Co.				
ENDORSEMENTS						

08677		IMAI, Usakichi			Page 2 11945	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
	SEE PAGE ONE FOR POLICY NUMBERS.					

Mercantile Insurance Company Policy No. 445760 was transferred to the new owners, Guildas Emile Lamothe and Gabrielle Lamothe, November 14th 1944, and was sent to them on January 18th 1945.

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

.....*W. J. Johnston*.....
Administration Department.

WJJ/HMS
January 29th 1946.

[Handwritten signature]

File No. 11945

CLAIMS DEPARTMENT

September 21, 1943.

Usukichi IMAI - Reg. No. 08677

CREDITORS:-

1. M. Nishiguchi Co. Ltd.....	\$ 7.25
2. City of New Westminster (Water a/c)...	159.77
3. Royal Columbian Hospital.....	67.80
a/c. Sozo.....	\$17.00
" Uhei.....	10.80
" Mrs. Toms...	20.00
" " "	20.00
	<u>67.80</u>

DEBTORS:-

Sundry A/cs.

NO ACTION - per request.

BRD:ND

January 29th 1946.

SUMMARY OF LIABILITIES

Re: (Mr) Uesakichi IMAI
Registration No. 08677

CREDITS

Sundry Accounts About \$60.00

Uesakichi IMAI declared in his 'JP' Form dated July 29th 1942, a list of Japanese owing him money. He also stated that these people were his best customers and did not want to collect at that time. The Custodian wrote Mr. IMAI on August 10th 1943, informing him that we were taking no further action in the matter of his creditors as per his request.

CLAIMS

1. M. Hishiguchi Company Limited....	\$ 7.25	Custodian will take no further action in this connection.
2. City of New Westminster.....	159.77	PAID
3. Royal Columbian Hospital.....	67.80	PAID

1. M. Hishiguchi Company Limited submitted this claim on August 15th 1942. The Custodian wrote to the above-mentioned on September 21st 1943, regarding this claim but have never received an answer. P.T.O.

2. Mr. Imai declared this claim in his 'JP' Form but the amount mentioned by him was \$150.00. He also stated he intended to pay same when able. Westminster Trust Company declared in their report dated August 4th 1942, that the above Japanese owed the City of New Westminster for water, \$159.69. This amount was increased to \$159.77 at the time the water service was shut off. The Custodian wrote to the above-mentioned on September 21st 1943, regarding this claim but have never received an answer. September 28th 1944, letter on file to Mr. A. J. Howell enclosing our cheque in the sum of \$159.77 covering payment of Water Rates at 415 Brunette Street, New Westminster, B. C.

3. Royal Columbian Hospital, New Westminster, B. C., submitted a claim for \$67.80 against the above Japanese. Bills on file under date of October 31st 1942. \$67.80 is the total of four accounts, namely:

(1) Mrs. Tomo IMAI (wife).....	\$20.00
(2) Mrs. Tomo IMAI (wife).....	20.00
(3) Umai IMAI (daughter)	10.80
(4) Soso IMAI (son)	17.00

The Custodian wrote Mr. Imai on September 21st 1943, regarding this claim but have never received an answer. Mr. Imai acknowledged above debt and same was paid in full on December 28, 1946.

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

.....
Administration Department. *su B.*

K11/1112

Cont. 1. The Department of Labour, Japanese Division, advised us in
letter dated December 3, 1946, that Mr. Imai would prefer
to deal directly with Mr. Higashimura Company Limited in
connection with the \$7.25 claimed by them.
December 30, 1946, an advised Mr. Higashimura Co. Ltd., of the
above remarks and stated that settlement would have to be
made between themselves.

File No. 11945

January 29th 1946.

PERSONAL PROPERTY SUMMARY

Re: (Mr) Usakichi IMAI
Registration No. 08677

Chattels: Mr. IMAI owned Real Property at 415 Brunette Street, New Westminster, B. C., at which address he declared in his 'JP' Form dated July 29th 1942, leaving a few chattels. Disposition of these effects is shown in the Chattel Summary and Schedule.

Life Insurance: Declared in 'JP' Form:
"\$1,000.00 Sun Life Insurance Co., Vancouver, B. C.
34 yr. endowment. Benef. wife (Tome). Policy No.
2213751. Premiums \$19.65 semi-annually. Paid to
date. Policy in possession of owner."
The Sun Life Assurance Company, Vancouver, B. C.,
informed the Custodian office on January 29th 1946,
by telephone, that this policy has not been in
effect since December 8th 1940. /HS

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

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


.....W. J. Johnston.....
Administration Department

WJJ/HMS

NAME IMAI, YasuichiREGISTRATION NO. 06677FILE NO. 11945

The following chattels were sold by public
 auction at New Westminster, B. C. on March 15, 1944.

Show Case (2 pieces)	\$ 3.50	M
Show Case	2.00	M
Show Case	.50	M
Show Case	.50	M
Show Case	1.00	M

Total:	(Auctioneer's Fees \$ 0.75	\$ 7.50
	(Advertising 0.20	
Less Expenses:	(Movings 0.91	\$ 2.33
	(Rents 0.47	
Net Proceeds Credited:		\$ 5.17

Members of Custodian Staff Present.

Mr. Iverson

Extracted from Auctioneering list No.

New Westminster B.

Remarks.

*Copy sent to IMAI in letter
 dated Nov. 17/47.*

Unsettled List

File No. 11945
Reg. No. 08677

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 8 November 16	Fire insurance premium Land Registry Office - Certificate of Enfranchisement	\$ 8.24 1.00		
1943 August 2	Fire insurance premium	8.24		
1944 May 5 July 25 September 8	Proceeds Auction Sale Fire insurance premium 1944 and arrears taxes Water rates Phone call re property Credit re Sale of property	5.80 154.39 159.77 .43	5.17	
1946 October 7 November 14	Cheque to you	50.00 50.00		
1947 January 3 May 17	Royal Columbian Hospital Cheque to you Cheque to you	67.80 63.24 6.39		
		<u>\$ 575.30</u>	<u>\$ 575.30</u>	

HTL

Accounting Department
March 15th, 1948

REAL PROPERTY SUMMARY

Catalogue No. 646

File No. 11945

Japanese Name: Usakichi IMAI (Mr)

Reg. No. 08677

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

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

Classification: Dwelling (store front)

S O L D

Registered in the name of: Usakichi IMAI

State of Title: Clear Title.

Sold to Guildas Emile Lamothe, Cement Contractor and Gabrielle Lamothe, his wife, Joint Tenants, for \$600.00 (cash) as at September 8th 1944.

Title delivered to new Registered owner on January 18th 1945.

Funds derived from above sale released to credit of Usakichi IMAI, Registration No. 08677, File No. 11945 on January 16th 1945.

Insurance: Mercantile Insurance Company Policy No. 445760 for \$600.00, expiring July 23rd 1945, was transferred to the new owners.
November 14th 1944

Chattels: Not involved.

ADMINISTRATION

Mr. Usakichi IMAI declared owning in his 'JP' Form dated July 29th 1942, this combined store and house at 415 Brunette Street, New Westminster, B. C. Mr. IMAI and his family occupied the property up to the time of Evacuation.

Westminster Trust Company were instructed July 31st 1942, by the Custodian to take control of the assets of the above Japanese. August 4th 1942, they described the property in their report as follows:
"Dwelling with store in front. 1½ frame building used as a dwelling house with store built on in front. 5 rooms in living quarters, brick chimney to ground, built on wooden blocks, basement-dirt floor, lot all fenced."
They also stated "This property is not worth renting. The building is very crude having been mostly done by the Japanese himself, and it is quite dirty."
Mr. IMAI boarded up a portion of the house and Westminster Trust Company recommended that the place be left boarded up, however, the Custodian requested our Agent to make this property revenue producing, therefore, if possible find a tenant.

Mr. Spain reported July 2nd 1943, that 415 Brunette Street, had been ransacked by vandals and on July 5th 1943, the Custodian requested Westminster Trust Company to completely board up the above premises.

'Over'

REAL PROPERTY SUMMARY CONTINUED

Catalogue No. 646

File No. 11945

Mr. Coulthard Valued the property at \$600.00. This appraisal was reviewed and while the property was not in first class condition there was nothing to indicate that it was not worth approximately \$600.00.

This property remained unoccupied from the time of Evacuation up to the date of sale, September 8th 1944. Mr. Lamothe, the purchaser of the property, advised us September 11th 1944, that he and his family moved into the dwelling as they had no other place to live. He entered the premises without the Custodian's knowledge or consent, therefore, the Custodian was not responsible for his actions.

Mr. Slevin and Mr. Stewardson, Health and Building Inspectors respectively, of the City of New Westminster called at the property and notified Mr. Lamothe that he could not live on the premises as same were unfit for human habitation and at the same time had placarded the entrance of the house with a notice to this effect, however, it was agreed to by Mr. Lamothe that he would not use the premises as living quarters but would confine his occupancy strictly to the manufacturing of cement blocks for chimneys, and this was approved by the representatives of the City.

October 11th 1944, Deed of Land was made giving Guildas Emile LAMOTHE and Gabrielle Lamothe Title to 415 Brunette Street, New Westminster, B. C. Copy of Deed of Land on file.

Completed statement sent to Evacuee on February 7th 1945.

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


.....*W. J. Johnston*.....
Administration Department.

WJJ/HMS
January 29th 1946.

REAL PROPERTY SUMMARY CONTINUED

Catalogue No. 646

File No. 11945

Mr. Coulthard Valued the property at \$600.00. This appraisal was reviewed and while the property was not in first class condition there was nothing to indicate that it was not worth approximately \$600.00.

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.....*W. J. Johnston*.....
Administration Department.

WJJ/HMS
January 29th 1946.

File No. 11945.
Catalogue No. 646.

December 29th, 1944.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Gramer

Usakichi IMAI
City of New Westminster
Lot 1 of Lot 11 of Lot 13,
Suburban Blk. 1, Map 2620.

With reference to the above property which was recorded in the New Westminster Land Registry Office, dated November 10th, 1944, we attach herewith the following documents in connection therewith.

1. Copy of application number 180025-E, dated November 8th, 1944, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 180026-E, dated November 8th, 1944, registering the property in the names of Guildas Emile Lamothe and Gabrielle Lamothe - Joint Tenants (Deed).
3. Duplicate of Transmission dated October 11th, 1944.
4. Duplicate of Deed dated October 11th, 1944 - Secretary of State to Guildas Emile Lamothe and Gabrielle Lamothe - Joint Tenants.
5. Certificate of Indefeasible Title number 180026-E, dated December 18th, 1944, covering the above property in the names of Guildas Emile Lamothe and Gabrielle Lamothe - Joint Tenants.

D. A. Gramer

DAG:JS
Atch.

File No. 11945
Reg. No. 08677

Unsettled MAI

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 8 November 16	Fire insurance premium Land Registry Office - Certificate of Encumbrance	\$ 8.24 1.00		
1943 August 2	Fire insurance premium	8.24		
1944 May 5 July 25 September 8	Proceeds Auction Sale Fire insurance premium 1944 and arrears taxes Water rates Phone call re property Credit re Sale of property	5.80 154.39 159.77 .43	5.17	
1946 October 7 November 14	Cheque to you	50.00 50.00	570.13	
1947 January 3 May 17	Royal Columbian Hospital Cheque to you Cheque to you	67.80 63.24 6.39		
		<u>\$ 575.30</u>	<u>\$ 575.30</u>	

NIL

Accounting Department
March 15th, 1948

STATEMENT RE SALE OF:

Name: IMAI, Unakichi

Catalogue No: 646

File No: 11945

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

Reg. 08677

Legal Description:

Sept. 8/14

Date of Sale and Adjustments

Sale Price \$600.00

Real Estate Agents Commission \$30.00

Charge for Valuation 7.50

Charge for Advertising 4.00

Land Registry Office Transmission Fee 2.50

~~Encumbrances:~~
Unpaid Vendor~~Mortgages~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance 5.38

Taxes 8.75

~~Water~~
Water

14.00 \$ 614.13

Net Proceeds credited to your account 570.13

Date:

Compiled by:

Catalogue No. 646
File No. 11945
415 Brunette St., New Westminster
1/11/13/S.B.1/2620

January 10, 1945.

GUILDAS EMILE LAMOTHE AND GABRIELLE LAMOTHE
(purchasers)

In account with The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at September 8, 1944)

	DEBIT	CREDIT
Purchase price	\$600.00	
Cheques received		\$600.00
Registration fees on deed - \$600.00	5.20	
Insurance premium - 87.1% x \$6.18	5.38	
Purchaser's proportion of 1944 taxes - 114/365 x \$28.00	8.75	
Balance owing by purchaser		19.33
	<u>\$619.33</u>	<u>\$619.33</u>

BALANCE OWING BY PURCHASER \$19.33

File No. 11945
 Reg. No. 08677

Unsettled Item

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 September 8	Fire Insurance premium	\$ 8.24		
November 16	Land Registry Office - Certificate of Encumbrance	1.00		
1943 August 2	Fire Insurance premium	8.24		
1944 May 5	Proceeds Auction Sale	5.80	5.17	
July 25	Fire Insurance premium	154.39		
September 8	1944 and arrears taxes water rates Phone call re property	159.77 .43		
	Credit re Sale of Property		570.13	
		<u>\$ 337.87</u>	<u>\$ 575.30</u>	

CR \$ 237.43

Worksheet 1941

File No. 11945
Reg. No. 08677

Date	Particulars	Debit	Credit	Balance
1942 September 8	Fire Insurance premium	\$ 8.24		
November 16	Land Registry Office - Certificate of Encumbrance	1.00		
1943 August 2	Fire Insurance premium	8.24		
1944 May 5	Proceeds Auction Sale		5.17	
July 25	Fire Insurance premium	5.80		
September 8	1944 and arrears taxes Water rates Phone call re property Credit re Sale of Property	154.59 159.77 .43		

570.13

\$ 357.87

\$ 575.30

50.-

50.-

67.80

63.24

6.35

575.30

70

CR \$ 237.43

1946 Oct 7
Nov 14
1947 Jan 3
May 17

City Tr
Royal Canadian Mounted
City Tr

Name of Claimant

IMAI, Usakichi

Case

817

Custodian File

11948

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village		Total	
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
		600.		60.00	30.00 12.50					102.50
<u>PERSONAL PROPERTY</u>										Total
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
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>										Total
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			
448.00	7.50	2.25	1.68%	199.60	3.35		6.60			
TOTAL RECOMMENDATION										108.10

February 8, 1951

Messrs. Rose, Johnson & Moore,
Barristers and Solicitors,
Suite 409 Walter Scott Bldg.,
Moose Jaw, Sask.

Attention. Mr. E. Moore

Dear Sirs:

Re: Japanese Property Claims Commission
Case 817

We have for acknowledgment your letter of February 5th
in which you enclosed Release form duly completed by Usakichi IMAI.

We are pleased to enclose herein cheque in his favour
for \$108.10 in settlement of this matter.

Yours truly,

F. G. Shears,
Director.

FGB/GM
Encl.

DEFENCE BRIEF

Usukichi IMAI

File No. 11945

Case No. 817

Rural Real Property
Chattels
Moose Jaw, Sask.

REAL PROPERTY CLAIMS

1. Real Property Claim

\$2500.00

Appraised at

\$600.00

Sold for

\$600.00

(a) Witness - Coulthard Sutherland and Co. Ltd.
(F. H. Coulthard)

Question of fair value only.

(b) Property owned wholly by claimant.

Legal Description -

Lot 1 of Lot 11 of Lot 13
Suburban Block I, Map 2620 in the City of New
Westminster. (415 Brunette Street, New Westminster).

Assessment - Land \$400.00 Improvements - \$805.00.

See Real Property Summary re: description, etc.
of property.

NOTE: Property was condemned. - see p.7.

PERSONAL PROPERTY CLAIMS

2. Chattel Claim

\$1,352.90

Amount Realized

\$7.50

(a) Goods valued at \$445.00 Sold by auction for 7.50.

Witness - attended auction, Mr. Iverson.

(b) Goods valued at \$205.00 sold with real property.

(c) Chattels valued at \$503.40. No record at any time.

(d) Chattels valued at \$199.50 destroyed by vandals.

Claim for accounts receivable in the amount of \$746.96 disallowed (see p.3)
thereby reducing original claim of \$2099.86 to \$1352.90.

Claim for goodwill disallowed. (p.3)

Defence Submission that those items of personal property which were sold were
sold for their fair market value. It is further submission that the vast
majority of goods for which claim is made were undeclared and not found, and
that in any event, the claims made are exorbitant.

Summary of Defence Witnesses

Where Required

F. H. Coulthard

1 (a)

Mr. Iverson

2 (a)

JLG/mw

IN THE MATTER OF THE "INQUIRIES ACT"
PART 1. REVISED STATUTES OF CANADA 1927. CHAPTER 99.

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

Moose Jaw, Saskatchewan,
April 9th, 1948.

PROCEEDINGS AT HEARING.

IN THE MATTER OF THE CLAIM OF
HEAICHI IMAI.

20 APPEARANCES:

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

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

U. Imai,
In Chief.
Discussion.

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

DIRECT EXAMINATION BY MR. MOORE:

- Q Mr. Imai, I am showing you a declaration which you
apparently swore at Moose Jaw on the 27th of
November, 1947, to which is attached several
schedules of goods and articles and their values.
- A Yes.
- Q Would you identify that? A: Yes.
- 10 Q That is your signature there (indicating), is it?
- A Yes.
- Q Do you swear the contents of this are true?
- A Yes.
- Q Mr. Imai, when were you evacuated?
- A 1942, in July, I was evacuated to Hastings Park.
I was evacuated from the Coast in October, 1942.
- Q When you left your place of business, some of your
things were stored at 415 Brunette Street, New
Westminster, and others were stored in the Japanese
Temple?
- 20 A: Yes.
- Q All the goods stored in those various places are
set forth in your declaration showing where they were?
- A Yes, the particulars are included in the forms.
- Q 415 Brunette Street, New Westminster, that was
a combination house and business, wasn't it?
- A Yes.
- Q How much would you earn each year in your business
at that place?
- A: Net profit or
gross?
- 30 Q An estimate of his net profit?

A About \$800.00 net profit.

Q Each year? A: Yes.

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

MR. HUNTER: No, my lord.

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

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

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

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

THE COMMISSIONER: For what purpose?

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

THE COMMISSIONER: As to value.

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

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

U. Imai,
In Chief.

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

A: Yes.

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

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

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

"Dear Sir:

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

I will tender that as an exhibit.

MR. HINTER: The date of that letter?

U. Imai,
In Chief.

MR. MOORE: The 22nd of March, 1946.

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

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

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

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

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

Which was twice what the property was sold for.

MR. HUNTER: That is admitted, my lord.

MR. MOORE: I tender that, my lord.

(LETTER MARKED EXHIBIT NO. 2).

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

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

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

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

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

I will tender that, my lord.

(LETTER MARKED EXHIBIT NO. 4).

(PERSONAL PROPERTY CLAIM MARKED EXHIBIT NO. 3).

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

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

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

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

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

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

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

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

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

"Type of Property: Dwelling with store in front.

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

"Furniture: List attached.

20 "Fire Insurance: \$800.00 insurance on buildings
in the Mercantile Insurance Company, agency,
Westminster Trust Company, New Westminster.

Expiry dated July 23rd, 1943. Made out in the
name of G.W. McPherson, Deputy Custodian, etc.

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

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

U. Imai,
Discussion,
Cross-Exam.

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

19

I tender that, my lord,

(REPORT MARKED EXHIBIT NO. 5).

CROSS-EXAMINATION BY MR. HUNTER:

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

A Yes, this is my house.

Q That is a photograph of your house?

A Yes.

20 MR. HUNTER: That is a photograph taken June 18th, 1945, my lord.

(PHOTOGRAPH MARKED EXHIBIT NO. 6).

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

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

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

30

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

THE COMMISSIONER: Yes.

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

10 THE COMMISSIONER: That is what, the sider barrh, the heater, the couch, and double bed?

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

20 THE COMMISSIONER: Yes, I see.

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

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

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

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

U. Imai,
Discussion.

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

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin
"T.P. HORROBIN"
Official Reporter.