

| <u>REAL PROPERTY</u> | | | | | | | | | | |
|--------------------------------------|-------------------------------------|--|-----------------------------------|---|--|--|--|------------------------|--------------------------------------|--------|
| 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 | | Sale Price | Total Award 125% of all Sale Prices: | |
| | | | | | | % of Total | Amount | | % of Total | Amount |
| 3000.00 1000.00 | 200.00 25.00 | | | | | | | | | 225.00 |
| <u>PERSONAL PROPERTY</u> | | | | | | | | | | |
| Motor Vehicles | | Boats and Boat Gear | | | | | | | | |
| Sale Price | 25% thereof | Sale Price | Nelson Bros. 23.5% of Sale Price | Other Sales 28.5% of Sale Price | Equipment charges paid to purchasers in error. Repay to owners | Amount of Claims for Boat Gear Declared & Recorded Now Missing | 45% of amount in next preceding column | | | |
| | | | | | | | | | | |
| <u>NETS</u> | | | | | | | | | | |
| Total award for Nets plus Sale Price | | Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing | | Percentage Total Award to Total Claim | | Claim for Nets Sold Declared Not Found, & Recorded Now Missing | | Apply % ratio to Claim | Deduct Custodian Sale Price | |
| | | | | | | | | | | |
| <u>MISCELLANEOUS CHATTELS</u> | | | | | | | | | | |
| Claim for goods Sold By Auction | Sale Price of Goods Sold By Auction | Rebates of charges 30% of Sale Price | Ratio in % of Sale Price to Claim | Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid | Application of % ratio to amount in next preceding column | Sale Price of goods Sold by Tender | 12% of Sale Price | | | |
| | | | 46% | 476.50 | | 219.19 | | | 219.19 | |
| TOTAL RECOMMENDATION | | | | | | | | | 444.19 | |

CASE NO: 382

JAPANESE PROPERTY CLAIMS COMMISSION

Nelson, B.C.

June 14, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) KAORU ABE

PROCEEDINGS AT HEARING

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 ERIC P. DAWSON, SUB-COMMISSIONER)

10

Nelson, B.C.

June 14, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) KAORU ABE

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.E. COEUS, Esq.,

appearing for the
Claimant.

W.J. STURGEON, Esq.,

Secretary to Nelson
Sub-Commission.

MRS. I.C. SMITH,

Official Interpreter

G. HAMBLETON, Esq.,

Official Reporter

30

MR. COBUS: The claim, your honour, of Mrs. Kaoru Abe, No. 1 on the Secretary's list, and which will become Case 382.

THE SECRETARY: Case 382, yes.

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

10 MR. COBUS: I would ask leave, your honour, to amend the claim. With respect to the real property, which consists of a claim for two parcels, Parcel 1, we are now showing at \$3750.00 instead of \$3850.00, and we are crediting the Custodian with \$3000.00 on that parcel.

THE COMMISSIONER: It has been changed here.

MR. COBUS: Yes, it has. Perhaps if your honour would delete what is shown and let me give you the amended figures, it might be better.

THE COMMISSIONER: I think that will be better.

20 I have deleted the \$3850.00 and put in \$3750.00.

MR. COBUS: And immediately below that we have shown a credit of \$3000.00 in order to keep the two parcels separate. Then, for Parcel 2, we show a value, a new estimated value of \$1500.00 for \$1550.00, and we credit the Custodian there with \$1000.00.

THE COMMISSIONER: $\frac{1}{2}$ You leave the \$1550.00 and give a credit of \$1000.00.

30 MR. COBUS: No, your honour, we are reducing the \$1550.00 to \$1500.00 even.

THE COMMISSIONER: \$1500.00 even, and giving a credit of \$1000.00.

MR. COBUS: Yes, your honour, which leaves a net realty claim of \$1250.00. With respect to the claim for personal property, we show an amended total value for the items attached to the claim as being now \$491.50 in place of \$505.50, and a credit to the Custodian for sales of \$30.75, which leaves a personalty claim of \$460.75.

10 THE COMMISSIONER: Yes.

MR. COBUS: The total claim now under 5 (f) becomes \$1710.75.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, I produce to you a statement concerning the property at 2009 Victoria Drive, Vancouver, B.C., which is headed "Property 1." Did you instruct Mr. Leckie to prepare this statement and is this your signature?

20 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 statement concerning property No. 1 as the first exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: If my learned friend would produce two appraisals on Property No. 1, one dated March 25, 1944, and one dated May 10, 1945.

30

K. Abe
In Chief

THE COMMISSIONER: Have you got those two appraisals, Mr. MacDonald? Those are the appraisals on Property No. 1 you are asking for?

MR. COBUS: Yes, your honour, one is by Pemberton Realty Corporation and one by F.A. Cleland.

MR. MACDONALD: You are dealing with No. 1 property.

MR. COBUS: Yes, I am.

(Handed to Mr. Cobus)

10 MR. COBUS: I have had produced, your honour, from the Custodian's file what purports to be an appraisal by Pemberton Realty Corporation, Limited, Vancouver, dated March 25, 1944. The value for sale is shown to be \$3500.00. I have also an appraisal or a purported appraisal by F.A. Cleland, Vancouver, dated May 10th, 1945, a year later. The appraisal in this document is \$2500.00. I would ask leave to file both appraisals as one exhibit; they concern the same property.

20 (APPRAISALS MARKED EXHIBIT NO. 2)

MR. COBUS: Referring to Exhibit 1, your honour, the property was a store and living quarters located at the addresses 2005-7-9, Victoria Drive, Vancouver. It was a two storey building with a store below and living quarters above, measuring 28feet by 40 feet. The ground floor contained two stores, each 14 feet by 40 feet, and upstairs were five modern rooms with bath. The building was of frame finish. It was built on a lot 30 70 feet by 100 feet, which was purchased in

K. Abe
In Chief

1920 for \$900.00 as vacant land. The house
or building was erected in 1924 with hired carpen-
ter labour and materials which were purchased
at a cost of \$3575.00, approximately. In
1925 a rear porch was added at a cost of \$275.00
and that included two garages. The cost of
planting fruit trees, shrubs and ornamental
trees, was about \$200.00, the witness says.
She estimates the value of this parcel and im-
10 provements to be \$3750.00 at the date of sale.
The witness says that the land may have been
slightly lower than the street level, but she does
not believe that it was so to the extent that
one of the appraisers states. The building was
level with the street and the land was sufficiently
drained. Amongst other statements, she points
out that the Custodian charged her account with
sums of money from time to time for mainten-
ance, so she believes that the property should
20 have been in good condition up to the time of
sale. Before evacuation, she points out, she
rented the two stores and the living quarters
for a total of \$49.50 per month. The building
was erected on a corner lot, the other lot was
clear and available as a good building site.
That appears to be all that is pertinent in her
remarks.

THE COMMISSIONER: Have you any photographs of this
building?

30 MR. COBUS: Yes, I am coming to that. I have it listed

K. Abe
In Chief

here, your honour.

Would my learned friend admit that the assessment in 1943 was, land \$965.00, improvements \$2100.00, making a total of \$3065.00?

MR. MACDONALD: Which one, Mr. Cobus, what year?

MR. COBUS: Well, I don't think it matters whether it is '43 or '42.

MR. MACDONALD: I have one here, improvements \$700.00 and \$330.00 for the land. Is that the one you mentioned?

10

MR. COBUS: Is that the same lot, I wonder? What would that total be? No, that concerns the second parcel. I have the legal description here if it is of any assistance -- Lots 38 and 39 of 146B.

MR. MACDONALD: Usually there is a card attached here.

MR. COBUS: Well, I have a card here, as a matter of fact, if you are willing to admit that that is so and save the problem of filing.

20

MR. MACDONALD: Yes, that speaks for itself, your honour, I think.

THE COMMISSIONER: Yes.

MR. COBUS: Then that is admitted, your honour.

If my friend would produce the snapshot of the property.

MR. MACDONALD: Which one?

MR. COBUS: The property described as No. 1 on Victoria Drive.

30

(Handed to Mr. Cobus)

K. Abe
In Chief

MR. COBUS: I have had produced from the Custodian's file a photograph headed with the claimant's name and with the address 2005-7-9, Victoria Drive, Vancouver, B.C., taken May 3, 1943.

Q: Witness, I produce to you a picture. Do you recognize that? A: Yes.

Q: What is it? A: This is No. 1 property on Victoria Drive.

10 THE COMMISSIONER: I didn't hear what you said, Mrs. Smith, you were talking to Mr. Cobus. What did you say?

THE INTERPRETER: It is the Victoria Drive property, and it is my property, No. 1.

THE COMMISSIONER: The property on Victoria Drive.

MR. COBUS: I file that on behalf of the Crown.

(PHOTOGRAPH MARKED EXHIBIT NO. 3)

MR. COBUS: Would my learned friend produce the report of the London and Western Trusts, Limited on property No. 1 dated the 14th of April, 1942?

20 MR. MACDONALD: Is that the one?

MR. COBUS: Yes. I have had produced from the Custodian's file, your honour, a document appearing to have been signed by what I can't make out for the London and Western Trusts Company, Limited, and it is a report re \$205-7-9 Victoria Drive, and the first paragraph perhaps might be read into the record if your honour please.

THE COMMISSIONER: Very well.

30 MR. COBUS: "This property is located on the northwest corner of Victoria Drive and 4th Avenue East;

K. Abe
In Chief

property is in^a good district which consists chiefly of homes occupied by workers in the city. The houses are well kept and present a good appearance."

MR. MACDONALD: Is there anything else there that would affect the first paragraph?

MR. COBUS: I have chosen what appears to be most pertinent. I don't think there is anything there my learned friend wants on the record.

10 MR. MACDONALD: That is all right. I was just wondering.

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

(REPORT MARKED EXHIBIT NO. 4)

MR. COBUS: Q: Witness, I produce to you now a statement concerning the real estate which you designated as Parcel 2, located at 538 East 22nd Avenue, Vancouver, B.C. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

20 A: Yes.

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

A: Yes.

MR. COBUS: I file the statement concerning Parcel 2 as the next exhibit, your honour.

(STATEMENT MARKED EXHIBIT NO. 5)

MR. COBUS: Would my learned friend produce the appraisal on Parcel 2 by Pemberton Realty Corporation, Limited?

30

Referring to Exhibit 5, your honour, the

K. Abe
In Chief

10 property is a dwelling located at 538 East
22nd Avenue, Vancouver, B.C., measuring 24 feet
by 32 feet. It contained five rooms and a bath
and toilet off the kitchen, and it was heated by
hot air. It was of frame construction with a
cement foundation, shingled roof, full cellar and
lath and plaster walls, papered. The floors were
of fir. The building was built on a lot 33 feet
by 132 feet and the property was purchased in
1919 at a cost of \$1200.00. With respect to
improvements, the witness says that in 1937 a
fire caused damage to the interior of the house, that
the insurance paid was \$645.00, and that she paid
an additional \$250.00 for necessary reconstruc-
tion to renew plaster, walls, floor, basement
floor and to instal a new furnace and the
total cost of reconstruction, therefore, would
be \$895.00.

20 With respect to the appraisal, she says
that the appraiser states that there is no foun-
dation, but that that is incorrect as there is a
full concrete foundation 8 inches by 12 inches
under stud plates. The basement was full 7
feet with shiplap floors. She makes reference
to the condition of the building at the time of
evacuation and adds that the Custodian charged
her account from time to time with maintenance
expenses. She believes that the appraisal
at \$1000.00 was not representative of a fair value
30 for the property. She repeats that the exten-

K. Abe
In Chief

sive interior reconditioning incident upon the fire in 1937 replaced the property in very good shape. It was rented at \$17.00 per month.

I have had produced, your honour, a snapshot from the Custodian's file.

Q: Witness, I produce to you a picture with the address 538 East 22nd Avenue, Vancouver, B.C. Do you recognize the picture? If you do, tell me what it is.

10 A: Yes, this is my No. 2 property, the second property.

THE COMMISSIONER: Did she say it was her house? I didn't hear you.

THE INTERPRETER: It is her house, her No. 2 property.

THE COMMISSIONER: It is her house, then.

MR. COBUS: It is her house, yes, your honour.

I file the photograph on behalf of the Crown.

(PHOTOGRAPH MARKED EXHIBIT NO. 6)

20 MR. COBUS: I have had produced, your honour, from the Custodian's file an appraisal or what purports to be an appraisal by Pemberton Realty Corporation, Limited, at Vancouver, dated May 6, 1944 on 538 East 22nd Avenue, which is the subject matter of the claim and named Parcel 2 herein. The value for sale is \$1000.00. Filed on behalf of the Crown.

(APPRAISAL MARKED EXHIBIT NO. 7)

30 MR. COBUS: Would my learned friend admit that the assessment on Parcel 2 for 1942 was \$330.00 for land and \$700.00 for improvements?

K. Abe
In Chief

MR. MACDONALD: Yes, I have that; I will admit that,
your honour.

THE COMMISSIONER: Very well.

MR. COBUS: Q: Now, witness, I produce to you a state-
ment concerning the personal chattels for which
you are claiming. Did you instruct Mr. Leckie
to prepare that statement for you and is that
your signature? A: Yes.

10 Q: In that statement you make reference to a list
of articles claimed. I produce to you a list,
a typewritten list of articles, the estimated
value of which shows a total of \$491.50. Is that
the list to which your statement makes reference?

THE COMMISSIONER: That is not the same, Mr. Cobus, as
the list that you have attached here? If so,
perhaps we should amend it.

MR. COBUS: Yes, I think perhaps, your honour, I should
say that list does substitute for the list attach-
ed to the claim form.

20 A: Yes, it is.

Q: Is the information contained in the statement
and the list true to the best of your knowledge
and recollection? A: Yes.

MR. COBUS: I ask leave to file the statement con-
cerning personal chattels with list attached as
one exhibit, your honour.

(STATEMENT AND LIST MARKED EXHIBIT NO. 8)

30 MR. COBUS: In her statement being marked Exhibit 8,
your honour, the witness says that the articles
claimed were stored in her house at 2009 Victoria

K. Abe
In Chief

10 Drive, Vancouver, with the exception of the bed which was left in the garage. She says that the room and attic in which the goods were stored were boarded and the garage was locked and boarded. She comments that the Custodian shipped her certain goods, that these articles are entirely exclusive of goods received by her from the Custodian. By that I would take it, the articles for which she is claiming are exclusive of goods received by her from the Custodian. She says she has allowed for depreciation on all articles. The property, she adds, was not left in the care of any person except the Custodian and that the Custodian's man came around in April of 1942 after she had declared her goods, and she indicated to him where the goods were stored.

Would my learned friend produce the Analysis of Personal Property Claim?

(Handed to Mr. Cobus)

20 MR. COBUS: I ask leave to file the Analysis of Personal Property Claim with a form attached which is referred to under the extreme right-hand column under "Remarks," on behalf of the Crown.

(ANALYSIS MARKED EXHIBIT NO. 9)

MR. COBUS: Your witness.

30 MR. MACDONALD: I submit, your honour, that the real property was sold for its fair market value and the personal property was sold at a fair value and everything else that is claimed as not having been found or otherwise, is claimed at

K. Abe
In Chief
Cross exam

an exorbitant value.

CROSS EXAMINATION BY MR. MACDONALD:

Q: Did you receive a trunk of clothes on May 17, 1946?

A: I received from the Custodian a trunk, a bed and a spring mattress, three barrels and a box.

10 THE COMMISSIONER: That was shipped to her, is that right? She is telling us now what was shipped to her, is she?

THE INTERPRETER: Yes, she received from the Custodian those articles.

THE COMMISSIONER: She received those from the Custodian?

THE INTERPRETER: Yes.

MR. MACDONALD: I don't think I will bother pursuing that matter, your honour. That is all.

THE COMMISSIONER: Any further questions, Mr. Cobus?

MR. COBUS: Nothing further, your honour.

20 THE COMMISSIONER: All right, Mrs. Abe, that is all for the present.

MR. COBUS: Has my friend made his submissions?

THE COMMISSIONER: Yes, his submissions were made in regard to the real estate and also in regard to the personal property.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

Certified correct and true transcript.

Gordon Hambleton
G. Hambleton, Official Reporter.

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

E.P. Dawson
Sub-Commissioner

Nelson #1

382

Uhu 3028

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

File 1466

Nelson

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

(1) NAME ABE Keoru (Mrs.) (RCMP) Reg. No. 03028
(Print) Surname Given Name

(2) Pre-Evacuation Address 2009 Victoria Drive, Vancouver, B.C.

(3) Present Address Slocan City, B.C.

(4) REAL ESTATE

(a) Street Address (if any) No. 1. 2005-2007, -2009 Victoria Drive, Vancouver, B.C.
No. 2 Property. 538 East 22nd Ave., Vancouver, B.C.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)
No. 1 Property- Lots 38 & 39/B, Block 146, D.L. 264A, in the City
of Vancouver, in the Province of British Columbia.
No. 2. Property - Lot 4, E. 33 ft, block 21, D.L. 301, in the City
of Vancouver, in the Province of British Columbia.

(c) Type of Real Property (cross out words which do not apply):

- (i) ~~Farm~~
- (ii) Residence Type of business No. 1 Merchantile Building
- (iii) Business (two stores & flat .
- (iv) Any other type of property (describe) No. 2. Residence.

(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 | <u>No. 1</u> | <u>Lot 38</u> | <u>\$ 350.00</u> |) | <u>3750.00</u> |
| | | <u>Lot 39</u> | <u>800.00</u> |) | <u>3850.00</u> |
| (ii) Buildings | <u>Two garage</u> | <u>Buildg</u> | <u>\$2500</u> |) | <u>2700.00</u> |
| (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) | <u>NO. 2</u> | <u>Land</u> | <u>\$ 350.00</u> |) | <u>1500.00</u> |
| | | <u>5 room bungalow</u> | <u>1200.00</u> |) | <u>1400.00</u> |

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) \$ 5400.00 1250.00

(v) Amount at which Custodian sold property and credited your account - \$ 3769.50
No. 1 property \$2831.00
No. 2 Property 938.50

(f) Loss (This figure is arrived at by deducting item (v) from item (iv)) - \$ 1630.50

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
2009 Victoria Drive, Vancouver, B.C.

(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
Cheap chattels in garage, mostly stored strictly sealed closet and
attic of flat.

(c) How stored or packed at time of evacuation
Some packed, but mostly left in loose

(over)

Handwritten initials and marks on the left margin.

(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") I reported and delivered a list of personal property left in the said premises to the Custodian about March 15th, 1942, and did not appoint any one else to care it.

(e) Itemized description of personal property which is the subject of the claim: 491⁵⁰
 1. As stated on the attached statement Estimated Value \$ 505.50
 2. _____ Estimated Value \$ _____

Kaoru Abe

(E) Itemized description of personal property which was entirely disappeared or stolen at the time of removal, transportation and packing for the subject of the claim.

| | | |
|-----|---|--------------------------|
| 1. | 3 pc. silk Kimono dresses | Estimated Value \$125.00 |
| 2. | 1. Devonport Couch, leather seat and back, conv'e doublebed. | 25.00 |
| 3. | 1 dz. Satsuma Pocelain coffee cups & saucers | " " \$ 18.00 |
| 4. | Evening Dress, extensively beads embroidery, imitation pearl. | \$ 75.00 |
| 5. | 2 dz. English china Flat dishes, round and square shape | 22.00 |
| 6. | 1 dz. English china, (Bell China) Coffee cup & saucer | 6.00 |
| 7. | 4. large pure Irish linen table clothes | 26.00 |
| 8. | 10 English fancy diner plates | 8.50 |
| 9. | Japanese hanging picture, painted on silk, cased in W. box | 35.00 |
| 10. | Palour-Set, fumed oak, leather seat | 50.00 |
| 11. | Books, within book case | 35.00 |
| 12. | 8 fancy assorted tea cup & saucer | 14.00 |
| 13. | 11 tea cups & saucer, out of 98 pc. of diner set. | 3.00 |
| 14. | kitchen cabinet two section. | 28.0000 |
| 15. | 1. Brown coated Iron bed, spring and madress | 35.00 |

Total estimated value of the claim for property loss \$505.50

Mrs. Kaoru Abe
 Slocan City

of the town City
 in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of 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 Slocan City,)

in the Province of B.C.)
 this 20th day of November)

A.D. 1947.)

A Notary Public in & for the Province of British Columbia)

A Commissioner &c.

Kaoru Abe

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.

Unchecked
 2.2
 Submitted by Mrs. Abe

Unrecorded

(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") I reported and delivered a list of personal property left in the said premises to the Custodian about March 15th, 1942, and did not appoint any one else to care it.

| Itemized description of personal property which is the subject of the claim: | | Estimated Value |
|--|-------------------------------------|--|
| 1. | As stated on the attached statement | \$ 505.50 ^{491.50} |
| 2. | | Estimated Value \$ |
| 3. | | Estimated Value \$ |
| 4. | | Estimated Value \$ |
| 5. | | Estimated Value \$ |
| 6. | <i>Laurin Sales</i> | Estimated Value \$ <u>30.75</u> |
| 7. | | Estimated Value \$ |
| 8. | | Estimated Value \$ |
| 9. | | Estimated Value \$ |
| 10. | | Estimated Value \$ <u>460.75</u> |

TOTAL CLAIM FOR PROPERTY LOSS \$ ~~505.50~~ ^{491.50}

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) - - - - - \$ ~~2133.94~~ ^{2170.75}

3) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no Yes.
 (Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal.) But my husband act on my behalf.
Nelson, B.C. prefer at New Denver if possible.

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

DOMINION OF CANADA)
Province of British)
Columbia TO WIT:)

Mrs. Kaoru Abe of the town City in the Province of British Columbia

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of 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 Slovan City, in the Province of B.C. this 20th day of November A.D. 1947.

Kaoru Abe

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.

Mrs K Abe
(Claimant's Name)

EXHIBIT NO 382-1

DATE June 14/46

FILED BY Cobus

REAL ESTATE
(Other than farm)

Property # 1

03028
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

2005-7-9 Victoria Dr
Vancouver BC
(a 2 story building - store - 5 modern rooms below + living quarters + bath over above - 24' x 40')

ground floor
2 stores, each
14' x 40'
5 modern rooms
+ bath over
stores

Frame, cement foundation, full cellar
inside, for flooring
joint (papered)

stores
+ living quarters

70 x 100'
1920

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

mostly residential
but a few community
stores in the area.
- good district - well
kept houses

\$900 (as
vacant land)

Erected house (details above)
in 1924 - hired carpenter and
bought materials - cost \$3575.00
(app²⁵)

\$750.00
(land and
improvements)

Comments re upkeep of premises:

all ordinary repairs were
attended to as required.

Built on rear porch in 1925 -
cost (material + labour) \$275.00
(also 2 garages)
Planted fruit trees, shrubs, &
1 ornamental tree - cost about 200.00

Comments re Appraiser's report not covered above:

The land may have been slightly lower than the
street level but I do not believe to the extent the appraiser states. The
building was level with the street and the land was sufficiently
drained. I believe that the appraisals at \$2500.00 and \$3500.00 do not
fairly represent the value of this property.

Comment - The custodian charged my account with sums of money
from time to time, for maintenance so I believe this property should have
been kept in good condition up to the time of sale. Before resignation I
rented the 2 stores and living quarters for a total of \$49.50 per month.
The house is erected all on the corner lot, the other lot clear and
available as a good building site. I consider that
when sold by the custodian in March 1946 for \$2500.00, this property would be worth at least \$3750.00, at a
fair market value -

Kaoru Abe
SIGNATURE

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street
Vancouver, Canada

March 25, 1944.
"One Day Nearer Victory"

Catalogue #282.

2005 to 9 Victoria Drive, 38 and 39/146B/264"A".

This is a 2- storey frame building containing two stores 14x36 each, now used for living quarters. There are 5 modern rooms over the stores. This is not a commercial zone so there is a question if the stores could be used for business again.

Value for sale \$3,500.

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore

WGM-JM

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

Sept. 7, 1948.

[Handwritten signature]
m.w.

F. A. CLELAND
A Justice of the Peace
FINANCIAL & INSURANCE BROKER

Room 33
539 Pender Street, W.
VANCOUVER, B.C.

May 10th, 1945.

Department of the Secretary of State,
Custodian's Office,
506 Royal Bank Bldg.,
CITY.

Dear Sirs:- Re: Catalogue # 282.
 2005-7-9 Victoria Drive.

This property is located on the South-west corner of 4th Avenue and Victoria Drive.

The lots are about 7' below the Street level, and have a frontage of approximately 66' on 4th Avenue with a depth of about 100' on Victoria Drive. Upon the property is a very old two storey frame building. The ground floor was formerly occupied as a Store, but could not be occupied as such now without applying to the Zoning Board, as it is in a residential district.

The interior of the building is finished in V joint, no plaster whatever.

The second floor contains 5 rooms also finished in V joint, with bath and toilet.

In my opinion \$2,500.00 would be a fair valuation on today's market.

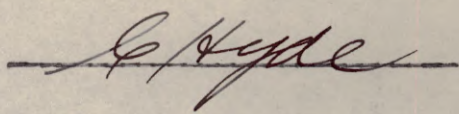
Yours very truly,

"F. A. Cleland"

FAC/C.
Enclo.

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

Sept. 7, 1948.

mw 

ABE, Mrs. Kaoru
2005, 2007, 2009, Victoria Drive, Vancouver, B. C.
Evac. File 1466



EXHIBIT No. 352-128
FILED BY *James E. [unclear]*

Picture Taken May 3, 1943.

Mrs. David Takayuchi (Kaoru) Abe,
2009 Victoria Drive,
Vancouver, B. C.

#6541/09

REPORT re 2005-7-9 Victoria Drive

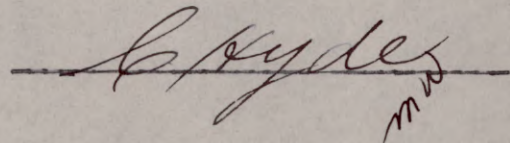
1. This property is located on the North-west corner of Victoria Drive and 4th Avenue East; property is in good district which consists chiefly of homes occupied by workers in the city. The houses are well kept and present a good appearance.
2. Clear Title (not verified).
3. This is a two storey frame building; one apartment on top floor and two on the ground floor. Entrance to all apartments is on Victoria Drive. The building is in fair condition and all apartments are occupied at present.
4. Inventory (in duplicate) attached. (The two downstairs apartments are occupied by Whites).
5. None.
6. Clear Title (not verified).
7. The wife of the evacuee occupies the upstairs apartment and the lower two apartments are rented (total monthly rentals - \$26,75). This property is in a fair state of repairs and could be converted into a small store on the lower floor with the upstairs apartment used as a home for the proprietor although it appears to bring in a fair monthly rental in the property's present condition.

THE LONDON & WESTERN TRUSTS COMPANY LIMITED,

Per (Signature illegible)

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

Sept. 7, 1948.


C. Pydes
M.W.

Mrs K. Ahe
(Claimant's Name)

EXHIBIT NO. 382-5
DATE June 14/48
FILED BY Cobus

REAL ESTATE
(Other than farm)

03028
Reg. No.

Parcel II

| 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 |
|---|---------------------|---|-----------------|-------------|----------------|------------------|
| 38 East 22nd Ave Vancouver, BC 24' x 132' | 5 rooms and bath | Frame, cement foundation, shingle roof, full cellar, apartment kitchen heating (papered), fir floors | Dwelling | 33' x 132' | 1919 | — |

| Type of Locality | Cost Price | Improvements made by Claimant | Estimated Value | Date of Sale |
|------------------------------|------------|---|---|--------------|
| Fair residential locality | \$1200.00 | In 1937 a fire caused damage to the interior of the house. Insurance paid was \$645.00 and I paid an additional \$250.00 for the necessary re-construction to renew plaster walls, floor, basement floor + new furnace. - total cost re-construction - 895.00 | \$1500.00 (land and improvements) | |

Comments re upkeep of premises:
all ordinary repairs
were attended to as
required -

Comments re Appraiser's report not covered above: The appraiser states there is no foundation. This is incorrect as there is a full concrete foundation (8" x 12" under stud plates) the basement is full 7' wet ship lap floors. When I was evacuated, this house was certainly not in run-down condition. It was in quite good condition inside and fair outside. The Custodian charged my account from time to time with maintenance expenses, so that if the property was run-down, as his appraiser states, then that would be his (the Custodian's) responsibility. I believe that the appraisal at 1000.00 was not representative of a fair value for this property -

Comment - The extensive interior re-conditioning, incident upon the fire in 1937 re-placed this property in very good shape. It was rented at \$17.00 per month. I believe that when Barron (the) sold by the Custodian in Aug 1944 for \$1000.00 that it would be worth at least \$1500.00 at a fair market value

SIGNATURE

ABE, Kaoru
538 E. 22nd Ave., Vancouver, B. C.
Evac. File 1466



EXHIBIT No. 382-6
DATE June 14/48
FI LED BY Brown

Picture Taken April 29, 1943

EXHIBIT No. _____

DATE June 14/48

FILED BY Crown

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street
Vancouver, B. C.

May 6th, 1944.

Catalogue #393.

538 East 22nd Avenue, E.33' 4/21/301.

Lot 33 by 122.

This is a one storey house of five small rooms, bath and toilet off kitchen. Full basement with hot air furnace, no foundation. Sills laid on the dirt. All in a very run down condition.

Value for sale \$1,000

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM-JM

I hereby certify the foregoing words are a true copy of the original whereof they purport to be a copy. September 7, 1948. *[Signature]*

MW

Mrs K Abe.
(Claimant's Name)

PERSONAL CHATTELS

03028

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

~~Dist~~ of all articles claimed (and estimated values) - attached

\$ 491.50

EXHIBIT No. 382-8
DATE June 14/48
FILED BY Cobus

Description of Storage of Goods: - the articles claimed were stored in my house at 2009 Victoria Drive, Vancouver, with the exception of the bed which was left in the garage. ^{and other} The rooms in which goods were stored were boarded, and the garage was locked and boarded.

General Statement as to Chattels not Described above:

- all goods claimed are noted on list attached.

Additional Comments, if any: - the Custodian shipped me certain goods. The articles are strictly inclusive of goods received by me from the Custodian. I have allowed for depreciation on all articles. This property was not left in Kaoru Abe the care of any person except the Custodian. The Custodian ^{came around in April 1942, after I had declared my goods} and I indicated to him where they were stored.

SIGNATURE

LIST OF CHATTELS03028
Reg. No.

ABE, Kaoru (Mrs. D. T. Abe)
 Claimant's Name

| <u>Description of Items</u> | <u>Approx. Date Purchase</u> | <u>New or Used When Purchased</u> | <u>Price Paid</u> | <u>Condition When Evacuated</u> | <u>Estimated Value</u> |
|--|------------------------------|-----------------------------------|-------------------|---------------------------------|------------------------|
| 1. 3 pc. Silk Kimono dresses, | | | | | |
| a. Oshima-Haori | 1924 | New | \$68.00 | new(used few times only) |) \$ 75.00 |
| b. Oshima Kimono Dress | 1936 | new | 55.00 | | |
| c. "Sha" Haori cloth 10 yds. | 1938 | new | 37.00 | | |
| 2. Devonfort Couch, real leather, convertible | 1932 | new | 55.00 | good | 25.00 |
| 3. 1 dz. Satsuma porcelain cups & saucers | 1923 | new | 45.00 | very good | 36.00 |
| 4. 1 Evening dress, extensively beads embroidery | 1940 | new | 95.00 | good as new-worn twice | 75.00 |
| 5. 2 dz. English Fancy flat plate & dishes | 1932 | new | 27.00 | very good | 18.00 |
| 6. 1 dz. English "Bell China" coffee cup & saucer | 1932 | new | 9.00 | very good | 6.00 |
| 7. 4 large size pure Irish linen table cloth | 1932-40 | new | 34.00 | very good | 24.00 |
| 8. English porcelain dinner plates (10) | 1936 | new | 11.00 | good | 8.50 |
| 9. 1 Kakeji, Jap. hand painted hanging picture | 1922 | new | 125.00 | good | 35.00 |
| 10. Complete parlor set, fumed oak, leather seats | 1932 | new | 90.00 | fair | 50.00 |
| 11. Books in case, commercial law, classic, Books of Knowledge | 1920 | new | 120.00 | good | 35.00 |
| 12. 11 tea cups and saucers out of 98 P. set | 1920 | new | 38.00 | for set good | 3.00 |
| 13. Kitchen cabinet, two section glass doors | 1920 | new | 36.00 | fair | 15.00 |
| 14. 8 assorted fancy tea cups & saucers | 1920-40 | new | 18.00 | very good | 14.00 |
| 15. Brown coated Iron bed, spring, mattress | 1936 | new | 58.00 | good | 35.00 |
| <u>TOTAL:</u> | | | | | <u>\$ 491.50</u> |

Lists of
Chalets

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE NO 1466

EXHIBIT No. _____

NAME ABE, Kaoru

REG. No. 03028

| DATE | INVENTORY | DETAILS OF CLAIM | SALES | | SOLD WITH REAL PROP. | DECL NOT FOUN |
|--|---|---|------------------|----------------|----------------------|---------------|
| | | | AUCTION | TENDER &c | | |
| DECLARATION <u>March 28/42</u> | TAKEN BY <u>London & Western Trusts Co. Ltd.</u> | | | | | |
| EVACUATION <u>June 5, 1942</u> | DATE <u>June 15, 1942.</u> | | | | | |
| Personal property with- in the premises at <u>2009 Victoria Drive:</u> | <u>2009 Victoria Drive</u> | | | | | |
| Parlor set fumed oak leather seating, 3 pieces 50. | <u>Dining room:</u> Heater 1 chair 3 small tables | 1. 3 pc.silk Kimono dresses 125.00 CL | | | | |
| 1 Davenport Couch 25. | <u>Bedroom:</u> 1 double bed | 2. 1 Davenport couch, leather seat & back, conv'e double bed 25.00 | | | | |
| Centre Table, Mah. 12. | <u>Sewing room:</u> 1 sewing machine 1 chair | 3. 1 doz.Satsuma Porcelain coffee cups & saucers 18.00 D. | | | | |
| 1 bookcase, 3 sec- tions with stand and top 20. | <u>Kitchen:</u> 1 Range 1 Table (old) 1 chair | 4. Evening dress, extensively beaded embroidery, imitation pearl 75.00 CL. | | | | |
| Books, contains Encyc.& Books of Knowledge 45. | <u>Garage:</u> 2 dressers 1 large mirror 2 rocking chairs 2 bookcases 2 chairs (Chester- field) | 5. 2 doz.Eng.china flat dish- es, round & square shape 22.00 D. | | | | |
| 1 bookcase, Mah. case, Encycloped- ia Britannica 65. | | 6. 1 doz.Eng. china (Bell china) coffee cup & saucer 6.00 D. | | | | |
| 1 case, Dalls(?) & silk dresses 30. | | 7. 4 large pure Irish Linen table cloths 26.00 .50 | | | | |
| Axminster Carpet 45. | | 8. 10 English fancy dinner plates 8.50 D. | | | | |
| Japanese Kimonos & records 55. | | 9. Japanese hanging picture, painted on silk, cased in W. box 35.00 1.45 | | | | |
| Gramophone Cons. 65. | | 10. Parlour set, fumed oak, leather seat 50.00 8.00 | | | | |
| 2 Wilton carpets 48. | | 11. Books, within bookcase 35.00 (books) 1.15 | | | | (Books) |
| 1 couch 10. | | 12. 8 fancy asstd. tea cup 7 saucer 14.00 D. | | | | |
| Flower base 3, & cut glass 18. | | 13. 11 teacups & saucers, out of 98 pc. dinner set 3.00 D. | | | | |
| Picture frame - 8 24. | | 14. Kitchen cabinet, 2 section 28.00 | | | | |
| Hanging Pictures, Jap. painting on silk ground 180. | | 15. Brown coated iron bed, spring & mattress 35.00 6.00 | | | | |
| Elec. fixtures - 3 38. | | | 181.00 - | 17.10 | | |
| Dining Set, fumed oak, 9 pcs. 95. | | | 200.00 CL | 1.55 | | |
| 5 pc. Chesterfield 65. | | | 71.50 D. | 12.10 | | |
| China Dining Set 20. | | | \$452.50 | \$30.75 | | |
| Lacquerware 15. | | | | | | |
| Coffee Set & Tea sets 35. | | | | | | |
| Small table 5. | | | | | | |
| Warm stove 15. | | | | | | |
| Linen & all table cloths 12. | | | | | | |
| Table lamps - 2 bronze statues 18. | | | | | | |
| Roller top desk 25. | | | | | | |
| Ornamental fancy dishes 16. | | | | | | |
| Chairs, rockers & rollers 12. | | | | | | |
| 3 sec. Filing Cab. 99. | | | | | | |
| Underwood Type- writer & table 40. | | | | | | |
| Typing & Carbon papers 7. | | | | | | |
| Bookcase with bks. 35. | | | | | | |
| 7pc. bedroom suite 130. | | | | | | |
| Old beds 10. | | | | | | |
| 1 trunk 2. | | | | | | |
| Kitchen Utens. 35. | | | | | | |
| Gas Stove & Gas Heater 45. | | | | | | |
| Provisions 15. | | | | | | |
| Garden tools 18. | | | | | | |
| Flower pots 16. | | | | | | |
| Carpenter tools 15. | | | | | | |
| Nails, paints, lbr. 28. | | | | | | |

EXHIBIT No. 359-9
 DATE June 14/42
 FILED BY Robue

Not re-lated to items claimed ed
 52.00 - Chesterfield
 33.00 - Dining suite
 10.00 - Heater
 30.00 - Roll Top Desk & chair
 20.00 - Encyclopedia Britannica
 11.70 - Kitchenware
 86.30 - Furniture
 8.05 - Tools
 52.75 - Miscellaneous
\$334.55

RECAP. of CLAIM:
 \$452.50 sold for \$30.75
 25.00 -declared, not found
 28.00 -abandoned
\$505.50 -Total being claimed.

| SALES | | SOLD WITH REAL PROP. | DECL. NOT FOUND | NO RECORD AT ANYTIME | ABANDONED | NO ACCOUNT, THEFT &c | UNSOLD | REMARKS |
|-------------|---------------------------|----------------------|-----------------|----------------------|-----------|----------------------|--------|--|
| DESCRIPTION | TENDER &c | | | | | | | |
| | | | | | | | | <u>NOTE:</u> A trunk of clothing was shipped (see copy of attached Sheet dated May 17/46) |
| | | | 25 00 | | | | | <u>NOTE:</u> Quantity of dishes and china shipped (see copy of attached Sheet, May 17/46) |
| | .50 | | | | | | | |
| | 1.45 | | | | | | | <u>NOTE:</u> 3 pictures shipped (see attached Sheet of May 17/46) |
| | 8.00 | | | | | | | |
| | 1.15 | (Bookcase) | | | | | | <u>NOTE:</u> 2 boxes Books shipped as per attached sheet of May 17/46 |
| | | | | | 28 00 | | | See Memorandum of March 30/46. |
| | 6.00 | | | | | | | 1 bed shipped (attached Sheet May 17/46) and 1 bed taken at time of evacuation (see "Inv. No.1 attached to letter Mar.6/46). |
| | 17.10 | | | | | | | |
| | 1.55 | | | | | | | |
| | 12.10 | | | | | | | |
| | 30.75 | | 25 00 | | 28 00 | | | |
| 52.00 | - Chesterfield | | | | | | | |
| 33.00 | - Dining Suite | | | | | | | |
| 10.00 | - Heater | | | | | | | |
| 30.00 | - Roll Top Desk & Chair | | | | | | | |
| 20.00 | - Encyclopedia Britannica | | | | | | | |
| 11.70 | - Kitchenware | | | | | | | |
| 86.30 | - Furniture | | | | | | | |
| 8.05 | - Lools | | | | | | | |
| 52.75 | - Miscellaneous | | | | | | | |
| 34.55 | | | | | | | | |

Code: D. - Dishes
 CL. - Clothing

DISTRIBUTION SHEET

May 17, 1946

C
O
P
Y

Household Goods

Consigned to: Mrs. Kaoru ABE, New Denver, B.C.

| <u>Piece No.</u> | <u>Quan.</u> | <u>Description</u> |
|------------------|--------------|--|
| 1 | 1 | Box doll's, meat grinder & Japanese goods |
| 2 | 2 | Boxes Books 3 |
| 4 | 1 | Box sauce |
| 5 | 1 | Tub sauce |
| 6 | 1 | Trunk clothes, etc. banded |
| 7 | 1 | Barrel Japanese goods |
| 8 | 1 | Barrel China |
| 9 | 1 | Barrel lamps, vases, dishes |
| 10 | 1 | Crate 2 bed ends, 1 mattress 2 bed sides (no slats) |
| 11 | 1 | Crate Chest drawers (m & s) |
| 12 | 1 | Bed Spring |
| 13 | 1 | Box 1 stool 1 iron pot |
| 14 | 1 | Crate 2 carpets |
| 15 | 1 | Crate 1 mirror 3 pictures |

No. of Pieces - 15

Weight - 1345#

BOWMAN STORAGE LIMITED
Vancouver, B.C.