Name of Claimant SOGAWA, Shizu Case 321

Custodian File 9863

REAL PROPERTY

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 Total	Amount	Sale Price	Total Award 125% of all Sale Prices: % of Total	Amount	
		1595	159.50	159.50 12.50							331.50

PERSONAL PROPERTY

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

NETS

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

MISCELLANEOUS CHATTELS

SPECIAL ON STORE STOCK 147.24

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	
147.50	73.40	22.02	49.8%	401.65	200.02			222.04

TOTAL RECOMMENDATION 700.78

CASE NO: 321

JAPANESE PROPERTY CLAIMS COMMISSION

Grand Forks, B.C.

June 7, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) SHIZU SOGAWA

PROCEEDINGS AT HEARING

Original

CASE NO: 321

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

(HIS HONOUR, JUDGE M.M. COLQUHOUN, SUB-COMMISSIONER)

Grand Forks, B.C.

June 7, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) SHIZU SOGAWA

PROCEEDINGS AT HEARING

APPEARANCES:

HAROLD W. McINNES, Esq.,	appearing for the Dominion Government
A.E. COBUS, Esq.,	appearing for the Claimant

L.A. DODD, Esq.,	Secretary to Grand Forks Sub-Commission
G.N.R. UPTON, Esq.,	Official Interpreter
G. HAMBLETON, Esq.,	Official Reporter

MR. COBUS: The claim, your honour, of Shizu Sogawa, which is No. 90 on the Secretary's list. That will become Case No. 321, Mr. Secretary.

(MRS) SHIZU SOGAWA, the claimant herein, being first duly sworn, testified through the official interpreter as follows:

MR. COBUS: I would ask leave, your honour, to amend the claim for real estate by showing the credit to the Custodian as $1595.00.

MR. McINNES: $1595.00.

MR. COBUS: Yes, that is correct. That leaves the net claim for realty $405.00.

THE COMMISSIONER: There is no amendment on the personalty.

MR. COBUS: Your honour, I apparently failed to total these amounts.

THE COMMISSIONER: I couldn't reconcile these figures of yours.

MR. COBUS: The amounts on the claim form. The claim being made for chattels, your honour, is detailed on lists to be filed as part of the statement, and amounts to $961.70.

THE COMMISSIONER: Is there any credit or is that the net claim?

MR. COBUS: The Analysis sheet, your honour, is not too clear as to the credit, so I think we will omit showing a credit and leave that to the Custodian to determine from his own Analysis sheet.

THE COMMISSIONER: Very well. The amendment will be allowed.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the real estate for which you are making claim. Did you instruct me to prepare this statement for you and is that your signature?

A: Yes.

Q: Are the statements contained therein true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the real estate statement, your honour.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: The subject matter of the claim for real estate, your honour, is a residence and store which was a two storey building located at 80 Moncton Street in Steveston, B.C. The store front was 22 feet by 18 feet. The building had three rooms upstairs and three rooms down; that is, apart from the store front, three rooms downstairs with a kitchen, a parlour, and dining room. The interior was of V-joint, stained. The building itself was of frame siding, built on cement blocks. The roof was shingled and the floors were of fir. It was purchased in 1933 as a lot only for the sum of $325.00. In 1933 the store and dwelling was built at a cost of $2500.00. In 1941 the claimant put in a new chimney at a

cost of $45.00 and also added a verandah to the building at a cost of $40.00. In 1937 the building was repainted and the kitchen was decorated. She points out that the Custodian spent $40.00 on septic tank repairs in 1943.

She goes on to say that the property was well located in the business section of Steveston, B.C., and she agrees that, as the appraiser says, it was well preserved and well painted. She had taken good care of the property and left it in a clean condition. She also agrees that the roof was in good condition. The appraisal of $1595.00 was too low, and she believes that $2000.00 is a conservative estimate for its fair market value.

Would my learned friend produce the appraisal on this property?

(Handed to Mr. Cobus)

MR. COBUS: This is an appraisal by Coulthard, Sutherland and Company dated the 26th of April, 1944. The valuation that was placed on the property was $1595.00, $1485.00 for the building, and $110.00 for the lot. I file it on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. COBUS: Would my learned friend produce a picture of the property?

(Handed to Mr. Cobus)

MR. COBUS: I am producing a picture taken on the 13th day of April, 1942.

Q: Witness, produced from the Custodian's file is a picture of a building. Of what is that a picture? A: That is a picture of my house.

MR. COBUS: I file it on behalf of the Crown, your honour.

(PHOTOGRAPH MARKED EXHIBIT NO. 3)

MR. COBUS: Would my learned friend admit the assessed value of this property in 1942 was $270.00 on the land and $1420.00 on the building, making a total of $1690.00?

MR. McINNES: Yes.

MR. COBUS: Q: Now, witness, I produce to you a statement concerning the chattels for which you are claiming. Did you instruct me to prepare this statement and is that your signature?

A: Yes.

Q: In that statement you make reference to a list attached and I produce to you now a two page list of items. Is that the list to which you make reference in your statement?

A: Yes.

Q: Are the statements contained in the statement and the list which has been produced to you true to the best of your knowledge and recollection?

A: Yes.

MR. COBUS: I would ask leave to file the statement and list as one exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 4)

MR. COBUS: Referring to the chattels statement, your

honour, the claimant says that all of the chattels claimed except certain store fixtures and a sofa, stove and two tables, were packed into boxes and stored in an upstairs room at No. 80 Moncton Street, Steveston. The room was locked and the key turned over to Thomas C. King of Steveston. At the time the goods were packed and stored a detailed inventory was made, and that detailed inventory, your honour, is reflected in the statement which forms part of the chattels statement. She says that the Custodian shipped a trunk and three cartons of personal chattels, but that the trunk contained other than the goods that she had packed in it, and when she received the trunk she wrote the Custodian informing him of that fact. She therefore is claiming for the original contents of the trunk. From the Custodian's auction sheets she was not able to determine what disposition was made of the merchandize she packed, inventoried and stored.

Would my learned friend produce the J.P. form.

MR. McINNES: This is what appears to be the J.P. form of this claimant which was declared on the 22nd of May '42, and has attached to it an inventory of furniture and fixtures.

MR. COBUS: Q: Witness, I produce a document known as a J.P. form which appears to be signd by Shizu Sogawa. Is that your signature?

A: Yes.

Q: And attached to this J.P. formis an inventory of certain store fixtures. Was that list signed by you -- it appears to have the signature "Shizu Sogawa" on it?

A: Yes.

MR. COBUS: Your honour, I would ask to file the J.P. form on behalf of the Crown, making only the comment that this happens to be one of the best detailed lists that I have managed to run into on a J.P. form.

(J.P. FORM MARKED EXHIBIT NO. 5)

Q: Witness, when you were being evacuated, who made up these lists that you made reference to in your statement? A: My daughter.

Q: And were you there at the time when this list was made up? A: Yes. I have got them here.

Q: You still have the list? A: Yes.

MR. COBUS: Would my learned friend produce the Analysis of Personal Property Claim?

(Handed to Mr. Cobus)

MR. COBUS: I am filing the Analysis on behalf of the Crown, your honour.

(ANALYSIS MARKED EXHIBIT NO. 6)

MR. COBUS: Your witness.

MR. McINNES: It is submitted, your honour, in this case, that the real estate was sold for its fair market value, and at the appraised value. As to the chattels, it is submitted that some of the chattels were not declared, others were not found

and did not come within the custody of the Custodian and do not come within the Terms of Reference. As to those that did so come, it is submitted the same were sold for their fair market value.

CROSS EXAMINATION BY MR. McINNES:

Q: Witness, at the time of your evacuation, you leased this property to one William Culbert, did you not? A: Yes, the house.

Q: And I direct your attention to the words written in pen and ink at the bottom of the first page and I will ask the interpreter to read those to you.

(Interpreter to witness)

A: That included the store equipment.

Q: Yes, and this is your signature on the lease?

THE INTERPRETER: There is no signature there at all.

MR. McINNES: Q: Well, you did give this man a lease?

A: Yes.

MR. McINNES: This appears to be only a copy, your honour.

Q: And the rent was $8.00 a month? A: Yes.

Q: And the lease contained the words "together with furniture and fixtures according to inventory attached and made part of this agreement."

A: Yes.

Q: There was such a lease signed by you?

A: Yes.

Q: Yes. A: Yes.

MR. McINNES: I would like to file that then, your honour. It will be Exhibit 7.

(LEASE MARKED EXHIBIT NO. 7)

MR. McINNES: Q: You knew, witness, that the Custodian later on leased this property for $15.00 a month? A: Yes, I know that.

Q: And I am producing to you that lease which purports to be a lease from Thomas C. King as agent for the Custodian to Mrs. Bertha Brown.

A: Yes.

MR. McINNES: Exhibit 8.

(LEASE MARKED EXHIBIT NO. 8)

MR. McINNES: Q: Would you look at this letter, please, and tell me whether or not you wrote it?

A: Yes, that is my letter and I signed it.

MR. McINNES: This is a letter, your honour, dated the 26th of November, 1942 written from Minto Mines, B.C. by the claimant to the Custodian. It deals with a request by Mrs. Brown, who is named in that lease, to have the use of this room upstairs and Mrs. Sogawa's refusal to let her have it. Then she says this: "Also, Mrs. Brown stated in wishing to use beds, furnitures, chairs and so forth, but all these are not in that room. I have brought all of these here. In that room I have some Japanese chinawares etc., and also I have few of my friends' properties stored, so I must ask you to tell Mrs. Brown that I do not wish to have that room opened."

(LETTER MARKED EXHIBIT NO. 9)

MR. McINNES: You did, as a matter of fact, have quite a quantity of your goods shipped to you by the Custodian, did you not?

A: The Custodian sent me a trunk and some large cartons and a box for a coat.

Q: Well, what furniture did the Custodian send you?

A: No furniture.

Q: Well, your letter would indicate that he had sent some furniture. A: I received a trunk and two boxes.

Q: Very well. Now, Mrs. Sogawa, in your claim you are claiming $60.00 for a scale.

A: Yes.

Q: And you are also claiming $120.00 for a cash register. A: Yes.

Q: You realize that you did not declare these in your J.P. form. A: I forgot to include that at the time of making this up.

Q: Yes, either one. A: Yes.

Q: In your list of personal chattels, part of Exhibit 4, you have an item of $100.00 for a "trunk with clothing material, contents new."

A: Clothing for making suits and a table cover and sheets and handkerchiefs and towels and dress-making materials and Japanese Kimonos and bed covers and women's coats; those were inside that.

Q: This must have been quite a large trunk.

A: Yes.

Q: How long had you had these goods, Mrs. Sogawa?

A: They were practically new.

Q: Where did you get them? A: From various stores.

Q: In Vancouver? A: Yes.

Q: Well, you had a bunch of material for making clothes? A: Yes.

Q: Are you a tailor or dressmaker by trade?

A: No.

Q: Well, who was going to make up the cloth for you?

A: I was going to ask a tailor to make them.

Q: When you leased this store to Mr. Culbert, didn't you leave all this stock that you are now claiming for in the store? A: No, I left them in one room upstairs.

Q: And these cosmetics and pipes, etc?

A: They were all left in the upstairs room.

Q: Well, then, what was it that you leased to Mr. Culbert in the way of furniture and so forth when you leased the store to him?

A: Things like the showcases and the counters.

Q: No household furniture? A: No.

MR. McINNES: I think that is all, your honour.

MR. COBUS: Would my learned friend advise to whom the real estate was sold?

MR. McINNES: It was sold to Mrs. Lily Shapiro.

MR. COBUS: And the date of that?

MR. McINNES: 26th of September, 1944, was the date the bid was accepted. I presume that is what you want, isn't it?

MR. COBUS: Yes.

RE-DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, did you have your own sewing machine at the coast before you were evacuated?

A: I took it away with me.

Q: Yes, but you did own a sewing machine.

A: Yes.

Q: Do I understand that you are a pretty fair dressmaker yourself?

MR. McINNES: Well, she hasn't said so yet.

A: Yes, I can make coats.

Q: You have a daughter, also, I understand, who is quite a good tailoress? A: Yes.

Q: Witness, in your list of chattels for which you are making a claim, are there any items there for which you are claiming which you received from the Custodian in that shipment?

A: I received a trunk and two boxes.

Q: Witness, do you know whether that scale and that register for which you are claiming now were sold by the Custodian? A: I don't know.

MR. COBUS: I wonder if my learned friend has anything in his file which would indicate whether the scale or cash register were sold?

MR. McINNES: The personal property analysis would indicate it.

MR. COBUS: That is no help.

MR. McINNES: I have no record of either one ever being found.

MR. COBUS: It is not in any of the auction sheets?

MR. McINNES: No.

MR. COBUS: That is all, your honour.

THE COMMISSIONER: That is all, thank you.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

Gordon Hambleton

G. Hambleton
Official Reporter

I hereby certify that the foregoing transcript purports to be an accurate record of the evidence adduced before me.

M.M. Colquhoun

M.M. Colquhoun,
Sub-Commissioner

Amended.

7/6/48 MMC

DEC - 2 1947

321

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

9863

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

(1) NAME MRS. SHIZU SOGAWA (RCMP) Reg. No. 04378
(Print) Surname Given Name

(2) Pre-Evacuation Address STEVESTON, B.C.

(3) Present Address MIDWAY, B.C.

(4) REAL ESTATE

(a) Street Address (if any) 80 MONCTON ST. STEVESTON, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
LOT 11 BLOCK 2 SECTION 10 BLOCK 3
NORTH RANGE WEST, MAP 249
DIST OF NEW WESTMINSTER, B.C.

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

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

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - - $
(ii) Buildings - - - - - - - - - - - - - - - $
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - - - - - - - - - - - $
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - $ 2,000.00
(v) Amount at which Custodian sold property and credited your account - - $ 1,421.50
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 578.50

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
RESIDENCE 80 MONCTON ST. STEVESTON, B.C.
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
HOUSE (UPSTAIR)
(c) How stored or packed at time of evacuation
MOSTLY PACKED IN BOXES LEFT IN LOCKED NAILED UPSTAIR ROOM

(over)

9 2m

(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 CARE

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

1.	STORE SUPPLIES	Estimated Value $ 256.23
2.	STORE FIXTURE & EQUIPMENT	Estimated Value $ 429.50
3.	KITCHEN WARE	Estimated Value $ 171.20
4.	HOUSE HOLD EQUIPMENT	Estimated Value $ 459.15
5.		Estimated Value $ 1316.08
6.		Estimated Value $
7.		Estimated Value $
8.		Estimated Value $
9.		Estimated Value $
10.		Estimated Value $

TOTAL CLAIM FOR PROPERTY LOSS $

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - $ 1766.04

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Shigu. Sogawa. of the town of
of Midway in the province British Columbia

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 Greenwood)
in the ~~Province~~ of ~~B.C.~~ November)
this 20th day of November)
A.D. 1947.)

Shigu. Sogawa.

A Commissioner &c. Wm. L. Draper

REGISTRAR COUNTY COURT

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.

Total claim for property loss		$1316.08
Received from Custodian, proceeds from auction sale	$98.54	
Goods sent from Custodian	20.00	118.54
CLAIM FOR PERSONAL PROPERTY LOSS		$1197.54

Goods sent from the Custodian amounting to $20.00 were the following:

7 cushions
1 coat closet
1 trunk

The original contents of the trunk were removed and in place 3 old coats, 1 old suit, 5 old hats and 1 box old clothing, not belonging to me, were sent.

BOX #1 -- CARDS ETC.

5 boxes stationary	1.25
Valentine cards	20.86
Easter chicks	1.31
Postcards	1.00
Bolos	4.05
Cards & seals	3.60
Tissue paper	1.20
Colored ribbons	4.00
Xmas decorating flowers	.90
Santa claus	.60
1 doz. parcel strings	1.20
	$42.17

TOTAL SHEET #1 42.17

BOX #2 -- FLOWER ARRANGEMENT SETS

1 set	.75
1 set	1.50
Turtle	.75
Needle	.75
Flower	.75
Vase set	.30
Vase Set	1.50
Plain vase	.75
Plain vase	1.00
Bowl	.75
3 small set	.50
	$9.30

BOX #3 -- TRAYS & SETS

11 trays	25.00
2 sets layer box	10.00
1 set cake saucers	2.00
2 boxes soup set	5.00
1 candy set	1.50
	$43.50

BOX #4 -- DOLLS AND SETS

4 dolls	7.00
2 dogs	1.00
Ash tray set	3.50
Flower set	1.00
3 silver plates	1.50
Indian head ash tray	.35
	$14.35

BOX #5 -- TEA SETS

1 tea set	13.95
1 Jap. tea set	1.50
1 Jap. tea set	.50
Noodle set	2.25
Rice bowls	1.50
1 wine set	1.25
	20.95

BOX #6 -- CUPS AND GLASSES

7 wine bottles	1.75
16 Jap. tea cups	1.00
wine cups	1.00
13 small glass (tall)	2.00
13 small glass	.65
6 big glass	.30
4 large glass	.40
	$7.10

BOX #7 -- JAPANESE RECORDS

105 records	105.00

BOX #8 -- DINNER SETS

1 dinner set	25.00
Silver set	12.00
Carving set	5.00
1 doz. spoons	1.50
	$43.50

BOX #9 -- BOWLS & GLASSES

set of bowls	3.50
wine bottles	.95
Pyrex casserole	1.00
new pan	1.50
Jelly set (glass)	.75
Ash tray (golf)	1.25
" " (Jap. box.black)	.50
" " (baseball, blue)	.75
" "	1.50
" "	.75
double frying pan	1.25
sifter & 2 scoops	.75
lunch can & presser	.50
glass set (jelly)	2.00
glass bowl (salad)	.50
candy bowl	.75
cut glass (candy)	.75
plate with c. sticks	.50
2 knives	1.00
egg beater	.25
wine cups	1.00
	$21.70

TOTAL SHEET #2 265.40

BOX #10 -- plates

5 oval plates	8.00
2 round plates	2.00
	$10.00

BOX #11 -- BIG BLUE PAN

Pan	1.00
2 large bowl	3.50
2 square ~~bowl~~ plate	.95
2 round plate	.50
3 bowls	1.50
	$7.45

BOX #12 -- DISHES

Jars & spoons	.50
12 round dishes	1.60
20 square dishes	2.50
12 round saucers	1.50
10 round saucers	1.50
24 round saucers	1.50
12 fish dish	1.50
7 dishes	.35
5 soup bowls	.50
sauce holder	.15
measuring cup	.25
saucer & round dish	1.00
	12.75

BOX #13 -- BOWLS

Glass bowl set	1.00
4 pcs. bowls	2.00
enamel pot	1.25
	4.25

BOX #14 -- Clock 15.00
Table lamp 5.00
20.00

Record player $18.00

BOX #15-- School books

Box #16 -- Kitchen utensils

Box #17 --
14 cushions & comforter $30.00

BOX #18 -- Ice-cream dishes

12 white flower design	1.50
4 white, rd. with h handle	.40
15 white plain dish	1.50
3 white banana split dish	.45
5 pink flowered dish	.50

Glass cups

5 big glasses	.50
8 coca cola cups	.60
4 cups	.20
7 Wynola cups	.35
5 ice cream scoops	5.15
19 spoons	1.50
	$12.65

BOX #19

Rulers	1.40
Pencil boxes	1.20
Inks	1.80
Erasers	2.85
Paste glues	.80
Pencil crayons	3.15
Chalk crayons	1.00
Note books	3.95
Scissors	1.80
Compass, pens & pencils	1.40
Pennibs, blotters	.95
Pencils	23.62
Pens	3.00
Tablets	5.67
Books	4.75
Pencil books	2.95
Pencils	.85
Paints	1.35
Candles	1.05
Jacks	.90
Envelopes	5.00
Miscellaneous	.50
	$69.97

TOTAL SHEET #3 185.07

BOX #20 -- COSMETICS & PIPES

Purse	3.75
Smoking pipes	14.00
Cigarette pipes	8.90
Flints	1.50
Cigarette case	1.10
Pipe cleansers	.95
Cigarette roller	1.00
Lighter	6.70
Pencil sets	5.50
~~xxxx~~ Razor	2.94
Razor blades	9.75
Shaving set & basket	1.00
Marina soaps	9.00
Beauty kit	4.00
Lotion	1.25
Hair tonics	1.20
Face cream	2.00
Powder	2.65
Bobby pins	4.60
Combs	2.95
Perffume & flower	2.00
Perfume & gramophone needle	3.80
Shoe lace	1.75
Pearl soap & tape	2.65
	$94.44

BOX #21 -- XMAS DECORATIONS

Xmas decorations	2.50
Xmas tree lights	1.50
Tinsels	.60
Napkins	.45
Xmas cards	2.00
Strings	.80
Wrappers	.50
	$8.35

BOX #22 -- DOLLS BALLS & GLASSES

Dolls	13.80
Balls	4.50
Sun goggles	6.80
4 pkg. napkins	2.00
6 wax papers	.60
toys	.80
glass buckets	.45
fruit glass carrier	.50
	$28.65

1 trunk with clothing	100.00
2 coat closets	20.00
bureau	15.00
chiffonier	10.00
2 book case with books	20.00
8 tables & 11 chairs	22.00
2 framed pictures	10.00
dining room set	20.00
1 comforter	20.00
1 carpet	9.50
Toledo scale (6 lb. #311012 Style #415T)	90.00
Cash register (B-211 50118)	150.00
Glass jars	3.00
Cans	3.00
coal oil stove	15.00
2 biscuit stands	25.00
2 chocolate bar stands	10.00
2 rugs	10.00
1 mattress	6.00
5 show cases	100.00
2 counters 1 table	20.00
3 chairs 2 stools	13.50

TOTAL SHEET #4 $23.44

GRAND TOTAL 4 SHEETS $316.08

SOGAWA, Shizu
(Claimant's Name)

REAL ESTATE
(Other than farm)

04378
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
Store & House at 80 Moncton St Steveston, B.C.	2 stories Store front 22'x18' 3 rooms up stairs 3 rooms down (Kitchen, parlour, dining) Stained & joint interior	Frame siding Cement blocks foundation Shingle roof, fir floors Painted exterior	Residence & Store	22'x120	1933	

Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value Date of Sale
Business section of Steveston	Lot only $325.00	1933 - Store & Dwelling - Cost	$2500.00	$2000.00
		Added chimney 1941	45.00	
		Added veraudah	40.00	

Comments re upkeep of premises:

Repainted 1937
Decorated Kitchen
The custodian spent $40.00 on septic tank repairs in 1943.

EXHIBIT No. 321-1
DATE 7 June 1948
FILLED BY Claimant

Comments re Appraiser's report not covered above:

This property was well-located in the business section of Steveston, B.C. As the appraiser says it was well preserved and well painted. I had taken good care of the property and left it in a clean condition. I agree that the roof was in good condition. The appraisal of $1595.00 was too low and I believe that $2000.00 is a conservative estimate for its fair market value.

Shizu Sogawa
SIGNATURE

EXHIBIT No.
DATE 7 June 1948
FILED BY Crown

COULTHARD, SUTHERLAND & CO., LTD.
Estate and Insurance Agents
Car Financing

609 Columbia Street,
New Westminster, B.C.

26th. April, 1944.

Catalogue #815,

File #9863/12416

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

DEAR SIR:

Re: E.½ Lot 11, Block 2, Sec. 10,
B3N/7W, Steveston Townsite

This property located at #80 Moncton Street is rented to Mrs. McAllister at $13., including water. Lot 22 x 120', building 22 x 54', store in front, where beauty parlor is operated. Six room living quarters. Exterior- Siding well painted and preserved. Interior-V joint, the place is clean and in good shape, floors fair and foundations apparently sound. Roof good. Plumbing-Sink and toilet. Heated by stoves, City light and water. Good location.

VALUATION:

Building	$1485.
Lot	110.
	$1595.

Yours very truly,

Coulthard, Sutherland & Co. Ltd.

"F. H. Coulthard"

F. H. Coulthard.

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

August 26th 1948 _____

R.P.10

EXHIBIT No. 321-3
DATE 7 June 1948
FILLED BY Brown

SOGAWA, Shizue
80 Moncton St. Stevston, B. C.
Evac. File 9863



Picture Taken April 13, 1943.

SOGAWA, Shizue #04378 PERSONAL CHATTELS

Box #2	Flower Arrangement Set	1940	new	$11.50	good	$ 9.30
Box #3	Trays and sets		new		good	43.50
Box #5	Tea sets		new		good	20.95
Box #6	Cups and glasses	1938	new	10.00	good	7.10
Box #7	105 Japanese records		new	125.00	good	20.00
Box #8	Dinner sets	1938	new	55.00	good	43.50
Box #9	Bowls and glasswares		new		good	21.70
Box #10	Plates		new		fair	10.00
Box #11	Big blue pan of kitchenwares		new		fair	7.45
Box #12	Dishes		new		fair	12.75
Box #13	Bowls		new		good	4.25
Box #14	Mantle clock	1939	new	19.00	good	15.00
	Table lamp		new	5.00	good	3.00
	Record player (radio attachment)		new	18.00	good	12.00
Box #16	Kitchenware (utensils) (ordinary day use)			NO CLAIM		NO CLAIM
Box #17	7 cushions 1 comforter	1937-39	new	37.50	good	20.00
1	1 trunk with clothing, material (contents new)			162.00	good	100.00
	1 coat closet	1940	new	15.00	good	10.00
	1 bureau	1935	new	20.00	good	15.00
	1 chiffonier	1933	new	19.00	good	10.00
	2 bookcases	1938	new	18.00	good	10.00
	8 tables, 11 chairs	1936-39	new	38.00	fair	22.00
	2 picture frames (25"x20")	1930-40	new	12.00	good	5.00
	dining room set	1938	used	25.00	good	20.00
	1 carpet (9x10½)	1937	new	9.50	good	6.00
	2 rugs (27"x54", 22"x36")	1941	new	10.00	good	10.00
	1 mattress (double bed size)	1941	new	7.00	good	3.00

$461.50

EXHIBIT No. 321-4
DATE 7 June 1948
FILLED BY Claimant

SOGAWA, Shizu #04378

PERSONAL CHATTELS

Box #18	IceCReam dishes & glass cups	1939	new		good	12.65
	Toledo scale (6 lb. #311012 Style #415T	1937	used	90.00	good	60.00
	Cash register (B-211 50118)	1936	used	150.00	good	120.00
	Glass jars		new		good	3.00
	Cans		used		good	3.00
	1 coal oil stove	1938	new	38.00	good	15.00
	2 biscuit stands	1935	new	25.00	good	15.00
	2 chocolate bar stands	1935	new	17.00	good	10.00
	5 show cases	1935	new,used	100.00	good	50.00
	2 counters 1 table	1933	new	28.00	fair	14.00
	3 chairs 2 stools	1933	new	17.65	fair	13.50
Box #1	Cards, etc.		new	42.17	new	316.15

STORE STOCK

Box #1	Cards, etc.	new	42.17	good
Box #4	Dolls & sets	new	14.35	good
Box #15	School books	new	5.00	good
Box #19	School supplies	new	69.97	good
Box #20	Cosmetics & pipes	new	94.44	good
Box #21	Xmas decorations	new	8.35	good
Box #22	Dolls & sets (dolls, balls & glasses)	new	28.65	good
			262.93 less 30%	184.05
				$500.20

EXHIBIT NO. 321-H
DATE 7 June 1948
FILED BY Clairmont

SOGAWA Shizu
(Claimant's Name)

PERSONAL CHATTELS

04378
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
See list attached					

EXHIBIT No. 321-4
DATE 7 June 1948
FILLED BY Claimant

Description of Storage of Goods:

All chattels claimed, except certain store features and a safe, stove and 7 tables were packed into boxes and stored in an upstairs room at #80 Newton St. Steveston, B.C. The room was locked and the key turned over to Mrs. C. King of Steveston, B.C. At the time the goods were packed and stored a detailed inventory was made.

General Statement as to Chattels not Described above:

N.A.

Additional Comments, if any:

The custodian shipped a trunk and 2 cartons of personal chattels but the trunk contained other than the goods I had packed in it. When I received the trunk I wrote the custodian informing him of this fact. I am therefore claiming for the original contents of the trunk. From the Custodian's auction sheets I cannot determine what disposition was made of the merchandise I packed, warehoused and stored.

Shizu Sogawa
SIGNATURE

9863

FORM "JP"
BUSINESS

FILE No. 321 - 5

EXHIBIT No.

DATE 7 June 1948

FILED BY Crown

BUREAU POWELL STREET

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: SOGAWA, Shizu (Mrs.)

HOME ADDRESS: P. O. Box 141, House #80 Moncton St., Steveston, B. C.

REGISTRATION NUMBER 04378 SEX: Female 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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: deceased

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: Shigemi (M); Amy Miyoko (F).

ADDRESS OF CHILDREN: #80 Moncton St., Steveston, B.C.

AGE OF CHILDREN: 24 and 21 years.

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

1. LOCATION AND DESCRIPTION: #80 Moncton St., Steveston, B. C. Municipality of Richmond, The east half of Lot 11 Block 2, of Sec. 10 Block 3, North Range 7, West Map 249, in the District of New Westminster, Title 113678.

2. BUILDINGS AND OTHER IMPROVEMENTS: 2-storey, 5-room wooden frame building with store in front and dwelling rooms behind.

3. INSURANCE (Give particulars; state where policies are) $700.00 Bankers & Traders Ins. Co. Policy # 32-27471 in possession of owner.

4. TAXES (Amount and where payable) $22.86 paid 1941 payable Town Hall, Richmond, B.C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) Owner - is leasing property to William Culvert, Newton Station, B.C. for $8.00 monthly. Thos. King, Steveston, B.C.-Agent for same. (leasing property together with furniture and fixtures.)

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In declarant's possession.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Title made out to Yoshikusu Sogawa and Shizu Sogawa "Joint Tenants"

9. IF FARM LAND STATE CROPS SOWN None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: None

2. LANDLORD'S NAME AND ADDRESS: None

3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None

4. STATE WHEREABOUTS OF LEASE: None

5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

STATEMENT OF PERSONAL PROPERTY OWNED:

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

The following articles are located at #80 Moncton St., Steveston, B.C.
N.B. each listed goods is boxed seperately...
Flower arrangement set; 11-trays and 4-china sets; 4-dolls and silver ware; 2-tea sets and bowls; 34 cups and glasses; 105 records; dinner set and silver ware carving set; bowls & glass ware; 7 big plates; plates in pan; 109 dishes and bowls; bowls; mantle clock and record player; school books; kitchen utensils; 14 cushions & comforters; trunk of clothing; 2-coat closets; 1-bureau; 1-chiffonier; book case & books; 8 tables & 11chairs; dining room suite; ice cream dishes and glasses; school supplies; & stationery; cosmetics & pipes; dolls and balls; Xmas decorations; cards and Xmas wrappings. This goods will be stored and locked in one room and the key handed over to the Custodian.
N.B. See attached list of that which will be rented with the property.

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY None

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: $400.00 on stock & merchandise and $400.00 on furniture & fixtures - Bankers & Traders Ins. Co. Policy #32-27471 in owner's possession.

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) Imperial Japanese Government Bond- 1-100 pound and 4 50 pounds, in owner's possession.

8. BANK ACCOUNTS: S 177 Royal Bank of Canada, Steveston, B.C. Amt. about $300.00

9. LIFE INSURANCE: $1,000.00 Sun Life Assurance Co., Policy # 2233461 in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

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

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

Dated this 22nd day of May 194 2

(Signature) "Shizu Sogawa"

"A. G. McArthur"
Witness

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

August 26th 1948

Mrs. Shizu SOGAWA

Reg. No. 04378

Inventory of Furniture and Fixtures

at #80 Moncton St., Steveston, B.C. which will be rented with the building to Mr. W. Culvert, Newton Station, B:C.

Agent- Thos. King, Steveston, B.C.

4 big show cases and 1 small show case

2-counters and 1-table

1-ice cream frigidaire

1-coca cola cooler

fruit stand

biscuit stands

chocolate bar stands

stools and 3-chairs

1-stove

1-sofa

2-tables.

"Shizu Sogawa"

May 22/42

"A.G.M."

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

August 26th 1948

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 9863 EXHIBIT No.

NAME (Mrs) Shizu SOGAWA SHEET #1 (4 sheets) REG. No. 04378

DATE
DECLARATION 22 May 42
EVACUATION 28 May 42

INVENTORY
TAKEN BY
DATE

The following articles are located at #80 Moncton St. Steveston, BC
N.B. each listed goods is boxed separately...
Flower arrangement set; 11 trays and 4 china sets; 40dolls and silverware; 2-tea sets and bowls; 34 cups and glasses; 105 records; dinner set and silver ware carving set; bowls & glass ware; 7 big plates; plates in pan; 109 dishes and bowls; bowls; mantle clock and record player; school books; kitchen utensils; 14 cushions & comforters; trunk of clothing; 2 coat closets; 1 bureau; 1 chiffonier; ~~xxx~~ book case & books; 8 tables & 11 chairs; dining room suite; ice cream dishes and glasses; school supplies; & stationery; cosmetics & pipes; dolls and balls; Xmas decorations; cards and Xmas wrappings. This goods will be stored and locked in one room and the key handed over to the Custodian.
N.B. See attached list of that which will be rented with the property.

(ATTACHED LIST)
INVENTORY OF FURNITURE AND FIXTURES
at #80 Moncton St., Steveston, B.C. which will be rented with the building to Mr. W. Culvert, Newton Station, B.C.
Agent-Thos.King, Steveston,BC
4 big show cases and 1 small show case
2-counters and 1-table
1-ice cream frigidaire
1-coca cola cooler
fruit stand
biscuit stands
chocolate bar stands
stools and 3-chairs
1-stove
1-sofa
2-tables

SIGNED
Shizu SOGAWA
22 May 42
A.G.M.

DETAILS OF CLAIM			SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
5 ~~bxs~~ Stationery	1	25				
Valentine Cards	20	86				
Easter chicks	1	31				
Post cards	1					
Belos	4	05				
Cards & Seals	3	60				
Tissue paper	1	20				
Xmas wrappers	3	20				
Colored ribbons	4					
Xmas decorating flowers		90				
Santa Claus		60				
1 doz Parcel strings	1	20				
BOX #1	42	17				
FLOWER ARRANGEMENT SETS						
1 set		75				
1 set	1	50				
Turtle		75				
Needle		75				
Flower		75				
Vase set		30				
Vase set	1	50				
Bowl		75				
~~3~~ Small set	1	50				
Plain vase		75				
Plain vase	1					
BOX #2	9	30				
TRAYS & SETS						
11 Trays	25					
2 sets layer box	10					
1 set cake saucers	2					
2 boxes soup set	5					
1 candy set	1	50				
BOX #3	43	50				
DOLLS AND SETS						
4 dolls	7					
2 dogs	1					
Cig. ash tray set	3	50				
Flower set	1					
3 silver plates	1	50				
Indian head ash tray		35				
BOX #4	14	35				
TEA SETS						
1 Tea sets	13	95				
1 Jap. tea set	1	50				
1 Jap. tea set		50				
Noodle set	2	25				
Rice bowls	1	50				
1 wine set	1	25				
BOX #5	20	95				
CUPS & GLASSES						
7 wine bottles	1	75				
16 Jap. tea cups	1					
wine cups	1					
13 small glasses (tall)	2					
6 big glasses		30				
4 large glasses		40				
BOX #6	7	10				
JAPANESE RECORDS						
105 records	105					

EXH
DAT
FILL

/ —

ILE No. 9863 EXHIBIT No. CASE No.

EG. No. 04378 VENUE

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
AUCTION	TENDER &c								

EXHIBIT No. 321-6
DATE 7 June 1948
FILED BY Crocow

1 -

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 9863 EXHIBIT No.

NAME (Mrs) Shizu SOGAWA SHEET 2 REG. No. 04378

DATE	INVENTORY	DETAILS OF CLAIM			SALES		SOLD WITH REAL PROP.	DECL NOT FOUN
DECLARATION	TAKEN BY				AUCTION	TENDER &c		
EVACUATION	DATE							
		DINNER SETS						
		1 dinner set	25					
		Silver set	12					
		Carving set	5					
		1 doz spoons	1	50				
		BOX #8	43	50				
		BOWLS & GLASS WARES						
		set of bowls	3	50				
		wine bottles		95				
		Pyrex casserole	1					
		new pan	1	50				
		Jelly set (glass)		75				
		ash tray (golf)	1	25				
		ash tray (Jap box black)		50				
		ash tray (baseball blue)		75				
		ash tray	1	50				
		ash tray		75				
		double frying pan	1	25				
		sifter & 2 scoops		75				
		lunch can & presser		50				
		glass set (jelly)	2					
		glass bowl (salad)		50				
		candy bowl		75				
		cut glass (candy)		75				
		plate with c.sticks		50				
		2 knives	1					
		egg beater		25				
		wine cups	1					
		BOX #9	21	70				
		PLATES						
		2 oval plates	8					
		2 round plates	2					
		BOX #10	10					
		BIG BLUE PAN						
		pan	1					
		large bowl (2)	3	50				
		square plate (2)		95				
		round plate (2)		50				
		bowls (3)	1	50				
		BOX #11	7	45				
		DISHES						
		jar & spoons		50				
		dishes (round) 12	1	50				
		dishes (square) 20	2	50				
		saucers (round) 12	1	50				
		saucers (round) 10	1	50				
		saucers (round) 24	1	50				
		fish dish 12	1	50				
		dishes (7)		35				
		soup bowl (5)		50				
		sauce holder		15				
		measuring cup		25				
		saucers & round dish	1					
		BOX #12	12	75				
		BOWLS						
		glass bowl set	1					
		bowls 4 pcs	2					
		enamel pot	1	25				
		BOX #13	4	25				
		BOX #14--clock	15					
		table lamp	5					
			20					

EXHIBIT No._____

CASE No._____

VENUE_____

	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 9863 EXHIBIT N

NAME (Mrs) Shizu SOGAWA SHEET #3 REG. No. 04378

DATE	INVENTORY	DETAILS OF CLAIM			SALES		SOLD WITH REAL PROP.
DECLARATION	TAKEN BY				AUCTION	TENDER &c	
EVACUATION	DATE						
		Record Player	18				
		BOX #15 School books BOX #16 Kitchen utensils BOX #17 14 cushions & comforter	30				
		ICE CREAM DISHES					
		12 white flowery design		1 50			
		4 white round w. handle		40			
		15 white plain dish		1 50			
		3 white banana split dish		45			
		5 pink flowered dish		50			
		GLASS CUPS					
		5 big glasses		50			
		8 coca cola cups		60			
		4 cups		20			
		7 Wynola cups		35			
		5 ice cream scoops	5	15			
		19 spoons	1	50			
		BOX # 18	12	65			
		Rulers	1	40			
		Pencil boxes	1	20			
		Inks	1	80			
		Erasers	2	85			
		Paste glues		80			
		Pencil crayons	3	15			
		Chalk crayons	1				
		Note books	3	95			
		Scissors	1	80			
		Compass, pens & pencils	1	40			
		Pen nibs, blotters		95			
		Pencils	23	62			
		Pens	3				
		Tablets	5	67			
		Books	4	75			
		Pencil books	2	95			
		Pencils		85			
		Paints	1	35			
		Candles	1	05			
		Jacks		90			
		Envelopes	5				
		Miscellaneous		50			
		BOX #19	69	97			
		COSMETICS & PIPES					
		Purse	3	75			
		Smoking pipes	14				
		Cigarette pipes	8	90			
		Flints	1	50			
		Cigarette case	1	10			
		Pipe cleaners		95			
		Cigarette roller	1				
		Lighter	6	70			
		Pencil sets	5	50			
		Razor	9	75			
		Shaving set & basket	1				
		Marine soaps	9				
		Beauty kit	4				
		Lotion	1	25			
		Hair tonics	1	20			
		Face cream	2				
		Powder	2	65			
		Bobby pins	4	60			
		Combs	2	95			
		Perfume & flower	2				
		Perfume & gramaphone needles	3	80			
		Shoe lace	1	75			
		Pearl soap & tape	2	65			
		BOX #20	94	44			

3

78

EXHIBIT No.

CASE No.

VENUE

S TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No 9863 EXHIBIT No.

NAME (Mrs) Shizu SOGAWA SHEET # 4 REG. No. 04378

DATE
DECLARATION
EVACUATION

INVENTORY
TAKEN BY
DATE

DETAILS OF CLAIM			SALES AUCTION	SALES TENDER &c	SOLD WITH REAL PROP.	DECL NOT FOUN
BROUGHT FORWARD			1			
XMAS DECORATIONS						
Xmas decorations	2	50				
Xmas tree lights	1	50				
Tinsels		60				
Napkins		45				
Xmas cards	2					
Strings		80				
Wrappers		50				
BOX #21	8	35				
DOLLS, BALLS & GLASSES						
Dolls	13	80				
Balls	4	50				
Sun goggles	6	80				
4 pkg Napkins	2					
6 wax papers		60				
toys		80				
glass buckets		45				
fruit glass carrier		50				
BOX #22	28	65				
1 trunk with clothing	100					
2 coat closets	20		2	(1)		
bureau	15					
chiffonier	10					
2 book case with books	20		3	75 (1)		
8 tables & 11 chairs	22		14	50		
2 framed pictures	10		1	50		
dining room set	20		17			
1 comforter	20					
1 carpet	9	50				
Toledo scale (61b)#311012 style #415T	90					
Cash register (B-211 50118)	150					
Glass jars	3		2			
Cans	3					
Coal oil stove	15					
2 biscuit stands	25	*	(			
2 chocolate bar stands	10	*	(			
2 rugs	10					
1 mattress	6					
5 show cases	100	*	* 10	25		
2 counters 1 table	20	*	(			
3 chairs 2 stools	13	50				
	692	..				
TOTAL CLAIM FOR PROP. LOSS	1316	08				
** REC'D. FROM CUSTODIAN 98.54						
* GOODS SENT FROM CSTDN 20.	118	54				
CLAIM	1197	54				
** RECEIVED FROM CUSTODIAN $ 102.35			52			
		M	10	45		
		K	27	15		
		F	9	50		
		T	2	25		
		C	1			
			102	35		

SHIPPED 27 Mar 44: (R

1 Trun
2 Cart
1 flat

STORED WITH CRONE STORAG

1 Sewi

SPECIFIC ITEMS VALUED AT $ 335. SOLD AT AUCTION FOR $ 52.
MISCELLANEOUS ITEMS SOLD AT AUCTION FOR 50.35

9863 EXHIBIT No. CASE No.

04378 VENUE

ALES TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD		REMARKS
(1)								
75 (1)								
50								
50								

25

SHIPPED 27 Mar 44: (Ref #1)

45
15 1 Trunk
50 2 Cartons
25 1 flat carton Effects

STORED WITH CRONE STORAGE: (Ref #2)

35

1 Sewing Machine

EXHIBIT No. 321 - 7
DATE 7 June 1948
FILED BY
Crown

C O P Y

THIS INDENTURE,

Made in duplicate the 21st day of May, in the year of Our Lord one thousand nine hundred and forty-two

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

Shizu Sogawa of the Townsite of Steveston in the Province of British Columbia, Merchant

hereinafter called the "Lessor" of the First Part:

And:

William Culbert, of Newton Station in the Province of British Columbia, Stock Dealer

hereinafter called the "Lessee" of the Second Part:

WITNESSETH, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond in the Province of British Columbia and more particularly known and described as:

The East half of Lot Eleven (11) Block Two (2) of Section Ten (10) Block Three (3) North, Range seven (7) West, Map 249 in the District of New Westminster

#113678E

Together with all buildings thereupon erected, or hereafter during the term hereby granted, to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining. together with Furniture & Fixtures according to Inventory attached and which is made part of this agreement.

From the First day of June one thousand nine hundred and forty two for the term of the duration of the war with Japan

Yielding during the said term therefor the rent of Eight Dollars, per month - - -

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

And it is hereby Declared and Agreed that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

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

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and the year first above written.

SIGNED, SEALED AND DELIVERED)
IN THE PRESENCE OF)
Signature of Witness)
Street Address)
City or Town (Signed)) (Signed)
Occupation)

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

August 26th 1948 _____

DATED May 21st 1942

Shizu Sogawa

- TO -

William Culvert

STATUTORY LEASE
Short Form

Thos. C. King
78 Georgia St. - Phone 138
Steveston, B.C.

(COPY)

321-8

EXHIBIT NO.

DATE 7 June 1948

FILED BY Crown

THIS INDENTURE,

Made in duplicate the Fifteenth day of July in the year of Our Lord one thousand nine hundred and forty-two.

IN PURSUANCE OF THE "SHORT FORM OF LEASES ACT"

Between:

Thomas C. King, Agent for the Custodian, Steveston, in the Province of British Columbia.

hereinafter called the "Lessor" of the First Part:

And:

Mrs. Bertha Brown, of the Township of Steveston, in the Province of British Columbia.

hereinafter called the "Lessee" of the Second Part:

WITNESSETH, the said Lessor doth demise unto the said Lessee, his executors, administrators and assigns, ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Municipality of Richmond in the Province of British Columbia and more particularly known as:

The East Half of Lot Eleven (11) Block Two (2) of Section Ten (10) Block Three (3) North, Range Seven (7) West, Map 249 in the District of New Westminster, and being #80 on the South side of Moncton Street in the Townsite of Steveston, B.C.

321-8

7 June 1948

Crown

TOGETHER with all buildings thereupon erected, or hereafter during the term hereby granted to be erected, and also with all ways, paths, passages, waters, water courses, privileges, advantages and appurtenances whatsoever to the said premises belonging or otherwise appertaining together with Furniture and Fixtures according to inventory attached and which is hereby made part of this agreement.

From the First day of August one thousand nine hundred and forty-two. for the term of -------One Year---------- thence ensuing.

YIELDING during the said term therefor the rent of----Fifteen Dollars--Dollars, per month----------
of lawful money of Canada, payable on the following days and times that is to say:

The sum of Fifteen Dollars ($15.00) on the first day of August in the year 1942, and the further sums of Fifteen Dollars ($15.00) on the first day of each and every month during the term of this agreement.

the first payment to be made on the First day of August , 1942.

THAT the said Lessee covenants with the said Lessor to pay rent; and to pay rates for water, electric light, gas and telephone.

AND to repair; and to keep up fences; and not to cut down timber;

AND the said Lessor may enter and view state of repair, and that the said Lessee will repair according to notice.

AND will not assign without leave; and will not sublet without leave.

AND that he will leave premises in good repair;

AND that he will not carry on any business that shall be deemed a nuisance on the premises.

PROVISO for re-entry by the said Lessor on non-payment of rent, or non performance of covenants.

PROVISO for re-entry on seizure or forfeiture of the said term.

The said Lessor covenants with the said Lessee for quiet enjoyment.

The following is the inventory of goods left in charge of Mrs. Bertha Brown, and belonging to Shizu Sogawa.

4 Large Show Cases
1 Small Show Case
2 Counters
1 Table
1 Fruit Stand
2 Biscuit Stands
2 Chocolate Bar Stands
2 Stools
3 Chairs (Iron)
1 Heating Stove
1 Sofa
2 Hand Made Tables
1 China Cabinet
1 Kitchen Cabinet (Small)
2 Platters
Blinds on Windows.

In addition to the above there is one room upstairs which is completely boarded up, and I agree that it remain so until Mrs Sogawa is consulted in regard to loaning some of the furniture.

"Bertha Brown"

.....

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

August 26th 1948 _____

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

AND IT IS HEREBY DECLARED AND AGREED that in case the premises hereby demised or any part thereof shall at any time during the term hereby granted be burned or damaged by fire or tempest so as to render the same unfit for the purpose of the Lessee then the rent hereby reserved or a proportionate part thereof according to the nature and extent of the injuries sustained, and all remedies for recovering the same shall be suspended and abated until the said premises shall at the option of the Lessor have been repaired or made fit for the purpose of the Lessee.

Provided always and it is hereby agreed by and between the parties hereto that if the said Lessee shall hold over after the expiration of the term hereby granted and the Lessor shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month.

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

IN WITNESS WHEREOF the said parties have hereunto set their hands and seals the day and the year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Signature of Witness)
Street Address 78 Georgia Street.)
City or Town Steveston, B.C.)
Occupation Homemaker.)

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

August 26th 1948

DATED July 15th, 1942

Thomas C. King,
Agent for the Custodian.

- TO -

Mrs. Bertha Brown.

STATUTORY LEASE
SHORT FORM

321-9

7 June 1948

Crown

Minto Mines, B.C.,

Nov. 16/42.

321 - 9
EXHIBIT NO.
DATE 7 June 1948
FILED BY
Crown

The Custodian's Office,
506 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

I have received your letter concerning about my property at 80 Moncton St., Steveston. I thank you very much for your kindness in noticing me about Mrs. Brown's request.

Regret to say, I positively do not want Mrs. Brown to use that extra room upstairs. Also, Mrs. Brown stated in wishing to use beds, furnitures, chairs and so forth, but all these are not in that room, I have brought all these here. In that room I have some Japanese china wares etc., and also I have few of my friends properties stored, so I must ask you to tell Mrs. Brown that I do not wish to have that room opened.

Please see that that room is not opened.
Let me express my heartiest thanks for noticing me.

Yours truly,

"Shizu Sogawa"

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

August 26th 1948

_____