Name of Claimant KAWABARA, Shigeno & Masao Case 1066

Custodian File 1547 & 477

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
		2250.	225.00	112.50 12.50							350.00

PERSONAL PROPERTY								
Motor Vehicles		Boats and Boat Gear						
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column	

NETS						
Total award for Nets plus Sale Price	Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing	Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price	

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
339.43	154.00	46.20	45.37%	558.46	253.37	162.55	19.50	319.07

TOTAL RECOMMENDATION	669.07

CASE NO: 1066.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

May 20th, 1948.

IN THE MATTER OF THE CLAIM OF

SHIGENO KUWABARA.

PROCEEDINGS AT HEARING.

Original.

CASE NO: 1066.

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).

10 Toronto, Ontario,

May 20th, 1948.

IN THE MATTER OF THE CLAIM OF

SHIGENO KUWABARA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq.,	appearing for the Dominion Government.
F.A. BREWIN, Esq.,	appearing for the Claimant.

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

30

THE COMMISSIONER: This is a joint claim, I take it?

MR. BREWIN: Yes, I think that is right, my lord.

MR. HUNTER: Are you hearing these together, or separately?

MR. BREWIN: Yes, together.

MASAO KUWABARA, one of the claimants herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

10 Q Mr. Kuwabara, you are a joint owner in this property that you are claiming for with your mother?

A Yes.

Q Your mother's name is Shigeno?

A Yes.

Q Where is she now? A: She is in Hamilton just now. She is too sick to appear today.

Q Yes, and have you all the information about these claims yourself? A: Well, I think so.

Q And is your mother willing that you should give the

20 evidence on her behalf? A: Yes.

MR. BREWIN: My lord, perhaps we should have a letter.

THE COMMISSIONER: Yes, I would like you to furnish one.

MR. BREWIN: Q: Now, first of all, in regard to the real estate claim you are making in Exhibit 1, Lot 13, Block 21, in Victoria, -- the property in Victoria, is that right?

A Yes, the property in Victoria.

THE COMMISSIONER: You better get your description right. Lot 13, Block 2, Section 5, Map 282, is the des-

30 cription on the claim form. Is that correct, Mr.

HUnter?

MR. HUNTER: I will just check the certificate of encumbrance, my lord. Lot 13, Block 2, Section 5, Victoria District, Map 282.

MR. BREWIN: Q: I am showing you a form under the heading "Real estate other than farm". Is that your signature? A: Yes.

Q Is the information set out there correct?

A Yes.

10 Q That is the information you supplied?

A Yes.

(STATEMENT MARKED EXHIBIT NO. 1).

Q Did you and your mother live in this property before your evacuation? A: Yes.

Q Is this correct, that you only paid $1300.00 for it in 1940? A: Yes.

Q Are there special circumstances about your purchase?

A Well, at that time we happened to know the real estate agent who sold us the house and at the same

20 time the house that we were renting was also in charge of this agent who sold us the house and I think we got a very good bargain.

Q Did you ever rent this property yourself?

A No.

Q When you left did you rent it? A: Yes.

Q What rental was paid to you for it?

A What rental did they charge?

Q What rental did you charge?

A $35.00.

30 Q $35.00 a month? A: Yes, with

the furnishings.

Q And did you arrange that yourself?

A Yes.

Q Were there any special terms in the lease? I mean, you still had to pay taxes out of that, I suppose? A: Yes, we did, and there still was the mortgage to pay off on the house.

Q Oh yes, how much was the mortgage?

10 A Well it was a thousand dollars.

Q A thousand dollars. I want to get this straight. When you bought, the cost price was $1300.00?

A We paid $300.00 down.

Q $300.00 down and a thousand dollars mortgage?

A Yes.

Q Are there any further things you can give us about the house that is not set out in the form that might be helpful in putting a proper value on it? Is there anything else that you think would be of

20 assistance? A: No.

Q That pretty well tells the story, does it, as far as you are concerned? A: Yes.

Q Now, in regard to your claim for personal chattels, it is rather voluminous, I am afraid. Is this your signature on the form headed "Personal chattels"?

A Yes.

Q And attached to the form is a list of chattels for which you are claiming? A: Yes.

Q With the values set opposite them?

30 A That is right.

Q First of all, is the information set out in this form correct? A: Yes.

Q And the valuations set out there are your estimate of what the fair market value of the various items is? A: Yes.

MR. BREWIN: My lord, that can be filed as Exhibit 2.

(STATEMENT MARKED EXHIBIT NO. 2).

Q Now, where were these chattels left when you were evacuated, Mr. Kuwabara?

10 A They were all left in the house upon evacuation.

Q Were they left in charge of any person?

A No. I think they were all left in the den in the house, and I think a few days after we moved the people that we rented this house to moved in.

Q A few days after you left?

A I believe so.

Q Have you a copy of the lease that you handed the tenant? A: The lease for the rental of the house?

20 Q Yes. A: No.

Q Did you have any other lease? A: Well, we had a private or a personal agreement.

Q You had a private or a personal agreement, what about? A: About the rental.

Q As to the rental? Have you that?

A No, I haven't that.

Q Well, what arrangement, if any, did you make with the tenant about looking after the things in your house? Did you make any arrangement?

30 A No. We just asked that they be left alone the way

they were in one corner of the house. Outside of that, no.

Q Were they all put in some particular place?

A Yes, they were put in the den on one floor of the house.

Q Where was the den? Was it upstairs?

A No, it was downstairs.

Q Was the room locked up? A: No, it wasn't.

10 Q Is this your signature on this J.P. form?

A Yes.

Q I see it states here under "Statement of Personal Property Owned" bedroom suite, box linen, silverware, writing desk to be stored with Warren Hilton, 1715 Rockland Avenue,"; you are not claiming for them? A: No.

Q And "16 cases household goods to be left in house at 540 Dunedin Street".

A Those are the ones we are referring to now.

20 Q And they were the ones that you said were left in the den, is that right?

A Yes.

Q Then there are a number of other items, "Balance of furniture in house including stove, washing machine, Singer pedal sewing machine, garden hose and tools, lawn mower, bicycle, to be left in house if not sold". Is that right?

MR. HUNTER: In the care of the tenant has been added there.

30 MR. BREWIN: There has been added "for use of tenant".

It has been written in by someone. Is it your writing? A: No.

Q Do you remember if it was there when you signed it?

A I don't know.

Q It looks like Mr. McArthur's writing who signs as a witness. Do you know him?

MR. HUNTER: It is Mrs. McArthur.

MR. BREWIN: Q: Mrs. McArthur. If you don't know, all right. The record that those articles referred to there were left for the use of the tenant, is the statement correct there? The balance of furniture in the house including stove, washing machine, and so on, it describes them for the use of the tenant, is that correct? A: No, some of those things are not correct.

Q What isn't correct? A: I notice they have the washing machine down there. Well, we sold it before we came away.

Q What about the other things?

A The sewing machine was sent to us. The garden tools and the hose, they were there, and the lawn mower.

Q What about the bicycle? Are you claiming for those articles, by the way?

A I am claiming for the garden hose, tools and lawn mower. I don't know anything about the bicycle. The sewing machine there, we received it from the Custodian and the washing machine we sold.

Q You are not claiming for either of them?

A No.

MR. BREWIN: This had better be filed.

THE COMMISSIONER: There is a claim for a Singer sewing machine. 16 boxes personal effects including Singer sewing machine. No, apparently there is no claim. It is in the middle of the lefthand column of the second page of the typed exhibit.

MR. HUNTER: There is no claim for that.

MR. BREWIN: Perhaps this J.P. form had better be filed. Perhaps my friend would like to file the personal claims analysis.

10

THE COMMISSIONER: Are you filing the J.P. form?

MR. BREWIN: Yes.

(J.P. FORM MARKED EXHIBIT NO. 3).

MR. HUNTER: I tender the analysis of personal property claim, Exhibit 4.

(ANALYSIS MARKED EXHIBIT NO. 4).

MR. BREWIN: Your Lordship , I think, will observe if I have correctly understood this, that Exhibit 2 lists the total value of these items at $1313.45.

20

THE COMMISSIONER: Yes.

MR. BREWIN: But reduces the claim to a thousand dollars for items listed there under the heading of "house furnishings". Then there are other items amounting to $580.00 for other personal chattels.

THE COMMISSIONER: This is in accord with the claim as filed?

MR. BREWIN: Yes, my lord. I do wish to point out the claim as filed, wasn't filed by us but it gives no credit for the $316.55 of goods sold by

30

the Custodian, and we are naturally reducing our claim by that amount.

THE COMMISSIONER: Very well.

MR. BREWIN: Q: Perhaps you may not be able to explain this, Mr. Kuwabara, but the Victor gramophone and records for which you are claiming $75.00 don't appear to have been declared at all. Have you any explanation of that? A: Well, the Victor gramophone and the steam massage machines

10 were stored in the closet upstairs, in this bedroom upstairs, and the closet was locked and padlocked as well.

Q I see. Didn't you include them in your J.P. form?

A No, I didn't. You mean the Custodian's declaration form?

Q Yes. A: No, we didn't. We thought they would be safe where they were.

Q What about the steam massage machines? Where were they? A: They were left in

20 the same closet.

Q Left in the same closet and not declared?

A No.

Q By the way, I am not very familiar with massage machines. Are they electrical machines?

A No, they are steam. If I remember correctly they pass steam through hydrogen peroxide which is what gives the treatment.

Q Did you use them in connection with a beauty parlour or something?

30 A No, my father used to give treatments.

Q I see. Did you use them after his death at all?

A No.

Q Did you ever try to sell them?

A No.

MR. BREWIN: That is all, thank you.

MR. HUNTER: It is submitted, my lord, that the real property was sold for its fair market value. It is submitted that the personal property sold was sold for its fair market value. It is submitted
10 that claims made for personal property not sold by the Custodian are exorbitant. It is submitted that in the case of the gramophone and massage machines, that they were not declared and not found.

MR. BREWIN: My lord, I don't want to interrupt my friend but I suppose he is giving this for information.

THE COMMISSIONER: That is the purpose.

MR. BREWIN: It may cast something on credibility and by remaining silent I am not acceding to his proposition.

20 THE COMMISSIONER: It is quite clear. Government counsel makes this statement with regard to each claim at my direction so that counsel for the claimant may be aware of the case he has to meet.

MR. BREWIN: Yes, my lord. The only thing is my friend says it in a way as if he proved it and it is in answer to the claim.

THE COMMISSIONER: You need not worry about that. He has not proved anything. It is done solely for the assistance of counsel for the claimant.

30 MR. HUNTER: Now I submit the appraisal of P.R. Brown

& Sons Limited, dated the 18th of May, 1944, in which they appraise the real property at $2250.00. I tender that as Exhibit 5.

(APPRAISAL MARKED EXHIBIT NO. 5).

MR. HUNTER: It was advertised under catalogue No. 898, an offer of $2250.00 was received from Trofim Cherniack & Gena Cherniack which was accepted and it was sold to them as of March 27th, 1945.

THE COMMISSIONER: Is that the only offer received?

10 MR. HUNTER: It is the only offer I have here, but I wouldn't like to state that definitely, my lord.

THE COMMISSIONER: Was there an advisory committee functioning in Victoria?

MR. HUNTER: Again I am sorry but I am unable to give you that information.

Insofar as the chattels are concerned, an appraisal was made of all the chattels inventoried by Harold G. Hinton which includes a report on the property and an appraisal of the chattel

20 property. The total appraised value of the chattel property by Hinton is $339.45. I might say that also gratuitously without being asked, he also gave an appraisal of the real property at $2500.00, $250.00 more than the one by Brown. I would tender this report and appraisal as Exhibit 6.

(REPORT MARKED EXHIBIT NO. 6).

THE COMMISSIONER: When was the Hinton appraisal received in terms of the date of sale of the real estate?

30 MR. HUNTER: This report is dated the 6th of May, 1942,

whereas the real estate was sold in 1945. Your Lordship will observe from the analysis that a large number of these items were sold either privately or by auction. A considerable number on the second page appear to have been missing at the time of sale and with the odd item there is no record.

THE COMMISSIONER: Was there a breaking of the premises in this instance?

10 MR. HUNTER: There seems to be no record of it, my lord. I don't know just what happened to those items. The only thing was they were not sold and we can't account for them. Whether they were stolen or mislaid, I don't know, but I should think they would come within the terms of reference so far as lost, destroyed or stolen is concerned.

THE COMMISSIONER: Yes.

MR. HUNTER: A number of these things were sold on the appraisal basis to the tenant. That is there were

20 a large number of different individual sales to the tenant, about 8 sales to the tenant and then the balance of the chattels were sold by public auction as shown on the analysis.. It works out to about $317.00 or $316.00, somewhere around there, which is shown on the analysis received for somewhat less of the property than was appraised for $360.00 odd by Mr. Hinton in 1942. It appears to be largely a question of value. There are no questions.

30 THE COMMISSIONER: Any re-examination, Mr. Brewin?

MR. BREWIN: No, my lord. In a case like this, I think we might be able to help out when it comes to argument by filing some further analysis. One of the difficulties is the items that we put in our claim are not related to those here. It might be helpful if we filed something like that later.

THE COMMISSIONER: I would be glad if you would do it. There is no hurry about it.

MR. BREWIN: I will try and see if it can be done.

10 THE COMMISSIONER: It would be helpful if I had something of that description. That is all, thank you, Mr. Kuwabara.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

T. P. Horrobin

"T.P. HORROBIN"
Official Reporter.

20

30

Case 1068

DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

1947 Toronto

63

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

(1) NAME KUNABARA SHIGENO (RCMP) Reg. No. 09953
(Print) Surname Given Name

(2) Pre-Evacuation Address 540 DUNEDIN ST. VICTORIA B.C.

(3) Present Address 77 FERRIE ST. E. HAMILTON, ONT.

(4) REAL ESTATE 540 DUNEDIN ST.

(a) Street Address (if any) VICTORIA British Columbia.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT 13, BLOCK 2, SECTION 5, MAP 282.

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence ✓ Type of business
(iii) ~~Business~~
(iv) ~~Any other type of property (describe)~~

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) OWNER OF ONE-HALF INTEREST.

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ 845.00 Assess. Val.
(ii) Buildings - - - - - - - - - - - - - - - - $ 2655.00 $3610
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 3500.00
(v) Amount at which Custodian sold property and credited your account - - $ 2250.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1250.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
540 DUNEDIN ST. VICTORIA B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
HOUSE

(c) How stored or packed at time of evacuation 3 TRUNKS, 16 BOXES (packed AND SEALED IN clothes closet OF Upstairs BEDROOM), HOUSE FURNISHINGS RENTED WITH HOUSE 3 STEAM MASSAGE MACHINES, GRAMAPHONE, PICTURES, ALSO.

(over)

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

CUSTODIAN.

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

1.	HOUSE FURNISHINGS (INSURED)	Estimated Value $ 1000.00
2.	JAPANESE BASKET CONTAINING SILK CLOTHING	Estimated Value $ 10.00
3.	1 BOX DECORATIONS	Estimated Value $ 20.00
4.	1 TRUNK CONTAINING SUITS, COATS, ETC.	Estimated Value $ 30.00
5.	5 BOXES MISCELLANEOUS ARTICLES	Estimated Value $ 135.00
6.	1 BOX FAMILY PICTURES, PORTRAITS, FRAMES	Estimated Value $ 100.00
7.	1 VICTOR GRAMAPHONE + RECORDS	Estimated Value $ 75.00
8.	1 STEAM MASSAGE MACHINES (LARGE)	Estimated Value $ 100.00
9.	2 STEAM MASSAGE MACHINES (SMALL) at $50.00	Estimated Value $ 100.00
10.	2 LARGE PORTRAITS AND FRAMES (Special)	Estimated Value $ 10.00

TOTAL CLAIM FOR PROPERTY LOSS $ 1580.00

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 2830.00

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

TORONTO, ONT.

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

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

DOMINION OF CANADA)
County of Wentworth)
TO WIT:)

I, Shigeno Kuwabara, of the City of Hamilton in the County of Wentworth,

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City of Hamilton in the County of Wentworth this 26th day of November A.D. 1947.

Shigeno Kuwabara

A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN, ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.

Case 1066 DEC - 2 1947

IN THE MATTER OF a Commission to Investigate Claims of Japanese Canadians for Property Losses.

TO: The Commissioner,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B.C.

ACKNOWLEDGED

477

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

(1) NAME KUWABARA MASAO (RCMP) Reg. No. 09991
(Print) Surname Given Name

(2) Pre-Evacuation Address 540 DUNEDIN ST. VICTORIA B.C.

(3) Present Address 77 FERRIE ST. E. HAMILTON, ONT.

(4) REAL ESTATE

(a) Street Address (if any) 540 DUNEDIN ST. VICTORIA British Columbia.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT 13, BLOCK 2, SECTION 5, MAP 282.

(c) Type of Real Property (cross out words which do not apply):
(i) ~~Farm~~
(ii) Residence ✓ ~~Type of business~~
(iii) ~~Business~~
(iv) ~~Any other type of property~~ (describe)

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) OWNER OF ONE-HALF INTEREST.

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ 845.00 assess Val
(ii) Buildings - - - - - - - - - - - - - - - $ 2655.00 $2610
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 3500.00
(v) Amount at which Custodian sold property and credited your account - - $ 2250.00
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 1250.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
540 DUNEDIN ST. VICTORIA B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
HOUSE

(c) How stored or packed at time of evacuation PACKED AND SEALED IN upstairs BEDROOM clothes closet - 3 TRUNKS - 16 BOXES, GRAMAPHONE, 3 STEAM MASSAGE MACHINES, PICTURES. (over) ALSO HOUSE FURNISHINGS RENTED WITH HOUSE.

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

CUSTODIAN. OF ~~ENEMY~~

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

1. HOUSE FURNISHINGS (INSURED)	Estimated Value $	1000.00
2. JAPANESE BASKET CONTAINING SILK CLOTHING	Estimated Value $	10.00
3. 1 BOX DECORATIONS	Estimated Value $	20.00
4. 1 TRUNK CONTAINING SUITS, COATS ETC.	Estimated Value $	30.00
5. 5 BOXES MISCELLANEOUS	Estimated Value $	135.00
6. 1 BOX FAMILY PICTURES WITH FRAMES	Estimated Value $	100.00
7. 1 VICTOR GRAMAPHONE + RECORDS	Estimated Value $	75.00
8. 1 STEAM MASSAGE MACHINE (LARGE)	Estimated Value $	100.00
9. 2 STEAM MASSAGE MACHINES (SMALL) @ $50.00	Estimated Value $	100.00
10. 2 LARGE PICTURES AND FRAMES (Special)	Estimated Value $	10.00
	TOTAL CLAIM FOR PROPERTY LOSS $	1580.00

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

Prev sold - 316.55

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ ~~2830.00~~ $1263.45

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

TORONTO ONT.

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

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

DOMINION OF CANADA)
County of Wentworth)
TO WIT:)

I, Masao Kuwabara, of the City of Hamilton, in the County of Wentworth

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of 'The Canada Evidence Act".

DECLARED before me at the City of Hamilton in the County of Wentworth this 26th day of November A.D. 1947.

M Kuwabara

A Commissioner &c.

[illegible] COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE

KUWABARA, Masao
(Claimant's Name)

REAL ESTATE
(Other than farm)

09991
Reg. No.

Type of Premises (e.g. House, Store, etc.)	No. of Rooms	Type of Finish	Use of Premises	Size of Lot	When Purchased	Date of Purchase
Home	7	Frame (with cement basement)	Residence	54 x 135	1940	

Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value Date of Sale
Residential	$1300.	Repaired roof	$20.	$3500.00
		Decorating & Painting	$50.	
		Floors sanded	$15.	

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

The home was in good condition at the time of evacuation.

Assessment 1940 -	Land	630.00
	Improvements	2190.00
	Total -	$2820.00

The claimant has a 1/2 interest in the property.

EXHIBIT No. 1066-1
DATE 20 may 1948
FILED BY R. A. Brown

M Kuwabara
Signature

KUWABARA, Masao
(Claimant's Name)

PERSONAL CHATTELS

09991
Reg. No.

Description of Major Items (and particularly of goods lost, stolen or destroyed)	Approximate Date Purchase	New or Used When Purchased	Price Paid	Condition when Evacuated	Estimated value at Date of Evacuation
Victor Gramaphone and Records	1930	New	100.	Good	75.00
1 Steam Massage Machine	1932	New	150.	"	100.00
2 Steam Massage Machines(small)	1932	New	150.	"	100.00
1 Box Family Pictures with Frames	1910 - 1940	New	175.	"	100.00
Japanese Basket containg silk clothing	1918	New	50.	"	10.00
1 Box Decorations	1930	New	40.	"	20.00
1 Trunk (containing suits,coats,)	1935 etc.	New	100.	"	30.00

Description of Storage of Goods:

The claimant is claiming on the attached inventory.

General Statement as to Chattels not Described above:

EXHIBIT No. 1066-2
DATE 20 May 1948
FILED BY
J. A. Brown

Additional Comments, if any:

M Kuwabara
Signature

KUWABARA, Masao
Kuwabara Masao

Reg.No. 09991

HOUSE FURNISHINGS

	Est.Value
Congoleum	10.00
2 Pictures	6.00
1 Window Shade	1.75
1 Pr.Curtains	6.50
17 Rubber Mats	8.50
1 Linoleum	15.00
1 Mirror	3.00
1 Medicine Chest	1.50
2 Towel Racks	.70
1 Towel Roller	1.00
1 Shade	1.25
1 Pr. Curtains	6.50
1 Linoleum	10.00
1 Shade	1.25
1 Pr. Curtains	1.50
1 Linoleum	5.00
1 Checker Table	15.00
1 Stool	7.00
1 Kitchen Chair	2.50
1 Book Shelf	4.00
2 Shades	2.50
1 Pr. Curtains	4.00
1 Pr. Drapes	3.00
1 Congoleum	35.00
1 Double Bed (complete)	25.00
1 Double Bed "	25.00
1 Dresser with Mirror	10.00
1 Chiffonier	15.00
1 Clock	3.50
1 Table	11.00
1 Table Lamp	2.50
2 Shades	2.50
3 Curtains	3.00
1 Linoleum	10.00
1 Double Bed(Complete)	35.00
1 Dresser(white enamel)	12.00
1 Table	2.00
1 Kitchen Chair	1.50
3 Shades	3.75
3 Curtains	2.50
1 Pr. Drapes	3.00
1 Linoleum	10.00
1 Picture Frame(Oval)	2.00
1 Water Color(Japanese)	2.50
1 Picture(Lost Land)	2.75
1 Picture(Floral)	1.00
1 Picture(Lost Lamb)	1.50
1 Mirror	2.50
1 Coat Tree	5.00
1 End Table	3.50
1 Jardiniere Stand	4.00
1 Congoleum	12.50
9 Pictures	12.50
1 Piano Heintzman)	
1 Piano Stool)	350.00
1 Pr.Candle Holders	.75

	Est.Value
1 Morris Chair	6.50
1 Coffee Table	15.00
2 End Tables	10.00
1 Upholstered Easy Chair	8.00
1 Smoking Stand	2.50
1 Axminster Mat	7.50
1 Couch	8.00
1 Oval Coffee Table	6.50
1 Chesterfield Table	20.00
1 Love Seat	5.00
1 Reader's Table	6.50
1 Congoleum (Square)	27.00
7 Cushions)	
7 Cushion Covers)	19.50
1 Pr. Drapes	12.00
2 Pr. Curtains	13.00
3 Shades	5.00
1 Trilite Lamp	15.00
1 Cushion	3.50
1 Congoleum	25.00
1 Sideboard	7.00
1 Extension Table	19.00
1 Armchair	3.00
1 Table with drawers	9.50
13 Pictures	10.50
6 Ornamental Saucers	2.50
1 Pr. Candle Holders	.50
1 Pr. Candle Holders	.50
2 Amber Colored Glass Jars	1.00
1 Mirror	6.50
2 Shades	2.50
1 Fire Screen	4.00
1 Glass Jug	1.50
1 Round Mirror	3.50
1 Wooden Clock	10.00
1 Table Lamp	2.25
1 Porcelain Fruit Bowl	2.25
1 Relish Dish	1.50
5 Dining Room Chairs	12.50
1 Oil Painting	5.00
1 Table	5.00
1 Fire Screen	3.00
1 Foot Stool	2.50
5 Flower Holders	6.00
4 Curtains	6.50
1 Enamelled Table	3.50
1 Albion Stove	20.00
2 Aluminum Kettles	3.50
1 Couch	3.00
7 Kitchen Chairs	10.50
1 Ice Box	5.00
1 Wall Clock	3.50
2 Enamelled Pots	4.50
2 Aluminum Pots	3.50

(continued)

Kurabara Shigeo

HOUSE FURNISHINGS (Continued)

1 Bread Tin	2.50
2 Pr. Curtains	3.00
2 Shades	2.50
1 Linoleum	6.50
1 Pr. Curtains	2.50
1 Shade	1.25
1 Linoleum	3.50
3 Trunks Personal Effects	
16 Boxes Personal Effects including Singer Sewing Machine	
Glassware,& Dishes	20.00
1 Walnut Lamp (Table)	10.00
2 Small Tables	4.00
Miscellaneous Lumber	2.50
2 Chairs & Jardiniere Stand	3.50
2 Tables and Chair	5.50
Garden Hose (150')	12.00
Tools	5.00
1 Lawn Mower	8.50

Not Listed

1 Single Bed (Complete)	10.00
1 Double Bed (Complete)	15.00
2 Barrels (New,Large)	8.00
1 Trunk (Oak,containing Kitchen utensils,Misc.	7.00
1 Other Box Family Pictures	50.00
	$1313.45
Claim for	1000.00

OTHER PERSONAL CHATTELS

Japanese basket containing silk clothing -	10.00
1 Box Decorations	20.00
1 Trunk containg suits,coats etc.	30.00
1 Box Family Pictures with frames	100.00
1 Victor Gramaphone and records	75.00
1 Steam Massage Machine	100.00
2 Steam Massage Machines (small)	100.00
2 large Pictures & Frames (special)	10.00
5 boxes Miscellaneous	135.00
	$580.00

SUMMARY

House Furnishings	$1000.00
Other Inventory	580.00
	$1580.00
Sold by custodian	316.55
CLAIM -	$1263.45

FORM "JP"

Victoria, B.C.

FILE No. 477

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: KUWABARA, Masao

HOME ADDRESS: 540 Dunedin St., Victoria, B.C.

REGISTRATION NUMBER 09991 SEX Male AGE: 31

OCCUPATION: Elevator Operator

(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: Formerly (Empress Hotel)

MARRIED? Yes

NAME OF WIFE ~~OR HUSBAND~~: Kayaco Esther

ADDRESS OF WIFE ~~OR HUSBAND~~: 540 Dunedin St., Victoria, B.C.

NAMES OF ANY LIVING CHILDREN: None

EXHIBIT No. 1066-3
DATE 20 may 1948
FILED BY J. W. Stewart

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Lot 13 - Block 2 - Roll No. 17249
540 Dunedin St., Victoria, B.C.
(Assessment 2710)

2. BUILDINGS AND OTHER IMPROVEMENTS: 7 room frame - basement -

3. INSURANCE (Give particulars; state where policies are) $2,000. Policy #39320 - Merchants Fire Insurance Corpn. of New York., Pemberton Bldg., Victoria, B.C. in ~~own~~ possession of Mrs R.L. Tippett

4. TAXES (Amount and where payable) $87.23 - taxes for 1941 fully paid.

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
Mortgage - approx. $663.00
Mortgagee - Mrs. Ruby Louisa Tippett.

6. OCCUPANCY AND LEASES (If vacant so state) To be rented to Mr. Payne
at $35.00 per month - rent to be collected by

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Mrs. R.L.Tippett % Geo. Randall, 1303 Douglas St., Victoria, B.C.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Mother (Shigeno Kuwabara) 540 Dunedin St., Victoria, B.C.

9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: --

2. LANDLORD'S NAME AND ADDRESS: --

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

4. STATE WHEREABOUTS OF LEASE: --

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

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: --

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Bedroom suite, box linen, silverware, etc. and writing desk to be stored with Warren Hilton, 1715 Rockland Ave., Victoria, B.C.

16 cases household goods to be left in house at 540 Dunedin St., Victoria, B.C.

Balance of furniture in house including stove, washing machine, singer pedal sewing machine, garden hose and tools, lawn mower, bicycle (Raleigh) to be left in house if not sold.

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

for use of tenant

Cat - to be given to S.P.C.A.

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR

FORM "JP"

4. INSURANCE C

5. MORTGAGES,

OTHERS:

6. MONEYS OWI

7. BONDS, DEBE

$50.00 Vic

8. BANK ACCOUN

9. LIFE INSURAN

Vancouver, B.

10. INTEREST IN

11. SAFETY DEPO

LIABILITIES:

1. PERSONAL DE

2. TRADE DEBT

REMARKS:

I certify that th
every description in
and indirect.

Dated this

ippett % Geo. Randall,

(Shigeno Kuwabara)
ctoria,B.C.

PAID:

te paid)

FURNITURE, FIXTURES,
PERSONAL EFFECTS:

writing desk to be

., Victoria,B.C.

at 540 Dunedin St.,

, washing machine, singer

lawn mower, bicycle (Raleigh)

D PETS

iven to S.P.C.A.

G ANY INTEREST IN, OR

FORM "JP"

FILE No.

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)

$50.00 Victory Loan Bond in own possession

8. BANK ACCOUNTS: None

9. LIFE INSURANCE: $1,000. Sun Life Ass. Co. Policy # 2071147 - Agent Vancouver,B.C. $500. Prudential Life Ins.Co. Victoria,B.C. Policy # 6707621. (Own Possession)

10. INTEREST IN ANY ESTATES OR TRUSTS.

None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: $30. on bedroom suite from Standard Furniture Co., Victoria,B.C. Settled

2. TRADE DEBTS: None

REMARKS:

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 30th day of March 1942.

(Signature) M Kuwabara

J McArthur
Witness

FOR DEPARTMENTAL USE

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 477 EXHIBIT No.

NAME Masao KUWABARA REG. No. 09991

DATE	INVENTORY	DETAILS OF CLAIM		SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION 30/3/42	TAKEN BY H. G. Hinton			AUCTION	TENDER &c		
EVACUATION 1/5/42	DATE May 6/42.						
Bedroom suite		House Furnishings (Insured)	1000.00		✓		
Box Linen		Japanese Basket containing Silk Clothing	10.00				
Silverware, etc.		1 Box Decorations	20.00				
Writing Desk		1 Trunk containing Suits, Coats, etc.	30.00	13.00			
16 cs. Household Goods		5 Boxes Miscellaneous	135.00				
Stove		1 Box Family Pictures with Frames	100.00		✓		
Washing Machine		1 Victor Gramophone and Records	75.00				
Pedal Sewing Machine		1 Steam Massage Machine (large)	100.00				
Garden Hose & Tools		2 Steam Massage Machines (small) @ $50	100.00				
Lawn Mower		2 Large Pictures and Frames (special)	10.00		✓		
Bicycle (Raleigh)		Amt. of Pers. Prop. Claim	$1,580.00				
	Congoleum			~~4.50~~	4.50		
	2 Pictures				✓		
	1 Window Shade					✓	
	1 pr. Curtains				2.50		
	17 Rubber mats				4.50		
	Linoleum						
	1 Mirror				1.50		
	1 Medicine Chest				✓		
	2 Towel Racks					✓	
	1 Towel Roller					✓	
	1 Shade					✓	
	1 pr. Curtains				✓		
	Linoleum				4.00		
	1 Shade					✓	
	1 pr. Curtains				✓		
	Linoleum				3.00		
	1 Checker						
	1 Stool				3.50		
	1 Kitchen Chair				1.50		
	1 Book Shelves				.75		
	2 Shades					✓	
	1 pr. Curtains				✓		
	1 pr. Drapes				✓		
	Congoleum				6.50		
	1 Double Bed (complete)				2.00		
	1 Double Bed (complete)				2.00		
	1 Dresser with Mirror				1.50		
	1 Chiffonier				1.50		
	1 Clock				1.50		
	1 Table				5.50		
	1 Table Lamp				1.50		
	2 Shades					✓	
	3 Curtains				✓		
	Linoleum				✓		
	1 Double Bed (complete)				4.50		
	1 Dresser (white enamel)				5.50		
	1 Table				.50		
	1 Kitchen Chair				✓		
	3 Shades					✓	
	3 Curtains				✓		
	1 pr. Drapes				✓		
					4.50		

UCTION	TENDER &c	REAL PROP.	FOUND	ANYTIME	&c
	✓				
					✓
					✓
13.00					
	✓				
				✓	
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~~4.50~~	4.50				
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	✓				
	✓				

EXHIBIT No. 1066-4
DATE 20 May 1948
FILED BY [illegible]

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 477 EXHIBIT No.

NAME Masao KUWABARA REG. No. 09991

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION	TAKEN BY H. G. Hinton		AUCTION	TENDER &c		
EVACUATION	DATE May 6/42.					
	1 Mirror			1.50		
	1 Coat Tree		2.00			
	1 End Table			2.00		
	1 Jardiniere Stand			.50		
	1 Congoleum			✓		
	9 Pictures			✓		
	1 Piano (Heintzman)		125.00			
	1 Piano Stool					
	1 pr. Candle Holders			.30		
	1 Morris Chair			2.50		
	1 Coffee Table			6.50		
	2 End Tables			6.50		
	1 Upholstered Easy Chair			1.50		
	1 Smoking Stand					
	1 Axminster Mat					
	1 Couch			2.50		
	1 Oval Coffee Table			✓		
	1 Chesterfield Table		3.50			
	1 Love Seat		1.00			
	Reader's Table			4.50		
	1 Congoleum Square			7.00		
	7 Cushions					
	7 Cushion Covers					
	1 pr. Drapes			✓		
	2 pr. Curtains			✓		
	3 pr. Shades				✓	
	1 Tri-light Lamp			7.50		
	1 Cushion					
	Congoleum					
	1 Sideboard			3.50		
	1 Extension Table			12.00		
	1 Armchair			✓		
	1 Table with Drawers			6.00		
	13 Pictures			6.00		
	6 Ornamental Saucers		✓			
	1 pr. Candle holders					
	1 pr. Candle holders					
	2 Amber covered Glass Jars		✓			
	1 Mirror			3.75		
	2 Shades				✓	
	1 Fire Screen			2.00		
	1 Glass Jug			1.00		
	1 Round Mirror					
	1 Wooden Clock					
	1 Table Lamp					
	1 Porcelain Fruit Bowl		✓			
	1 Relish Dish		✓			
	5 Dining-room Chairs			✓		
	1 Oil Painting			✓		
	1 Table			1.50		
	1 Fire Screen			1.50		
	1 Footstool					
	5 Flower holders			2.00		
	4 Curtains			✓		
	1 Enamelled Table			1.50		
	1 Albion Stove			6.00		
	2 Aluminum Kettles		1.00			
	1 Couch					
	7 Kitchen chairs			✓		
	1 Ice Box					
	1 Wall Clock			1.50		
	2 Enamel Pots					

AUCTION	TENDER &c	REAL PROP.	FOUND	ANYTIME	&c	CHECKS	REMARKS
	1.50						
2.00							
	2.00						
	.50						
	✓						
	✓						
} 125.00							
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	1.00						

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 477 EXHIBIT No.

NAME Masao KUWABARA

REG. No. 09991

DATE	INVENTORY	DETAILS OF CLAIM	SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION	TAKEN BY H. G. Hinton					
EVACUATION	DATE May 6/42.					
	1 Shade				✓	
	Linoleum			✓		
	3 Trunks Pers. Effects		✓			
	16 Boxes Personal Effects, including Singer Sew. Machine			✓		
		Summary of Auction Sales:				
		Glassware and Dishes	8.50			
		Gross proceeds Auction Sales:	$154.00			
		Less Charges	21.17			
		Net proceeds Auction Sales:	$132.83			
		Summary of Other Sales:				
		Walnut Lamp Table		2.75		
		2 small Tables		1.50		
		Miscellaneous Lumber		1.00		
		2 Chairs & Jardiniere Stand		.50		
		2 Tables and Chair		.50		
		Total Other Sales:		$162.55		

Vancouver, B. C., Apr. 15/48.

RGB/p.

. No. 09991 VENUE Toronto, Ont.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	Shipped	REMARKS
CTION	TENDER &c								
		✓							
	✓								
✓									
								} ✓	4 boxes shipped - balance sold.
	✓								
8.50									
54.00									
21.17									
32.83									
	2.75								
	1.50								
	1.00								
	.50								
	.50								
	$162.55								

J/477.

3/477.

OFFICE No. 112 BROAD STREET PHONE: GARDEN 7171 P. O. BOX 95

P. R. Brown & Sons Limited

Real Estate, Financial and Insurance Agents

LOANS EFFECTED - ESTATES MANAGED
BUSINESS OPPORTUNITIES

AGENTS:
BRITISH AMERICA ASSURANCE CO.
ROYAL INSURANCE COMPANY, LIMITED
OF LIVERPOOL, ENGLAND
INSURANCE CO. OF NORTH AMERICA
THE BRITISH LAW INSURANCE CO. LTD.
UNITED BRITISH INSURANCE CO. LTD.

CABLE ADDRESS: "BIRCHWOOD"
WESTERN UNION CODE (UNIVERSAL EDITION)

BANKERS:
BANK OF MONTREAL

Victoria, B.C. May 18th 1944.

EXHIBIT No. 1066-5
DATE 20 May 1948
FILED BY J. W. G. Hunter

898

898

Office of the Custodian,
506 Royal Bank Building,
Hastings and Granville Streets,
Vancouver, B. C.

Attention of Mr. F. G. Shears.

re: Lot 13, Blk 2, Sec. 5, Vict.Dist., Plan 282.

Dear Sirs:

As requested in your favour of the 15th ultimo, we have now had an opportunity of inspecting the above mentioned premises which are known as 540 Dunedin Street and have pleasure in reporting as follows.

This parcel has a frontage of 54' on Dunedin Street by a uniform depth of 135'.

The land is assessed at $630.00 and the improvements at $1980.00 while the taxes for the year just past amounted to $82.84.

This is a 1½ storey frame dwelling of seven rooms with two open fireplaces, two piece bathroom with separate toilet, concrete foundations, full sized basement with half cement floor, hot air piped furnace and laundry tubs, shingle roof which is in poor condition; the exterior of the dwelling is badly in need of paint and minor repairs.

It is our considered opinion that the property at the present time is worth $2250.00.

Yours very truly,
P. R. BROWN & SONS LIMITED,

Per E. F. Brown

EFB/M
Approved by assisting appraiser
Van der Vliet, Cabeldue & May Ltd.,

Per H. W. Blackburn

OFFICE OF THE CUSTODIAN
JAPANESE SECTION
RECEIVED
MAY 8 1942

477

file #77

REPORT ON MASAO KUWABARA

REGISTRATION No. 09991

EXHIBIT No. 1066-b
DATE 20 may 1948
FILED BY J. W. J. Sandler

6th May 1942.

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

Attention Mr. C. L. Drewry.

Dear Sir:

re: Masao Kuwabara. Registration No. 09991.
My File No. 69.

In accordance with your request I have investigated and taken control of the following property as recorded on the above man's registration form dated 30th March 1942.

Real Property:

Lot 13, Block 2. Roll No. 17249,
540 Dunedin Street, Victoria, B. C.
(Assessment $2,710.00).

7-room frame building - basement.

Personal Property:

16 cases household goods to be left in house at 540 Dunedin Street, Victoria, B. C.

Balance of furniture in house, including stove, washing machine, Singer pedal sewing machine, garden hose and tools, lawn mower, bicycle (Raleigh) to be left in house if not sold, for use of tenant.

In connection therewith I have to report as follows:

1. Location:

This property is located at 540 Dunedin Street, Victoria, about one and a half miles from the city centre, going north, in a working man's district, and in easy distance from lumber mills and other industrial plants, and one block from both street cars and bus lines.

2. Land and Building:

The size of the lot is 60' x 135'.

This is a well built seven-room two storey frame house with basement. Half of the basement is of finished cement and the other half rough finished cement. There is an entrance to the basement from the outside, also by stairs from the back hall. In the basement are built-in wash tubs and a good furnace with connection to all rooms.

Entrance to the house is into a hall (10' x 11'6") with stairs on the right leading to the upper floor and 6 foot archways at back and left into back hall (15' x 3') and living-room. On the west side of the house are a living-room (16'x15'), dining-room (16' x 15'), and den (16' x 16') all connected with 6 foot sliding doors. There is a bay window facing south in the living-room and another facing west in the dining-room. In the dining-room and den are well-built fireplaces. Built-in fixtures are china cabinet in corner of dining-room and seats on each side of fireplace in den. To the rear of the back hall with doorways from it and the dining-room is the kitchen (15' x 15'), off which are a pantry (6' x 7'6") with sink and built-in shelves, and back porch.

In all the rooms the wallpaper, paint, etc., are in very good condition. The floors in the living-room, dining-room and den have been recently planed, sanded and varnished.

On the upper floor a hall (15' x 3'6") connects the stairs from the entrance hall with all the rooms. These are:

Front bedroom (12' x 16'6") with large closet over stairs.
West bedroom (18' x 15') with closet (9' x 4'6").
Back bedroom (14' x 10'6") with closet (9' x 3'6").
Bathroom (9' x 9') with bath, washbowl and linen closet.
Toilet (9' x 7'6").

There is also a verandah (3' x 15') across the front of the house connected through a passage (3' x 16'6") on the west side of the house with the front and west bedrooms.

2. Land and Building: (continued)

The shingle roof is in fair shape. The outside of the building is in need of paint. The lot is well kept with a lawn and vegetable patch.

The land is assessed for $630.00 and the buildings $2,080.00. The estimated sale value is $2,500.00.

3. Inventory of Contents:

I have prepared a Schedule to show details of the contents of this house. The amounts are estimated realizable values. The tenant, Mrs. W. Payne, has acknowledged receipt of the articles listed.

4. Insurance:

The property is insured as follows:

Policy Number	- 39320
Company	- Merchant's Fire Insurance Company.
Agent	- George Randall
Insured	- Masao Kuwabara
Property Covered	- Dwelling at 540 Dunedin Street
Amount	- $2,000.00. $25.00 deductable
Expiry	- 1st March 1945
Term	- Three years
Premium	- $10.00

Loss payable to Mrs. R. L. Tippett, unpaid vendor.

5. Liabilities:

The following letter from Mrs. R. L. Tippett explains the position with regard to the liability under the Agreement for Sale:

"This letter is a confirmation of the standing of the Agreement for Sale as held by myself on the Kuwabara property.

"The Agreement for Sale as registered between Frank Twamley and Masao Kuwabara and Shigano Kuwabara was registered as No. 97457-G at the Land Registry Office, and I hold an unregistered Assignment of this Agreement from the Vendor, Frank Twamley, dated August 12/40, and the balance as due to me amounts to $664.82, with interest paid to April 1/42.

"The Agreement payments are $20.00 per month including interest at 6% per annum, and the next

5. Liabilities: (continued)

I have confirmed the liability to the Standard Furniture Company in the sum of $20.15.

6. Recommendations:

Two - mother.

Masao Kuwabara (and I presume his wife, Shigano Kuwabara) desired to rent furnished the property to a Mr. and Mrs. W. Payne, the present tenant, and that the rents be collected by a Mr. Faryon of 534 Dunedin Street, who will also act as disbursing agent and make the payments to Mrs. Tippett.

I am informed that the first month's rent, to 26th May 1942, of $35.00, has been paid to Mr. Faryon.

I understand that the present tenant hopes to sub-let the upper floor. I am not sure that these tenants are altogether desirable but since it was the wish of the owners that they be given the tenancy, I recommend that this be approved.

I would not recommend, however, that the administration of this property be left in the hands of Mr. Faryon who is a butcher. It would be better in the hands of a real estate agent.

Yours faithfully,

H G Hinton

HGH:LMS

Enclosure:

SCHEDULE

File 477

MASAO KUWABARA

DETAILS OF CONTENTS OF HOUSE

		Estimated Realizable Value
Upper Hall:		
	Congoleum	$ 3.00
	2 Pictures	1.00
	1 Window shade	.50
	1 pair Curtains	1.00
Stairs:		
	17 Rubber mate	1.70
	Linoleum	2.00
Bathroom:		
	1 Mirror	.50
	1 Medicine chest	1.50
	2 Towel racks	.50
	1 Towel roller	.25
	1 Shade	.50
	1 pair Curtains	1.00
	Linoleum	3.00
Toilet:		
	1 Shade	.50
	1 pair Curtains	1.00
	Linoleum	2.00
Bedroom No.3:		
	1 Checker	4.00
	1 Stool	.50
	1 Kitchen chair	.50
	1 Book shelves	1.00
	2 Shades	1.00
	1 pair Curtains	2.00
	1 pair Drapes	2.00
	Congoleum	8.00
	1 Double bed, complete (cream)	8.00
Bedroom No.2:		
	1 Double bed, complete (gilded)	-
	1 Dresser with mirror	5.00
	1 Chiffonier	5.00
	1 Clock	3.00
	1 Table	.25
	1 Table lamp	.50
	2 Shades	1.00
	3 Curtains	1.50
	Linoleum	6.00
Bedroom No.1: (south)		
	1 Double bed, complete, brown	8.00
	1 Dresser, white enamel	4.00
	1 Table	2.00
	1 Kitchen chair	.50
	3 Shades	1.50
	3 Curtains	2.00
	1 pair Drapes	2.00
	Linoleum	6.00
	Carried forward	$ 95.20

MASAO KUWABARA

DETAILS OF CONTENTS OF HOUSE

		Estimated Realizable Value
	Brought forward	$ 95.20
Entrance Hall: Lower Floor		
1	Picture, oval frame	.50
1	Water color - Japanese	.50
1	Picture (Lost Land)	.50
1	Picture, floral	.50
1	Picture, (Lost Lamb)	.50
1	Mirror	.50
1	Coat Tree	2.00
1	End table	2.00
1	Jardiniere Stand	1.00
1	Congoleum (7'6" x 9')	-
Living-room:		
9	Pictures	4.50
1	Piano, Heintzman & Co., upright	50.00
1	Piano stool	2.50
1	pair Double glass candle holders	.50
1	Morris chair	2.00
1	Coffee table	3.00
2	End tables	5.00
1	Upholstered easy chair	5.00
1	Smoking stand	3.00
1	Mat (27' x 54') Axminster	2.00
1	Couch, tapestry covered	6.00
1	Oval coffee table	6.00
1	Chesterfield table (common)	2.00
1	Love seat	4.00
1	Reader's table	4.00
1	Congoleum square (12' x 12')	10.00
7	Cushions	5.00
3	Cushion covers	3.00
1	pair Drapes	2.50
2	pair Curtains	2.50
3	pair Shades	3.00
1	Tri-light lamp	6.00
1	Cushion	1.00
Dining-room:		
	Congoleum (12' x 13'6")	12.00
1	Sideboard	4.00
1	Extension table, 3 leaves	5.00
1	Arm chair	2.00
1	Table with drawers	2.00
13	Pictures @ .50¢	7.50
6	Ornamental saucers	1.50
1	pair Candle holders, glass	.25
1	pair Candle holders, bakelite	.25
2	Amber covered glass jars	.50
1	Mirror	.25
2	Shades	1.00
1	Fire screen	1.00
1	Glas jug	2.00
1	Round mirror	1.50
1	Wooden clock	1.50
1	Table lamp	2.00
1	Porcelain fruit bowl	2.00
1	Relish dish	.25
5	Dining-room chairs @ 1.00	5.00
Den:		
1	Oil painting, gold frame	4.00
1	Table	2.00

MASAO KUWABARA

DETAILS OF CONTENTS OF HOUSE

	Estimated Realizable Value
Brought forward	$ 301.45
Kitchen:	
1 Enamelled table	2.00
1 Albion stove, five-hole	10.00
2 Aluminum kettles	1.50
1 Couch	1.00
7 Kitchen chairs @ .50¢	3.50
1 Ice box	3.50
1 Wall clock	1.00
2 Enamel pots @ .25¢	.50
2 Aluminum pots @ .50¢	1.00
1 Bread tin	.50
2 pair Curtains	2.00
2 pair Shades	1.00
Linoleum	8.00
Back Hall:	
1 pair Curtains	.50
1 Shade	.50
Linoleum	1.50
	$ 339.45

To be stored by consent of tenant in west bedroom closet:

3 Trunks personal effects, } Moved to storage 27-5-42

16 boxes Personal effects, including Singer sewing machine, } Some shipped 30/9/44.

to be shipped on request by owner to new destination.

CLAIM NO. 1066 - Shigeo & Masao KUWABARA

This is a claim for chattel property which has been re-examined by Counsel along with the Custodian's analysis of such personal property.

On Counsel's review it appears that $339.43 claim value in goods can be conclusively shewn as having been sold at $154.00, creating a ratio of 45.37 per cent. In the result Counsel have increased the value shewn in the lost column to $558.46.

Counsel now propose that payment shall be made to the claimant in the sum of $319.07, based upon the application of the ratio to the lost goods and the over-all award to the goods sold at auction and on tender.

I concur in the proposal made, and RECOMMEND payment to the claimant of the sum of $319.07.

Commissioner.

February 1st 1950.