

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
<u>PERSONAL PROPERTY</u>										Total
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										Total
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
<u>MISCELLANEOUS CHATTELS</u>										Total
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
			46%	468.30	215.42					
TOTAL RECOMMENDATION										215.42

CASE NO: 394

JAPANESE PROPERTY CLAIMS COMMISSION

Nelson, B.C.

June 16, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) MISAO OZAWA

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 16, 1948

IN THE MATTER OF THE CLAIM OF

(MRS) MISAO OZAWA

PROCEEDINGS AT HEARING

20 APPEARANCES:

DONALD MACDONALD, Esq.,

appearing for the
Dominion Government

A.E. COBUS, 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

M. Ozawa
In Chief

MR. COBUS: The claim of Mrs. Misao Ozawa, which is
No. 50 on the Secretary's list.

(MRS) MISAO OZAWA, 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 property by showing the
value of land and buildings at \$500.00 in place
10 of that \$1000.00 item, and crediting the Custodian
with \$300.00 for the sale of the property, leav-
ing a realty claim of \$200.00. The \$2000.00
item under 4 (e)(iii), chattels, is improperly
placed there and we now show under 5 (e) a chattel
claim of \$631.55. There are no credits to be
given the Custodian since no monies were received
from the Custodian with respect to chattels.

THE COMMISSIONER: You are filing a list of those
chattels, are you?

20 MR. COBUS: The list will form part of the statement
to be filed later, yes, your honour.

THE COMMISSIONER: That is \$200.00 plus \$631.55?

MR. COBUS: \$831.55, your honour, yes.

DIRECT EXAMINATION BY MR. COBUS:

Q: Witness, where is your husband?

A: He returned to Japan.

Q: When did he return to Japan?

A: The 17th of January, 1941.

30 Q: He was the owner of this real estate for which

M. Ozawa
In Chief

you are now submitting a claim, is that right?

A: Yes.

Q: Did the Custodian sell this land?

A: Yes.

Q: For how much did the Custodian sell it?

A: At first the Custodian wrote to her and said they were going to sell it for \$300.00, but afterwards they sold it for \$450.00, she thought. She wasn't quite sure.

10 MR. COBUS: Would my learned friend admit that the real property which is the subject matter of the claim was sold by the Custodian for \$300.00? I think that will be in your real property summary.

MR. MACDONALD: I have a memorandum here, your honour, sold for \$300.00, but I don't seem to have an appraisal.

MR. COBUS: Q: At some time or another, you instructed me that the Custodian sent you a statement of your husband's account. Is that so?
20

THE INTERPRETER: You mean the account of the sale?

MR. COBUS: No, the amount that the Custodian was holding to the credit of her husband.

A: Yes.

Q: You instructed me that the first report that you had from the Custodian showed a balance of \$511.38 to the credit of your husband. Was that information correct? A: Yes.

Q: And the Custodian paid you certain sums of money, I believe, from time to time or from month to month,
30

M. Ozawa
In Chief

I am not certain. A: Yes.

Q: How much did the Custodian pay you?

A: They sent \$30.00 every month.

Q: And why did the Custodian send you this \$30.00 a month?

A: I have three children and had asked for some money for the expenses for them. This was for that purpose.

Q: This was for the support of the three children?

A: For the three children's support, yes.

10 THE COMMISSIONER: Q: For how many month's did you receive \$30.00?

MR. COBUS: Would you put the question?

THE COMMISSIONER: Q: For how many months did you receive the \$30.00? A: Yes.

Q: How many months, I said? A: I think it was for nine months I received it.

MR. COBUS: Q: Are you still receiving these monthly cheques, for instance, did you get one for the month of May of this year?

20 A: Yes.

Q: And do you know whether there is still a credit balance in your husband's account?

A: I think so.

MR. COBUS: Yes.

THE COMMISSIONER: You haven't got that statement, Mr. Cobus, have you?

MR. COBUS: No, I haven't your honour. I was just at this point going to suggest to my friend that if he would produce the husband's file, which is noted in the claimant's file as being under

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M. Ozawa
In Chief

INT 540, I might speak further to this matter of the husband's account, perhaps at New Denver.

MR. MACDONALD: Is there another file?

MR. COBUS: There is another file referred to in the Custodian's file on the present claimant, described as Int 540. I merely make the application, your honour, not necessarily meaning that I will find anything that I think should be brought to the attention of the Commissioner, but it seems to me it might prove of some value. So if my learned friend would undertake to produce that file of the husband's, INT 540 before the end of the New Denver hearings, it would be of some assistance.

10

THE COMMISSIONER: You had better make the undertaking, if available.

MR. MACDONALD: I beg your honour's pardon?

THE COMMISSIONER: If available, you will produce it.

20

MR. MACDONALD: There seems to be some difficulty in ascertaining the ownership here. You haven't got the analysis before you yet, your honour, but when that is filed I will speak to it.

MR. COBUS: I think it is fairly clear, your honour, that the owner of the property was the husband, that it was sold by the Custodian, that the Custodian holds a credit balance to this husband's account out of which he has been paying \$30.00 a month for nine months for the support of the three children.

30 MR. MACDONALD: Of course, I don't know whether the

M. Ozawa
In Chief

\$30.00 a month has been paid out of that account or not.

THE COMMISSIONER: Well, if that file is available you can produce it, that is all.

MR. MACDONALD: Yes, I will do that, your honour.

I mentioned that I did not have an appraisal, but I see a copy of an appraisal here.

MR. COBUS: Perhaps that will be produced and filed for whatever it is worth.

10 Q: Witness, I produce to you a statement concerning the real estate for which you have submitted a claim. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: Yes.

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

(STATEMENT MARKED EXHIBIT NO. 1)

MR. COBUS: If my learned friend would produce that copy of an appraisal or what appears to be an appraisal, I think perhaps it should be filed at this time.

(Handed to Mr. Cobus)

MR. COBUS: I have had produced what appears to be a copy of a purported appraisal on the property of -- this says "S. Hirai and G. Ozawa (in Japan)" and it describes the property as Parcel A, Lot 134, Comox District, and the copy appears to have been signed by one Bertram Eastland, and the appraisal is \$150.00. Filed for whatever it is worth on behalf of the Crown, your honour.

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M. Ozawa
In Chief

(APPRAISAL MARKED EXHIBIT NO. 2)

MR. COBUS: The Custodian has produced from his file also the assessment notice.

THE COMMISSIONER: For what year is that?

MR. COBUS: 1943, Parcel a of Lot 134. The land is assessed at \$100.00 and the improvements at \$200.00, making a total assessment of \$300.00 which my learned friend, I think, will admit, will you not?

10 MR. MACDONALD: Yes, that is the assessed value, your honour.

THE COMMISSIONER: Yes.

MR. COBUS: It occurred to me, your honour, in looking at that appraisal there appears to be another name along with the name of the claimant's husband.

Q: Witness, do you know an S. Hirai, H-i-r-a-i?

MR. COBUS: I believe that is how the name is spelled, is it not, your honour, in the appraisal, in the
20 marginal note?

THE COMMISSIONER: Yes.

MR. COBUS: Q: I am showing you what purports to be an appraisal marked Exhibit 2. There is the name "S. Hirai." Does that name mean anything to you?

A: I don't know him.

THE COMMISSIONER: Is there any question as to title, as to whether he owned the property?

MR. COBUS: That is the first indication of that,
30 unless there is a certificate of encumbrance.

M. Ozawa
In Chief

MR. MACDONALD: I have a certificate of encumbrance here. It is just a copy.

MR. COBUS: Your honour, I have had produced what is a copy, at any rate, of a certificate of encumbrance for Parcel A of Lot 134 Quadra Island, Sayward District, containing one acre more or less. The registered owner is shown on this copy, at any rate, as Genichi Ozawa, so perhaps that other name is of no significance at all.

10 THE COMMISSIONER: Yes.

MR. COBUS: Referring to Exhibit 1, your honour, the property was a one acre parcel with a dwelling built thereon of four rooms downstairs and one up, it being a two storey house. It was built of frame construction, there was no cellar, and the roof was of shingles. The inside was V-jointed, which was papered. The flooring was of fir. It was purchased by the husband
20 and it was located in a fisherman's area at Quathi-aski Cove. It was on the waterfront. The witness says that she considers that at least half an acre of this land could be cleared and cultivated for garden purposes. There was considerable timber on the land suitable for firewood. The valuation of \$150.00 she says, in her opinion was much below a fair value.

On evacuation, the property was rented to Walter Brosseau for the payment of taxes. She says
30 that they knew him and wanted somebody on the

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In Chief

property who would care for it. She points out she has already declared that her husband, Genichi Ozawa, was the registered owner of this land, that he returned to Japan and went there in 1941. She says that her husband was born in Canada but that he is still in Japan. Before leaving, she says, he signed his name to a blank sheet of paper and verbally instructed her to fill it in as might be required if it became
10 necessary to have the property transferred to her. She understands that the Custodian has credited her husband's account with the proceeds of the sale of his assets, including the sale proceeds from the real estate. The custodian has been paying her \$30.00 per month for the support of her three children. She thinks the property would be worth \$500.00 when sold by the Custodian for \$300.00.

Q: Witness, I produce to you a statement concerning
20 the personal chattels for which you have submitted a claim in the amount of \$631.55. Did you instruct Mr. Leckie to prepare that statement for you and is that your signature?

A: Yes.

Q: In your statement you have, towards the bottom of your list, your itemized list in your statement, referred to certain clothing "as per list attached," and certain kitchen utensils, certain carpenter tools, "as per list attached," and
30 have shown a single value for each of those

M. Ozawa
In Chief

three items. Now, I produce to you three lists showing as total amounts for the three distinct portions \$116.05, \$100.50, and \$106.75. Are these the lists to which your statement makes reference? A: Yes.

Q: Where were these goods left by you when you were evacuated?

A: There were two houses, one belonged to my brother and the other to myself. I have rented my
10 house and I was living with my brother. I left all those things upstairs at my brother's house.

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

(STATEMENT MARKED EXHIBIT NO. 3)

MR. COBUS: Now, witness, I produce to you a handwritten list with a good deal of extraneous material, but nevertheless a list of articles. Where did you get that list?

20 A: Just before I left I let my house to a white person and he wrote this for me.

Q: Who was this white person?

A: James Lagos.

Q: James Lagos, L-a-g-o-s? A: And Walter Brosseau; I let them have my house to look after.

Q: You let whom have your house?

A: Yes, I let James Lagos and Walter Brosseau my house to look after.

30 Q: And why did Mr. Lagos make this list for you? You a moment ago told me you moved the goods

M. Ozawa
In Chief

from your own house into the house of your brother. Now what was the occasion of that list being written?

A: As I have said before, there were two houses and my house was let to Walter Brosseau and my brother's house was let to James Logos and it was he who wrote this for me.

Q: I see. It was at what time? Do you remember the month and the year that that list was made up?

10 A: I evacuated either on the 16th, and that list was made up the day before.

Q: The 16th of what?

A: March 16th, 1942.

Q: Where did you go from your home first?

A: I went to Hastings Park.

Q: When did you leave Hastings Park, when were you evacuated into the interior?

A: I was at Hastings Park for six months and in September I was evacuated.

20 Q: Does this list that was prepared for you by this Lagos person, does it cover all of the goods that you left in your brother's home?

A: No, it is only a part of the things that I had left.

MR. COBUS: I file the list, your honour, which the claimant says was prepared for her by this Lagos individual.

THE COMMISSIONER: It doesn't include the whole of the articles that she left, I understand.

30 MR. COBUS: She says it does not include the whole

M. Ozawa
In Chief

of the articles.

(LIST MARKED EXHIBIT NO. 4)

MR. COBUS: Referring to the personal chattels statement, your honour, which is Exhibit 3, I believe, the witness has listed in detail a number of items and has lumped a number of items near the bottom of the list and has attached lists giving details with respect to those articles which are lumped in value. She has stated that the goods were left in this home of her brother's. She says that the goods claimed are entirely exclusive of goods shipped to her, and the goods claimed are all her property, that when she made her J.P. form, the person who took the information told her it was not necessary to list her articles, to name some of them and give general descriptions for the others. Therefore, she did not list all of the articles for which she is claiming. She says that she has a list written for her by Mr. or Mrs. Lagos with whom she left her chattels, showing all of the goods left with them. She says that she has allowed for depreciation on all articles claimed.

If my learned friend would produce the Analysis of Personal Property Claim for filing, I think it should be filed.

(Handed to Mr. Cobus)

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

M. Ozawa
In Chief
Cross exam

(ANALYSIS MARKED EXHIBIT NO. 5)

MR. COBUS: Your witness.

MR. MACDONALD: I submit that the real property in this case was sold at its fair market value and that the personal property was sold at its fair market value, and that all other chattels claimed for are claimed at an exorbitant value.

10 CROSS EXAMINATION BY MR. MACDONALD:

Q: This land contained about an acre?

A: I think that was it.

Q: The greater part of it was very rocky.

A: Yes.

Q: Do you know anything about the value of land, yourself?

A: No, not too well.

Q: So you are just guessing when you say \$500.00?

A: The year before I evacuated I bought the ground and house and a boat for \$1000.00, so naturally
20 I put the value of \$500.00 on the land.

Q: Did you sell the boat? A: No.

Q: At the time that you bought it, you did not know then, yourself, what the value of the land was.

A: I paid \$1000.00 with the house so naturally I thought \$500.00 was quite a fair value.

Q: Now, you left these goods in the care of Mr. and Mrs. Lagos, is that right?

A: Yes.

30 Q: You didn't list all of these goods in your J.P.

Form, did you?

A: I wrote what I remembered, but there is lots missing.

Q: Well, this list that you have filed, which was made out by Mrs. Lagos, you say, Exhibit 4, it was made out by Mrs. Lagos, was it?

A: Yes, that was made by Mr. Lagos, but in front of Mr. Walter Brosseau, too.

Q: Were you there when it was made out?

10 A: Yes.

Q: Were you helping to make out the list?

A: I was very busy attending to packing, etc., for evacuation that I didn't have much time to really see.

Q: Now, is there anybody else interested in these chattels, this furniture and everything, the contents of that place; has anybody else any interest at all?

A: No.

20 MR. MACDONALD: The reason I ask that, your honour, is that you will notice on the remarks in the Analysis that the goods were sold at \$75.00 and the proceeds held in a suspense account pending proof of ownership by the three people involved.

THE COMMISSIONER: You have no information to show who the three people involved are, I presume.

MR. MACDONALD: I beg your pardon?

THE COMMISSIONER: You have no information in the file as to who the three people are?

30 MR. MACDONALD: I haven't, no, so that is a matter,

I suppose, that will have to be straightened out in the final analysis.

Q: Now, referring to these values, have you any experience in valuing second hand goods?

A: I have never bought or sold second hand goods, but I just valued them, as I thought they were a fair value.

Q: What you thought was a fair value, is that it?

A: Yes.

10 MR. MACDONALD: That is all, your honour. The only thing I wish to refer to is that the chattels were appraised by Felix Thomas, Auctioneer, of Courtenay, Vancouver Island, at \$156.50 which included \$75.00 for nets and lines which had perished and had to be written off, and they were finally sold for \$75.00, what was left.

THE COMMISSIONER: \$156.50?

MR. MACDONALD: \$156.50 was what they were appraised at.

20 MR. COBUS: My friend has that merely as a notation?

MR. MACDONALD: As a notation, that is all.

MR. COBUS: Thank you. As a matter of fact, I am interested to know that.

MR. MACDONALD: Well, you should know.

THE COMMISSIONER: It was finally sold for \$75.00.

MR. MACDONALD: It was finally sold for \$75.00 and they had to deduct the \$75.00 from the \$156.50 and that was the balance.

MR. COBUS: Is there any indication of the goods to
30 which the appraisal applies?

M. Ozawa
Re-Direct exam

MR. MACDONALD: It refers to a small quantity of chattels found on the premises when the place was inspected on October 11, 1944, that is all the information I have.

THE COMMISSIONER: I presume that would be on the premises referred to where Mr. James Lagos was living.

MR. MACDONALD: Presumably. That is all, your honour.

10 THE COMMISSIONER: Have you any further questions, Mr. Cobus?

MR. COBUS: Just perhaps, your honour, to file the J.P. form. That has been raised and should be on file, I think.

RE-DIRECT EXAMINATION BY MR. COBUS:

20 Q: Witness, I produce to you a J.P. form from the Custodian's file dated the 30th of April, 1942, signed by what appears to be Misao Ozawa. Is that your signature?

A: Yes.

MR. COBUS: This, your honour, is a J.P. form with that red note immediately above the signature.

Q: Witness, you said that you left these goods in the care of James Lagos, Quathiaski Cove, B.C. You said that in answer to a question. Now, did Mr. Lagos assume responsibility for these goods so that if anything were lost he would make it good for you?

30 A: Of course, I trusted him and left the things and

M. Ozawa
Re-Direct exam

he said he would watch everything.

Q: Yes, he would look after it.

A: Yes, look after it.

Q: But in your J.P. form you turned everything over to the Custodian, did you not? It says here "I hereby voluntarily turn everything over to the Custodian."

THE COMMISSIONER: I think that is the law that you are asking this witness to decide.

10 MR. MACDONALD: This is the first time I have objected, and I must object to that.

(J.P. FORM MARKED EXHIBIT NO. 6)

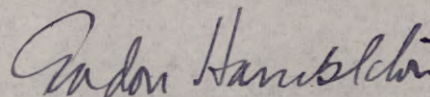
THE COMMISSIONER: That is all we can do for the present. The matter will be dealt with later on.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

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

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G. Hambleton,
Official Reporter

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

E.P. Dawson,
Sub-Commissioner.

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DEC - 2 1947

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

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

ACKNOWLEDGED

10222

Nelson

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

(1) NAME OSAWA (Print) Surname MISAO (Mrs) Given Name GENICHI (RCMP) Reg. No. 06719

(2) Pre-Evacuation Address QUATHIASKI COVE, B.C.

(3) Present Address SLOCAN CITY B.C.

(4) REAL ESTATE
(a) Street Address (if any) QUATHIASKI COVE, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
"CERTIFICATE OF INDEFEASIBLE TITLE"
FROM CERTIFICATE NO. 83703-I No. 119883-I.
DATE OF APPLICATION FOR REGISTRATION 4th DAY OF JUNE
AT 12:35 P.M. 1940.
REGISTER VOL. 466

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

(d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) GENICHI OSAWA IN
JAPAN My husband - Sole owner

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - \$ 500
(ii) Buildings - - - - - \$ 1000.00
(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$ 2000.00
(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 1000.00
(v) Amount at which Custodian sold property and credited your account - - - \$ 450.00 300
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 550.00 200

(5) PERSONAL PROPERTY
(a) Place or places at which property was left by the claimant at date of evacuation QUATHIASKI COVE, B.C.
(b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.) S. MATSUNAGA'S HOUSE QUATHIASKI COVE, B.C.
(c) How stored or packed at time of evacuation STORED IT ALL UP IN UPSTAIR AS IT IS

(over)

69A

Winnipeg 2/10

(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")

JAMES LEGATH.

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

1.	_____	Estimated Value \$	_____
2.	_____	Estimated Value \$	_____
3.	_____	Estimated Value \$	_____
4.	_____	Estimated Value \$	_____
5.	_____	Estimated Value \$	_____
6.	_____	Estimated Value \$	_____
7.	_____	Estimated Value \$	_____
8.	_____	Estimated Value \$	_____
9.	_____	Estimated Value \$	_____
10.	<u>CHATEL</u>	Estimated Value \$	<u>631.55</u>

TOTAL CLAIM FOR PROPERTY LOSS \$ 2000.00

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e)) - - - - - \$ 2550.00 831

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

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Misao Ozawa
of Slocan in the City of 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)
in the Province of British Columbia)
this 17th day of November)
A.D. 1947. Howard Park)

Misao Ozawa

A Commissioner &c. for the Province of B.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 Misao Ozawa
(Claimant's Name)

EXHIBIT No. 394-1
DATE June 16/48
FILED BY Cobus

REAL ESTATE
(Other than farm)

06719-
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

Parcel A of LOT 134,
Dayward District
- 2 story house and
an acre of land.

4 rooms down
- one up -

Frame on posts dwelling.
- no cellar - shingle
roof - V-joint (papered)
inside - for flooring.

1 acre
(small
portion
cleared)

1940

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Fishermen's area
at Quathieski
Cove. - water
waterfront

~~cost~~
\$500
house + land.

none

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

I consider that at least half an acre of this land could be cleared and cultivated for garden purposes. There was considerable timber on the land, suitable for firewood - the valuation at 15000 was, in my opinion, much below a fair value.

Comment - On evacuation, the property was rented to Walter Brosseau for payment of taxes. We knew him and wanted somebody on the property who would care for it. My husband Genichi Ozawa was the registered owner of this land. He returned to Japan in Jan 1941. My husband was born in Canada, and he is still in Japan. Before leaving he signed his name to a blank sheet of paper and verbally instructed me to fill it in as might be required if it became necessary to have his property transferred to me. I understand that Misao Ozawa the Custodian has credited my husband's deposit with proceeds from sale of his assets, including the sale proceeds from this real estate. He has been paying me 3000 per month for support of my three children. I believe the property would be worth 15000 when sold by the Custodian for 30000

SIGNATURE

COPY

Quathiaski Cove, B. C.

March 5, 1943.

Mr. K. W. Wright,
Counsel to the Custodian,
912 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: S. Hirai & G. Osawa (In Japan).
Parcel A, Lot 134, Comix District).

The above property at the present time has a tenant, Mr. Walter Brosseau. I understand that he has an agreement with Mrs. Osawa to pay the taxes for its rent. He has also put in considerable labour improving the dwelling.

The land though being one acre in extent is mainly rock bluff and has only a surface water well which makes it necessary to pack water from the property next door for most of the summer. The house is old also. Possibly \$150.00 would be a fair value.

Sincerely yours,

"Bertram Eastland"

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

Sept. 9/48.

L. M. J. Spratt

Miss Misao Ozawa
(Claimant's Name)

PERSONAL CHATTELS

-06719-
Reg. No.

EXHIBIT No. 394-3
DATE June 16/48
FILED BY Cobus

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
9 Kitchen chairs	1933	new	27.00	good	13.50
2 double ^{steel} bed (complete)	1933	new	30.00	good	14.00
1 single steel bed (complete)	1933	new	17.00	good	10.00
1 kitchen stove	1930	new	35.00	good	17.50
1 gramophone	1930	new	45.00	good	22.50
200 records (all Jap)	time to time	new	200.00	"	50.00
6 framed pictures	" " "	new	35.00	"	17.50
3 linoleum carpets	1930	new	45.00	fair	18.00
5 Jap dolls (diff sizes)	1934	new	35.00	good	17.50
2 high chairs (baby)	1941	new	18.00	very good	15.00
1 air heater stove	1936	new	18.00	good	12.00
Description of Storage of Goods:					
1 accordion	1930	new	10.00	"	5.00
1 violin	1927	new	75.00	good	30.00
1 heater stove	1933	"	15.00	"	10.00
2 coal oil lamps	1933	"	10.00	"	5.00
1 gas lantern	1930	"	7.50	"	3.75
1 dresser (bureau)	1933	"	37.00	good	20.00
6 wool blankets	1933	"	54.00	good	24.00
General Statement as to Chattels not Described above:					
clothing - as per list attached					\$100.50
Kitchen utensils					\$116.05
Carpenter's tools					\$106.75
					<u>\$631.55</u>

Comment - The goods claimed are entirely exclusive of goods shipped to me and the goods claimed are ^{all} my property. When I made my SP form the person who loaned the information told me it was not necessary to list my articles; to name some of them and give general descriptions for others. I therefore did not list all of the articles for which I am claiming. I have Miss Ozawa's signature a list written by Mr or Mrs Nagao, with I left my chattels showing all of the goods left with them. I have allowed for depreciation.

SIGNATURE

NAME Misao OzawaKitchen Utensils+ Dishes

DESCRIPTION OF ARTICLE	DATE BOUGHT	NEW OR USED WHEN BOUGHT	PRICE PAID \$	CONDITION WHEN EVACUATED	ESTIMATED VALUE AT DATE OF EVACUATION \$
Enamelled canner (big)	1933	new	4.50	good	2.00
1 aluminum roaster	1933	new	3.50	good	2.00
1 ice cream (utensils)	1935	new	6.50	good	3.50
2 size big dish pan	1935	brand new	5.00	very good	5.00
2 new open dish pan	1935	" "	5.00	"	5.00
2 doz. tea spoon (china ware)	1920	" "	6.00	"	6.00
2 doz. table spoon "	1920	" "	6.00	"	3.00
2 galvanized oil can	1933	new	1.40	good	.70
2 galvanized oil can	1933	new	5.00	good	2.50
1 potato pot	1935	new	3.10	"	1.50
coffee percolator	1935	"	2.50	"	1.25
2 tea kettle	1930	"	3.00	"	1.50
1 small tea kettle	1935	"	1.00	"	.50
2 sauce pans	1933	"	4.00	"	2.00
2 fry pan	1933	"	3.00	"	1.50
2 bread pan	1930	"	.60	"	.30
4 pie plate	1935	"	1.20	"	.65
2 muffin pan	1935	"	.60	"	.30
aluminum, lipped sauce pan	1933	"	1.00	"	.65
7 kitchen knife	1935	"	5.00	"	3.50
pencil sharpener	1940	"	2.50	"	2.00
2 big tub	1940	"	4.00	"	3.50
2 small tub	1940	"	3.50	"	3.00
wash board	1933	"	.70	"	.50
basin	1933	"	.30	"	.20
washing roller	1941	"	7.50	"	7.00
red garden hose	1941	"	5.00	"	5.00
water can for garden	1941	"	1.60	"	1.00
1 paper robe	1941	"	3.50	"	3.00
iron	1930	"	1.50	"	1.00
ash tray set (3)	1933	"	2.00	"	1.00
glass fruit bowl (2)	1933	"	2.00	"	1.00
1 set of glass (water)	1935	"	2.00	"	1.00

972.55

PERSONAL PROPERTY

Reg. No.

(Claimant's Name)

Type of BUSINESS	Location	Gross Turnover <u>1941</u>	Average Mark Up	Net Income <u>1941</u>	Estimated Value of Goodwill
------------------	----------	-------------------------------	--------------------	---------------------------	--------------------------------

Description of Stock-in-trade at evacuation:
(Attach inventory with cost prices)

Whether prices mentioned are wholesale or retail:

I PURCHASED THE BUSINESS

: Date of Purchase	: Price	: Value Stock
: Purchase		: Date of purchase
:		
:		
:		
:		
:		
:		
:		
:		
:		

Value of Furniture equipment & Fixtures at date of purchase:

Value of Goodwill at date of purchase:

Furniture equipment and fixtures acquired after purchases:

Description	Date Acquired	New or Used at Date Acquired
-------------	---------------	------------------------------

Price Paid

Condition when Evacuated:

Estimated value at date of Evacuation:

List of Accounts Receivable and Accounts collected by Custodian Attached:

Method of Storage and arrangements made at time of evacuation:

Additional comments , if any:

SIGNATURE

DESCRIP. (category)	DATE BOUGHT	NEW or USED	PRICE PAID	CONDIT ^{ION} EVACUATED	ESTIMATED VALUE
clear sugar set	1935	new	1.50	good	.75
covered candy dish	1935	"	1.50	"	.75
4 Japanese Tray	1935	"	4. —	"	2. —
2 Devilled relish dish	1935	"	1.50	"	.75
1 set of tumbler	1935	"	1.50	"	.75
rookie jar (2)	1938	"	1.40	"	1. —
1 tea set	1938	"	11. —	"	11. —
2 tea pot set	1938	"	2.50	"	2.50
japanese tea set	1938	"	4.50	"	4.50
" " pot set	1938	"	1.50	"	1. —
jar (bottle) 4 doz.	1938	"	6. —	"	4. —
5 gallon crock.	1935	"	2. —	"	1.50
5 flower set	1933	"	5. —	"	4. —
japanese flower set	1933	"	10. —	"	9. —
TOTAL					\$116.05

Cloth iron		"	7.50	"	7.50
patrow (expensive)	1940	"	20. —	"	10. —
bed cloth 5 pair	1935	"	4. —	"	2. —
2 pair baby bed cloth	1935	"	3. —	"	2.50
underwear 5	1935	"	15. —	"	10. —
trousers 5	1935	"	20. —	"	20. —
japanese kimono	1935	"	10. —	"	10. —
" " bet	1935	"	10. —	"	5. —
bed cover (5)	1935	"	5. —	"	2. —
2 jacket	1938	"	3. —	"	1.50
guitar case (6)	1938	"	10. —	"	5. —
over shirt (5)	1938	"	10. —	"	5. —
6 dress wear	1938	"	20. —	"	20. —
10 set new window curtain	1941	"	20. —	"	20. —
TOTAL					\$100.50

MISDG DRAWN	CARPENTER		TOOLS		ESTIMATED
DESCRIP.	DATE BOUGHT	NEW OR USED	PRICE PAID	CONDITION EVACUATED	VALUE
4 wrenches	1933	new	12.00	good	10.00
gasoline blow tool	1935	"	11.25	"	6.00
1 drill	1938	"	4.25	"	3.00
oil stone (file)	1939	"	1.50	"	1.50
auger bit	1940	"	2.60	"	2.50
brace's bit	1939	"	3.50	"	2.00
plane (2)	1937	"	4.00	"	2.00
Saw (2)	1935	"	6.00	"	3.00
hack saw 1	1933	"	3.00	"	1.50
1 hammer	1935	"	2.85	"	1.50
tape ruler (1)	1937	"	1.00	"	.50
carpenter's axe	1940	"	2.00	"	1.50
1 double " "	1940	"	2.50	"	1.50
2 small axe	1940	"	2.00	"	1.00
12 doz. drills	1940	"	2.00	"	1.00
2 bidking saw	1940	"	14.00	"	7.50
Vise (1)	1939	"	5.00	"	2.50
pliers	1940	"	1.50	"	.75
steel tool chest	1940	"	5.00	"	2.50
pump jack	1935	"	35.00	"	30.00
ordinary jack	1930	used	50.00	"	25.00
					<u>\$106.75</u>

Please note that, I didn't bring anything on time of evacuation;

Living ~~net~~ ^{nets} \$500.00
Popl ~~7 Day~~ ^{brothers}

- ✓ 1 Porch net. Utensils
- ✓ 3 Beds and mattresses on sent
- ✓ 1 Baby Bed and Mattress sent
- ✓ 2 High chairs
- ✓ 10 chairs
- ✓ 3 Tables no chair
- ✓ 1 cook stove
- ✓ 1 heater stove
- ✓ 1 Singer Sewing Machine sent
- ✓ 1 Gramophone and Records
- ✓ 1 accordion
- ✓ 1 Violin
- 2 Trunks of clothes
- ✓ Cooking Utensils
- 3 Boxes tools.
- ✓ 2 Coal Oil Lamps
- ✓ 1 Gas Lantern.

EXHIBIT NO. 394-4
DATE June 16/48
FILED BY Cobus

Shigeru Matunaga Matunaga
Zenthi
One

Shigeru Matunaga

Zenthi
One

Shigeru

Shigeru Matunaga

Shigeru Matunaga

Shigeru Matunaga

Shigeru Matunaga

Shigeru Matunaga

Shigeru

Shigeru Matunaga

Yoko Asawa

Yoko Asawa

Yoko Asawa

✓ Blankets

✓ 6 clothes

✓ Linoleum

1 Barometer no. 4211

Wire Cables \$40.00

✓ 1 Bedroom Dresser

✓ 6 Pictures and Frames

✓ 1 Coal Oil Heater

Kayos' list
of goods
left with them.

FILE THIS

SGL

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 10222

EXHIBIT No. _____

NAME (Mrs.) Misao OZAWA

REG. No. 06719

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>30/4/42.</u>	Confirmed by: Mrs. James James Lagos.					
EVACUATION <u>3/9/42.</u>	DATE <u>Nov. 24/42.</u>					

9 Chairs
3 Beds
Carpenter Tools
1 Cook Stove
5 Dolls
1 Gramophone
200 Records
Kitchen utensils and Dishes
6 Picture Frames
3 Linoleum Rugs

9 Chairs
3 Beds
Carpenter's Tools
1 Cook Stove
Dishes
6 Picture Frames
5 Dolls
1 Gramophone
200 Records
Kitchen Utensils
Linoleum

"1 box Carpenter's tools and some dishes sent to Slocan City."

Chattels \$2,000.00
Amt. of Pers. Prop. Claim \$2,000.00

Vancouver, B. C., May 12/48.

RGE/P.

EXHIBIT No. 374-5
 DATE FILED BY June 11/48
Rosen

No. 10222 EXHIBIT No. _____

CASE No. _____

No. 06719

VENUE Nelson.

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &C	UNSOLD	REMARKS
DESCRIPTION	TENDER &c							
								<p>The amount of this claim would appear to bear no relationship to the value of chattels declared to Custodian - as left in the care of friends. All the chattels found on these premises were sold for \$75.00, proceeds being held in Suspense Account pending proof of ownership by the 3 people involved.</p> <p>(*frozen in Account 1668).</p> <p><i>Handwritten signature</i></p>

ANALYSIS OF PERSONAL PROPERTY CLAIM

No. 10222
No. 91780

CASE NO. 10222
VENUE Nelson
REMARKS

INVENTORY	DECL. NOT FOUND	SOLD	REMARKS
Confirmed by [illegible]			
AT [illegible]			
DATE 2/24/22			

2/10222

The amount of this claim would appear to be no relationship to the value of the estate declared to the executor - as far as the executor is concerned. All the estate funds on hand were held in a separate account pending the ownership by the 3 people involved. (Person in account 10222)

[Handwritten mark]

[Faint, illegible handwritten text]

Enemy Property
dealt with by Mr. Read
filed by request of
Miss Carroll.

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

DATE: June 16/48
FILED BY

Crown

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: OSAWA (Misao) Mrs. Genichi

HOME ADDRESS: Quathiaski Cove, B. C.

REGISTRATION NUMBER 06719 SEX: Female AGE: 26

OCCUPATION: Housewife

(If any business or businesses carried on, state where, under what name and whether carried on by yourself or in partnership with anyone; if partnership, give partner's name.)

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: GENICHI

ADDRESS OF WIFE OR HUSBAND: Japan

NAMES OF ANY LIVING CHILDREN: YOOKO (F) NORIKO (F) MOTOKO (F)

ADDRESS OF CHILDREN: Same address.

AGE OF CHILDREN: 8, 2, 2, years.

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

1. LOCATION AND DESCRIPTION:

"A" (D.D. 59536-I) of Lot 134, Quadra Island, SAYWARD DISTRICT, containing one acre. Registered in the name of husband, GENICHI OSAWA, who is now in Japan.

2. BUILDINGS AND OTHER IMPROVEMENTS:

Dwelling house

3. INSURANCE (Give particulars; state where policies are)

None

4. TAXES (Amount and where payable) Amount of taxes unknown, paid to end of 1941. at Comox, B. C.

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

None

6. OCCUPANCY AND LEASES (If vacant so state)

Rented to SHIGEKAZU MATSUNNAGA.

Monthly rental of \$5.00.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In possession of Mrs. Misao Osawa.

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None

9. IF FARM LAND STATE CROPS SOWN: None

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION:

Quathiaski Cove, B. C., dwelling house.

2. LANDLORD'S NAME AND ADDRESS:

SHIGERU MATSUNAGA, (brother) Quathiaski Cove., B. C.

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

Rent free.

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:

9. Chairs

3. Beds, Carpenter's tools, 1. Cook stove, 5. Dolls, 1. Gramophone

200 records, Kitchen utensiles and dishes, 6. Picture frames,

3. Linoleum rugs, all left in house at Quathiaski Cove, B. C.

House locked and key with James Legus, Quathiaski Cove, B. C.

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

None

3. GIVE THE NAME AND ADDRESS OF ANY PERSON HAVING ANY INTEREST IN, OR CLAIM ON ANY SUCH PROPERTY

None

4. INSURANCE CARRIED ON ABOVE PROPERTY:

None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF

OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)

Mr. KROYAMA, of Port Albernie, \$100.00 balance on boat sold to him.

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

None

8. BANK ACCOUNTS: The Bank of Montreal, Main & Hastings, St., Van. B. C.

\$300.00.

9. LIFE INSURANCE: None

10. INTEREST IN ANY ESTATES OR TRUSTS

None

11. SAFETY DEPOSIT BOX: None

LIABILITIES: (Each parcel must be mentioned and particulars given)

1. PERSONAL DEBTS:

2. TRADE DEBTS:

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

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

Dated this 30th day of April 1942.

(Signature) "Misao Osawa"

"H. J. Logan"

Witness

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

Date: Sept. 9/48.

[Handwritten Signature]