

<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
1250	62.50 12.50									75.00
<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		
						% of Total	Amount	% of Total	Amount	% of Total
<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	Applica-tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
							% of Total	Amount	% of Total	Amount
TOTAL RECOMMENDATION										75.00



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CASE NO. 1096

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
October 6, 1948.

IN THE MATTER OF THE CLAIM OF

YOTARO KIMURA

PROCEEDINGS AT HEARING

Original.



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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 J. A. MCGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

October 6, 1948.

IN THE MATTER OF THE CLAIM OF

YOTARO KIMURA

PROCEEDINGS AT HEARING

APPEARANCES:

- | | |
|----------------------------|--|
| R. A. BEST, ESQ. | appearing for the claimant, |
| K. A. CHRISTIE, ESQ., K.C. | Appearing for the Dominion Government. |
| <hr/> | |
| A. SMITH, ESQ. | Secretary. |
| G.N.R. UPTON, ESQ. | Official Interpreter. |
| J. B. MCGREGOR, ESQ. | Official Reporter. |



Y. Kimura,
In chf.

1
2 YOTARO KIMURA, the claimant herein, being first
duly sworn, testified as follows:

3 DIRECT EXAMINATION BY MR. BEST:

4 Q. Mr. Kimura, I am showing you a claim form,
5 Real Estate Other Than Farmland; is that your
6 signature? A. Yes.

7 Q. And was that claim form prepared upon your
8 instructions? A. Yes.

9 (REAL ESTATE OTHER THAN FARMLAND CLAIM
10 FORM, MARKED EXHIBIT NO. 1)

11 Q. Now, Mr. Kimura, you are claiming for a
12 house only, you just have a real estate claim; is
13 that correct? A. Yes.

14 Q. And where was this house located?

15 A. In Vancouver.

16 Q. Can you give us the street number, please?

17 A. 1149 Cordova Street.

18 Q. That is East Cordova Street? A. Yes.

19 Q. And I understand that property was on the
20 corner; is that right? A. That is right.

21 Q. Can you tell us which corner? A. On the
22 north-west corner.

23 Q. Of what streets? A. Cordova and Vernon
24 Drive.

25 Q. And the property runs back the full depth
26 of the block; is that correct? A. That is correct.

27 Q. So that it fronts -- or the back is on
28 another street; is that right? A. That is right.

29 Q. Is that Albert Street? A. That is right.

30 Q. According to your claim filed, you purchased
this property in 1939; is that correct? A. That is



Y. Kimura,
In chf.

1 right.

2 Q. Do you recall off hand from whom you
3 purchased it? A. No, I don't remember. It is a
4 widow, a spinster -- that is not the right name is
5 it.

6 Q. Did you live in the house then from the
7 time you purchased it until you were evacuated?

8 A. That is right.

9 Q. That is from 1939 until about when, May
10 of 1942? A. That is right.

11 THE SUB-COMMISSIONER: How much did you pay
12 for it? A. \$1500.

13 MR. BEST: And according to your claim you
14 estimate the value at the date of evacuation as
15 \$2000.? A. Yes.

16 Q. Can you tell us what repairs or investments
17 you made in the house in the interim between the
18 time you purchased it and the time you evacuated?

19 A. I had redecoration.

20 Q. Whereabouts? A. The first floor of the
21 house, the whole thing inside on the first floor.

22 Q. What do you mean; was it painted?

23 A. It was papered.

24 Q. How many rooms would that be? A. That
25 is the dining room, sitting room, kitchen and
26 hallway, and the stairway, and there is another little
27 room.

28 Q. I wonder if my friend would mind filing
29 the appraisal at this time?

30 MR. CHRISTIE: Your honour, I tender as
Exhibit 2, the appraisal of Loewen & Harvey Limited.



Y. Kimura,
In chf.

1 (APPRAISAL OF LOEWEN & HARVEY LIMITED,
2 MARKED EXHIBIT NO. 2)

3 MR. BEST: Perhaps to expedite this my friend
4 might file the Assessment Notice at the same time,
5 your honour.

6 MR. CHRISTIE: I am tendering as Exhibit 3,
7 the Assessment Notice.

8 (ASSESSMENT NOTICE, MARKED EXHIBIT NO. 3)

9 MR. BEST: Now, you have told us you
10 redecorated the entire lower floor? A. Yes.

11 Q. Can you tell us at what cost that was
12 done? A. Around \$200.

13 Q. And do you remember who did it? A. Well,
14 he was a retired Air Force man, but I don't know his
15 name.

16 Q. You didn't do any of it yourself? A. No,
17 he did all the work.

18 Q. So when you say it cost \$200., that is
19 money paid out by you to have the redecorating done?

20 A. That is right.

21 Q. Now, I understand you also spent some
22 money on this building at the rear, which is described
23 in the Appraiser's Report as a wood shed; is that
24 right? A. That is correct.

25 Q. What did you do there? A. We made an
26 addition and this was done by a man too that I paid.
27 He is dead; he was an old man when he did the work.

28 Q. About how much did you pay out there?

29 A. About \$150.

30 Q. When was that done? A. It was done --
it must be around 1940 I think.



Y. Kimura,
In chf.

1 Q. Now, according to the appraisal made by
2 Messrs. Loewen & Harvey, dated September 9th, 1944,
3 they said that there are two lots, each 29 x 104 feet.
4 You would confirm that the frontage on Cordova Street
5 would be 58 feet? A. Yes.

6 Q. And the lots were of equal depth and ran
7 right back to Albert Street? A. Yes.

8 MR. CHRISTIE: Your honour, I tender as
9 Exhibit 4, the Certificate of Encumbrance.

10 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT
11 NO. 4)

12 MR. BEST: Now, apparently your house is a
13 frame house? A. That is right.

14 Q. And there isn't a cellar in it, but it is
15 built on posts, on cement and stone footings; is that
16 correct? A. That is right.

17 Q. And what do you say about the condition of
18 those footings when you evacuated in 1942? A. I would
19 say they were in fair condition.

20 Q. Did you notice any sign of rotting so far
21 as the posts and footings were concerned? A. No,
22 if I had noticed it I would have changed it. I didn't
23 notice any.

24 Q. And was the house leaning one way or the
25 other or was it pretty firmly rooted on the footings?

26 A. Pretty firmly rooted on the footings.

27 Q. And there wasn't any noticeable sag
28 anywhere? A. Not that I knew of.

29 Q. You have told us already that the interior
30 of the downstairs was redecorated in 1942. Now, how
about the outside? The appraiser notes here the



Y. Kimura,
In chf.

1 exterior was in need or paint; do you say that is
2 right? A. That is right.

3 Q. It was in need of paint? A. No.

4 Q. Now, how about the windows, were they in
5 good order when you left? A. Yes, not one was
6 broken.

7 Q. Now, what did you use this building at
8 the back for; was it just a wood shed, or was it
9 used for other purposes? A. Yes, for processing
10 shrimps.

11 Q. That was your business, was it? A. Yes.

12 Q. You did your work right in that building
13 at the rear? A. Yes.

14 Q. Incidentally was that building immediately
15 behind the house, on the same lot as the house?

16 A. Immediately behind the house.

17 Q. Now, my friend has filed an Assessment
18 Notice showing total assessments on these premises
19 at \$790. Do you recall if that was the assessment
20 and you paid taxes on that amount at the time you
21 left? A. I think so.

22 Q. You don't remember? A. No, I don't
23 remember.

24 Q. On your claim form you have made a note
25 that at the time of evacuation an offer of \$1900.
26 was received by the claimant for the property. What
27 about that offer? A. Well, this came through.

28 Q. First of all, you didn't accept the
29 offer? A. No, I refused the offer.

30 Q. Why did you refuse it? A. I didn't



Y. Kimura,
In chf.

1

think about selling the place at the time.

2

Q. That is, you didn't want to sell it?

3

A. No.

4

Q. And do you remember the man's name that made that offer to you? A. No, I don't, because I never had any intention of selling it.

5

6

7

Q. You received it after you were notified to evacuate, did you? A. Yes.

8

9

Q. Now, I understand your property was actually sold for \$1250.; is that right?

10

11

A. Yes.

12

Q. So all you are claiming is the difference between your \$2000 claim and what you received, \$1250.; that is a net claim of \$750.?

13

14

15

A. That is right.

16

17

CROSS-EXAMINATION BY MR. CHRISTIE:

18

Q. I am producing here the J.P. Form; is that your signature? A. That is right.

19

20

Q. I am tendering this, your honour, as Exhibit 5.

21

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

22

Q. Was this offer of \$1900. made in writing or was it made verbally? A. Word by word.

23

24

Q. Did you communicate that offer at any time to the Custodian? A. No.

25

26

Q. You never told him you had received an offer of \$1900? A. No.

27

28

Q. Now, what type of wood was this house constructed of? A. I would say it must be fir, I

29

30



Y. Kimura,
Cr. ex.

1 guess; the wooden frame would be mostly fir and pine,

2 Q. How old a house was it when you purchased
3 it? A. I haven't any idea.

4 Q. Was the house painted? A. Yes, it was
5 painted.

6 Q. What was the condition of the paint at the
7 time of evacuation? A. Well, it could take a
8 painting.

9 Q. It could have needed painting? A. Yes.

10 Q. When you purchased this house did you pay
11 all cash for it? A. No, no, I paid I don't know
12 how much down, and I paid by the month, and the final
13 settlement I paid a lump sum.

14 Q. At the time you purchased it did this
15 house lean any at all, that is at the time you
16 bought it? A. No.

17 Q. And you didn't have to make any repairs
18 in regard to leaning? A. No, none at all.

19 Q. I think that is all.

20 RE-EXAMINATION BY MR. BEST:

21 Q. Just one question; in my copy of the
22 J.P. Form that you signed, I don't believe there is
23 any valuation put on your house. Do you remember
24 if any was put in at the time? A. I don't
25 remember.

26 Q. Up until the time you made this claim you
27 never set any value on the house at all? A. No.

28 Q. That is all.

29 MR. CHRISTIE: Your honour, it is submitted
30 as defence that this real estate was sold at its



(Discussion)

1 fair market value.

2 I have four tenders and I was wondering
3 whether we should put all those tenders together.
4 There are two made by the same person.

5 THE SUB-COMMISSIONER: Put them all together
6 as one exhibit.

7 MR. CHRISTIE: Then, I am tendering as
8 Exhibit 6, two tenders by Mr. H. D. Cheng, and one
9 tender by P.C. Gibbons & Company, and there was a
10 tender by Gibbons & Company for \$1250. which was
11 accepted.

12 (FOUR TENDERS, MARKED EXHIBIT NO. 6)

13 MR. CHRISTIE: Then, I am filing as Exhibit 7,
14 a summary of the real estate.

15 (SUMMARY OF REAL ESTATE, MARKED EXHIBIT NO. 7)

16 MR. CHRISTIE: That concludes the defence,
17 your honour.

18 (PROCEEDINGS ADJOURNED SINE DIE)

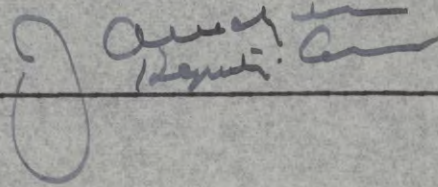
19 I hereby certify the foregoing to be a
20 true and accurate transcript of the
21 proceedings herein.

22 *J. B. McGregor*
23 J. B. McGregor,
24 Official Reporter.



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I, John A. McGibbon, Deputy Commissioner,
appointed to hear a Commission to investigate
claims of Japanese Canadians for property loss,
do certify the foregoing is a true copy
of the evidence heard on the within claim.



DEC - 3, 1947

base no. 1096

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

(Signature)

10604
Toponaka

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

(1) NAME KIMURA YOTARO (RCMP) Reg. No. 02276
(Print) Surname Given Name

(2) Pre-Evacuation Address 1177 CORDOVA ST EAST VANCOUVER BC

(3) Present Address RR1 Pickering Ont

(4) REAL ESTATE
(a) Street Address (if any) 1177 Cordova St ^{East} Vancouver BC
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
NOT AVAILABLE AT PRESENT TO CLAIMANT

(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) SOLE OWNER

(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.~~)

(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) - - - - - \$ 2000.00
- (v) Amount at which Custodian sold property and credited your account - - - \$ 1250.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 750.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation _____

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

(c) How stored or packed at time of evacuation _____

(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")

(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. | _____ | 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) - - - - - \$ 750.00)

(6) (a) Place at which claimant prefers to be heard. (b) Do you require the services of an interpreter at the hearing? Yes or no No
~~(Vancouver, Kamloops, Nelson, Lethbridge, Moose Jaw, Winnipeg, Toronto or Montreal)~~

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, Y. Kimura of the city village
of Pullerong in the country of Ontario
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 Toronto)
in the County of York)
this 27th day of November)
A.D. 1947. Fa Brown)

Yotaro Kimura

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.

KIMURA Yotaro
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1096-1
DATE OCT 6 1948
FILLED BY B. G. Best

02276
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

House
2 Storey
Woodshed

7

Frame

Residence

104.6'
58' x 200'

1939

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

\$1,500.00

1940 - addition to woodshed
1942 - redecoration of lower
floor except kitchen

\$150.00
200.00

\$ 2,000.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

- Property has a big lot and fronted on 3 streets.
- Foundations were in fair condition; wood posts were not rotting at evacuation.
- Claimant states house did not shake or lean.
- First floor of interior had just been redecorated.
- Windows and eaves were not broken and did not need repair at time claimant left the house.
- Fences in fair condition at evacuation.
- Claimant feels valuation of \$ 1,200.00 as too low.

Summary:

Estimated value	\$ 2,000.00
Sold by Custodian	<u>1,250.00</u>
Claim:	<u>\$ 750.00</u>

Assessment--1944:	Improvements	\$ 750.00
	Land	<u>\$1040.00</u>
		<u>\$1790.00</u>

At the time of evacuation offer of \$ 1,900.00 received by claimant for property. Claimant forgets name of person.

Row Y. Kimura
Signature

DATE Oct. 6 1948FILED BY K.A. Christie

LOEWEN & HARVEY, LIMITED

751 Dunsmuir Street
Vancouver, B.C.
September 9th, 1944.Department of The Secretary of State,
Office of The Custodian,
(Japanese Evacuation Section)
506 Royal Bank Bldg.,
Granville & Hastings Streets,
Vancouver, B.C.*File 10607*

Dear Sir:

Re: Catalogue No. 92, Lots 10 & 11,
Block 8-"A", District Lot 182.

The above property is on the North West corner of Vernon Drive and Cordova Streets, the back of the property facing on Albert Street. Each lot is 29 x 104.6 feet, - and it is level with all three (3) street frontages.

There is a poor seven (7) room house on the corner lot. Foundations are bad, being wood post on stone and cement footings, and many of the wood posts are rotting on the lower ends, so that the house shakes and has a slight lean. There are four rooms and hall on lower floor, three rooms and a bathroom upstairs. There is an old sink in the pantry, off the kitchen and full standard plumbing in the bathroom. There are two (2) bracket chimneys. The interior is not in good condition and exterior is in need of paint. Several windows are broken and eaves need repairing. Fences are poor and grounds not being kept up.

At the back of the lot is a shed 13 x 33 feet with brick chimney, partly enclosed and flored, and part open for wood - shed purposes with no floor.

As at the date of inspection, 23rd August 1943, a fair valuation, in my opinion, for the house and one (1) lot is \$1,000.00, - with the two (2) lots \$1,200.00.

Yours faithfully,

Loewen and Harvey, Limited.

"A. Rout Harvey"

Director.

ARH/F.
encl.1.

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

Dec. 13/48

*LA**M. Winstone*

EXHIBIT No. 1096 - W

DATE OCT 0 1944

FILLED BY J. S. Christie

CITY OF VANCOUVER ASSESSMENT ROLL, 1944

AT 12M

Roll No.	Description of Parcel	Value of Improvements	Land Value
B2955	LOT. 10/8 BLK. A D.L. 182	100	470
B2955A	"	650	570

TAKE NOTICE that the above described property is assessed for the amount as specified for the year 1944 under the Statute. If you deem yourself overcharged or otherwise improperly assessed, you or your agent may notify the City Clerk in writing, stating the grounds of complaint at least **Fourteen Clear Days** previous to the first sitting of the Court of Revision, which will be held at the City Hall, Vancouver, B. C., on **JANUARY 25th, 1944**, at the hour of 10 a.m., and your complaint shall be tried in conformity with the provisions of the Statute by the Court of Revision of the City of Vancouver.

Notice of Appeal must be in the hands of The City Clerk not later than **JANUARY 10th, 1944**.

CHESTER GREEN
Assessment Commissioner.

Yataro Kimura
File 10604

D

Catalogue # 92

EXHIBIT No. 1096 - W
DATE OCT 0 1943
FILLED BY J. S. Christie

CITY OF VANCOUVER, B. C.

10604

ASSESSMENT OFFICE

YOTARO KIMURA,
~~C/O L. R. MADDAFORD,~~
~~254 E. HASTINGS ST., CITY. B2955~~

% Custodian of Enemy Property
675 W Hastings st

Yotaro Kimura
File 10604

D

Catalogue # 92

CERTIFICATE OF ENCUMBRANCE
LAND REGISTRY OFFICE

EXHIBIT NO. _____
DATE Oct 6 1948
FILED BY K. A. Christie

File 10804.
No. ⁶ minutes 11.30 A.M. 16th day of VANCOUVER, B.C.
February, 1943.

Cat 92

I HEREBY CERTIFY that the following is the state of the title to
City of Vancouver,
Lots 10, and 11,
Block 8,
Subdivision "A",
District Lot 182,
Group 1, New Westminster District,
Plan 355.

viz:

Registered Owner: Yotaro Kimura *02276*
c/o L.R. Maddaford,
254 East Hastings Street
Volume 1063, Folio 74709 L. Indef.
Registered Charges: Filing 35754, Vested in the Custodian.

Applications for Registration None

Receiving Order or authorized Assignment under the "Bankruptcy Act": None

Assignment for benefit of Creditors: None

Judgments: None

Mechanics' Liens: None

T

"W.C. Brown"
Registrar.

To:- Custodian's Office

"??"
"A.M."

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

Dec.13/48

M. Lawstee
GH

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN

2 copies made
D

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

EXHIBIT No. 1096 - 5

NAME: KIMURA, Yotaro

DATE: Oct 8 1948

Formerly...1177 E. Cordova St., Vanc'r, B. C.

FILED BY: K.A.Christi

HOME ADDRESS: Now at... 362 Alexander ST., Vanc'r, B. C.

REGISTRATION NUMBER: 02276 SEX: Male AGE: 30

OCCUPATION: Fisherman.

(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: Chiyoko (no personal property) File 8943 No Claims Jan.10/47 D

ADDRESS OF WIFE OR HUSBAND: Kaslo, B. C.

NAMES OF ANY LIVING CHILDREN: Sachiko (F); Takeshi (M).

ADDRESS OF CHILDREN: Kaslo, B. C.

AGE OF CHILDREN: 2 1/2 years and 9 mos.

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

1. LOCATION AND DESCRIPTION: 1177 East Cordova St., Vanc'r, B. C.

in the City of Vancouver, Lot 11, Block 8, D. L. 182.

2. BUILDINGS AND OTHER IMPROVEMENTS: 1 & 2 storey frame building (Dwelling house)
(wooden frame) and 1-wood shed.

3. INSURANCE (Give particulars; state where policies are) \$1200.00 New England

Fire Ins.Co.Policy #6251583 in owner's possession.

4. TAXES (Amount and where payable) about \$72.00 paid 1942 payable City Hall. "Confirmed Vanc'r, B. C. "1942 Taxes paid." Aug.14/42 GAP"

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

None

6. OCCUPANCY AND LEASES (If vacant state) Mr. T McCarthy formerly Ontario Rooms, Franklin St., Vanc'r, B. C. Commencing June 1, 1942 \$30.00 to be paid in advance to Mr. P. C. Gibbons, Hastings St., Vanc'r, B. C. (agent). This rental money will be turned over to the Custodian by Mr. Gibbons. Declarant has received personally the first month's rent. "No written agreement"

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registrar's Office,
 Vancouver, B. C.
 8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
 9. IF FARM LAND STATE CROPS SOWN: None

FORM JP
 4. INSURANCE CARR
 5. MORTGAGES, LIEN
 OTHERS:

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: 362 Alexander St., Vanc'r, B. C.
 Guest of Friend, Mr. S. Sasaki,
 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

6. MONEYS OWING TO
 7. BONDS, DEBENTUR
 "\$70.00" 14-(\$5.
 Chi
 8. BANK ACCOUNTS:
 9. LIFE INSURANCE
 (wife) Policy
 also Home Insur
 These policies
 10. INTEREST IN ANY
 11. SAFETY DEPOSIT

LIABILITIES:

1. PERSONAL DEBTS
 2. TRADE DEBTS:

STATEMENT OF PERSONAL PROPERTY OWNED:

1. GIVE BRIEF DESCRIPTION AND STATE LOCATION OF FURNITURE, FIXTURES,
 EQUIPMENT AND MACHINERY, STOCK IN TRADE AND PERSONAL EFFECTS:
 1177 E. Cordova St.
 Stored at 362 Alexander St., Vancouver, B.C.
 3 trunks of goods; 3 wooden boxes of goods; 1-paper
 box of goods; 1-electric washing machine; 3-beds (complete)
~~1-kitchen stove, 1-gas stove,~~ this property is locked
 in one room upstairs of the above address and the key to room
 with Mr. Gibbons, Hastings St., Vanc'r, B. C. Also
 declarant has household goods in upstairs of shack on the
 same premises. This has been boarded up.

N.B. Back
 of last page.

N.B. Two stoves and 1-kitchen cabinet have been loaned to tenants of the
 address, 1177 E. Cordova St., Vanc'r, B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS
 None

I, the undersigned, h
 tected area as set out ab
 tures, bonds or other sec

I certify that the ab
 every description in any
 and indirect.

Dated this 12th

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

D.M.
 Witn

FOR DEPARTMENTAL

Registrar's Office,
Vancouver, B. C.
None

FORM "JP"

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

5. MORTGAGES, LIENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF
OTHERS: None

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom)
None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)
" \$70.00" 14-(\$5.00) War Saving Certificates - in wife's possession,
Chiyoko, Kaslo, B.C.

8. BANK ACCOUNTS: Acct. No. 2833 Bank of Montreal, Main & Hastings, Sts., Vanc'r, B.C.
Amt. \$240.00

9. LIFE INSURANCE: \$1,000.00 Sun Life Insurance Co., Beneficiary-Chiyoko
(wife) Policy # 852236.
also Home Insurance, Sickness and Injury, Policy # 35995.

These policies in wife's possession at Kaslo, B. C. (Chiyoko)

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 12th day of June 1942

(Signature) Y. Kimura

D.M. Chope
Witness

FOR DEPARTMENTAL USE

(See over)

STATE WHEREIN TITLE DOCUMENTS: None
INSURANCE CARRIED ON ABOVE PROPERTY: None
MORTGAGES, LENS AND OTHER CLAIMS ON PROPERTY IN POSSESSION OF OTHERS: None

N.B. Declarant has 1-camera(Eastman-613 lense) in custody

STATEMENT OF REAL PROPERTY OCCUPIED
1. LOCATION AND DESCRIPTION:
the R. C. M. P.

2. LANDLORD'S NAME AND ADDRESS:
Guest of Friends, Mr. B. G. (Chiyoko)

3. PAID HOW OF TAXES AND LEASES OF PARTICULARS (State whereabouts):
" \$70.00" 1A-(\$5.00) War Saving Certificates - in wife's possession

4. BANK ACCOUNTS: Acct. No. 2833 Bank of Montreal, Main & Hastings, St., Vanc'r, B.C.

I hereby certify that the foregoing words are a true and correct copy of the original whereof they purport to be a copy.
also Home Insurance, Sickness and Injury, Policy # 35995.
These policies in wife's possession at Kaslo, B. C. (Chiyoko)
Dec. 14/48

M. Wainstall
l/h

11. SAFETY DEPOSIT BOX: None

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

3. 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.
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.
This has been boarded up.

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 12th day of June 1948

10. IN TESTIMONY WHEREOF I HAVE SIGNED AND SET FORTH ALL MY LIABILITIES DIRECT AND INDIRECT.
D.M. Choze
Witness

FOR DEPARTMENTAL USE

DATE Oct. 8 1948

FILED BY K.A. Christie

EVACUATION SECTION	
Rec'd	JUL 14 1948
File No.	10604
Ans.	GOM (GH)
Referred	Mulvaney

653 East Pender St.,
Vancouver, B. C.,
July 14, 1943.

The Custodian,
Japanese Evacuation Sec.,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Dwelling & Woodshed, Lots 10 & 11,
Block 8/a at 1177 East Cordova St., D. L. 182

I wish to apply to you for the purchase of the above property. My offer is \$900.00 as full purchase price; \$300.00 cash down payment and \$300.00 every six months in payment of balance.

I have carefully and thoroughly checked over the entire property. For your information, I find that the condition of the woodshed is delapidated and beyond repair. The main building is old, the foundation is in bad condition, and due to neglect in the way of upkeep, the house requires general repairs urgently. The district in which the house is located is a poor one as far as value is concerned. Taking these points into consideration. I trust that you will find my offer, which is made in view to the purchase of the Lots, a fair one.

I understand all sales are closed on the 19th inst. Please give this application your favorable consideration and advise by letter or telephone and instruct me whether or not this application is sufficient to apply for purchase of the same.

Yours truly,

"H. D. Cheng"

H. D. Cheng

Telephone : HA 4343

"Informed by phone
particulars of tendering for above property."

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

Dec. 14/48

Mulvaney

FIRST NATIONAL INSURANCE
Company of America

Telephone Pacific 6553
P. C. Gibbens & Co. Ltd.
Real Estate - Insurance - Rentals - Loans
254 East Hastings Street
Vancouver, B. C.

July 16th. 1943.

The Custodian,
506 Royal Bank Building,
City.

no. 92

Re: Tender for Real Estate.
Catalogue # 92.

Dear Sir:

We enclose herewith cheque for
\$72.50 deposit re the above property.

Our client H.D. Cheng submits a
cash offer of \$725.00 Gross.

Yours truly,

P.C. GIBBENS & COMPANY LTD.

PER:

"D.C. Gibbens"

DCG/D-
Enc.

GENOY BOND
HOWARD SMITH

P. C. GIBBENS & CO. LTD.

254 East Hastings Street,
Vancouver, B. C.

EVACUATION SECTION
Rec'd OCT 27 1943
File No. 10604
Ans. Phoned reply Phitt
Referred Shears

The Custodian,
Royal Bank Building,
City.

Attention of Mr. Shears.

Re: #92, 1177 Cordova Street East.

Dear Sir:

We submit herewith an offer of
\$1200.00 cash gross for the above mentioned
property.

We would be pleased to hear from
you at your earliest convenience regarding
same.

Yours truly,

P. C. GIBBENS & COMPANY LTD.

PER:

"D. C. Gibbens"

DCG/D/

P. C. GIBBENS & CO. LTD.

254 East Hastings Street,
Vancouver, B.C.

EVACUATION SECTION	
Rec'd.	FEB 21 1944
File No.	10604
Ans.	Shipt
Referred	Shears

Febry. 19th,
1944.

Custodian Enemy Alien Property
506 Royal Bank Building,
City.

atten. Mr. Shears.

Gentlemen:

Re Catalogue No. 92 - 1177 E. Cordova
Street - Vancouver, B. C.

This will confirm the writer's conversation over the 'phone this morning wherein he advised that we have been successful in selling the above property at your appraised valuation of \$1250.00 all cash.

A cheque for the purchase price and information re purchaser will go forward to you the first of the week.

Sincerely yours,

P.C. GIBBENS & CO. LTD.

PER: "L.R. Maddaford"

LRM.s.

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

Dec. 14/48

M. Wainstall

l/h

File No. 10604

--- SUMMARY ---

January 13th, 1947

-- REAL ESTATE --

Reg. No. 02276

Catalogue No: 92

EXHIBIT 1096 - 7

Japanese Name: Yotaro KIMURA,

DATE FILED BY Oct. 6 1948

Civic Address: 1177 East Cordova Street, Vancouver, B.C.

K. A. Christie

Legal Description: Lots 10 and 11, Block 8, Subdivision "A", District Lot 182, Plan 335, Vancouver, B.C.

Classification: Dwelling & woodshed,

Registered in name of: Yotaro KIMURA,

Title: Clear

Sold to: Ellen Dickens (spinster) for \$1250.00 Cash as March 1/44.

Title:delivered to: L. Maddaford, Attorney for Ellen Dickens as May 17, 1944. Old Title said to be in Land Registry Office. Adjustments completed.

Funds released to account of: Yotaro KIMURA as May 17th, 1944.

Chattels: Not involved.

Fire Insurance:
on Building: Transferred to new owner.

Remarks: The Dwelling on this property is described as a poor 7-room Building and has a slight lean. The General condition is poor which applies also to the grounds and surroundings. There is a shed in the rear. The premises were rented to a Mr. McCarthy through the agency of P.C. Gibbens & Co. Ltd. who were appointed by KIMURA to look after the property. His tenancy began June 6th, 1942 at \$30.00 per month. He however vacated without notice(See ltr.14-10-42 Gibbens) owing rent in the sum of \$45.00 up to October 6, 1942. McCarthy in same letter is reported as having taken with him several articles of furniture which he had purchased from KIMURA, but for which he had not fully paid. He owed KIMURA \$41.60 on this furniture. A Mr. Upshall then took over tenancy and kept up rental payments at \$30.00 per month until the property was sold. Expenses of upkeep according to statements on file were approximately \$25.00 during administration. Apart from the noted trouble with McCarthy in the matter of unpaid rent no unusual attention was required by this office in the matter of administration of this property.

Assessed value 1944

Land - Lot 10 - \$470.00
Improvements " - 100.00

(over)

SUMMARY - REAL ESTATE - continued

File No. 10604

Land - Lot 11 - \$570.00
Improvements " 650.00

Appraisal - \$1200.00 (Harvey)
Sale price - 1250.00

The above Summary is certified to be in accordance with the information on file, January 13th, 1947.

"B. R. Dusenbury"

B. R. Dusenbury
Office of the Custodian.

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

Dec. 14/48

M. Winstone 12