Name of Claimant NOBUOKA, Shitsuyo Case 1153

Custodian File 9603

REAL PROPERTY											Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there-of	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:		
						% of Total	Amount		% of Total	Amount	
3550	177.50 12.50										190.00

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

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

MISCELLANEOUS CHATTELS								
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Application of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price	
54,50	10.85	3.25	19.91%	104.50	20.80			24.05

TOTAL RECOMMENDATION	214.05

1540

CASE NO: 1153

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,

October 21, 1948.

IN THE MATTER OF THE CLAIM OF

SHITSUYO NOBUOKA

PROCEEDINGS AT HEARING.

Original.

TRANSCRIPTION BY MEMBER

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 21, 1948.

IN THE MATTER OF THE CLAIM OF

SHITSUYO NOBUOKA

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, ESQ., K.C.	appearing for the Dominion Government.
F. A. BREWIN, Esq.	appearing for the Claimant.

A. SMITH, Esq.	Secretary.
D. J. HANDFORD, ESQ.	Official Interpreter.
J. B. McGREGOR, Esq.	Official Reporter.

SHITSUYO NOBUOKA, the claimant herein, being first duly sworn, testified through the interpreter as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. Your claim is firstly in regard to a house, at least property, at 2625 Pender Street East, in Vancouver? A. Yes.

Q. And the last claimant, Mr. Harry Nobuoka, is yourhusband? A. Yes.

Q. Now, is this your certificate on a document that I am showing you, "Real Estate Other Than Farm"?

A. Yes.

Q. Now, I suppose some of this detailed information that is contained in this you have got from your husband, have you? A. I am not familiar with the details. My husband knows all about it.

Q. Although you may not have the information at first hand, is it correct to the best of your knowledge? A. Yes.

(REAL ESTATE OTHER THAN FARMLAND, MARKED EXHIBIT NO. 1)

Q. Perhaps my friend at this stage would like to file the report of valuation made by J. R. Reid & Company.

MR. CHRISTIE: I tender as Exhibit 2 the Appraisal of J. R. Reid & Company. $3500. is the amount, and it is dated November 5th, 1943.

(APPRAISAL OF J. R. REID & CO. MARKED EXHIBIT 2)

MR. BREWIN: I notice in this report of Mr. Reid's it says that it is a six-roomed bungalow with two small unfinished rooms in the attic. Can

the witness tell us how many rooms she recalls there were? A. Eight rooms; there was also a hall and a basement.

Q. You say there were eight rooms plus a hall and a basement, is that right? A. Yes, there was one room we built in the basement.

Q. Do you know how old the house was?

A. We bought it in 1931 and it was a new house.

Q. Now, if it was new in 1931, at the time of the evacuation it would be about 11 years old and therefore Mr. Reid would be wrong in saying it was 17 years old? A.Yes, that would be a mistake.

MR. CHRISTIE: I tender as Exhibit 3 the tax statement for the year 1943, on which the assessment is noted. The total assessment is $2920.00.

MR. BREWIN: $2920?

MR. CHRISTIE: Yes.

(TAX STATEMENT FOR 1943, MARKED EXHIBIT NO. 3)

MR. BREWIN: Now, I want to turn to your claim in respect to personal property and I would ask if my friend would produce the Analysis of Personal Property Claim.

MR. CHRISTIE: I tender as Exhibit 4 the Analysis of Personal Property Claim.

(ANALYSIS OF PERSONAL PROPERTY CLAIM, MARKED EXHIBIT NO. 4)

MR. BREWIN: Now, the personal property in respect to which you are claiming as being missing articles or unsold, are listed in the details of claim, are they? A. Yes.

Q. I may say they are taken from the claim which you made yourself; that would be right, wouldn't it? They correspond with the list of articles you added to your claim form? A. Yes.

Q. And I see you have in the original claim form a set of valuations which are listed in the right hand column of Exhibit 4. How did you arrive at those values?

A. My husband advised me.

Q. Then where were these things left at the time of your evacuation? A. They were left in the basement room and locked up.

Q. Did your husband, in July, send a list of some of these things that had been left at the house? Ask her if she helped him in making up the list?

A. I don't know.

Q. Now, I notice a suggestion that a good number of these articles were shipped to you by Bowman's Storage. Did you receive some things from Bowman's Storage? A. They were sent to me from the Custodian.

Q. By or through Bowman's Storage?

A. I don't know.

Q. I am going to ask you if you know whether you ever received a grass cutter for which you are claiming? A. Yes.

Q. You received it? A. No, I did not receive it.

Q. Then there is fur neck wear, a box of fur

neck wear. Did you receive that sometime about July 20th, 1944? A. No, I didn't receive it.

Q. And two ornamental dolls; did you receive them about July 10th,1944? A. Yes, I received those.

MR. CHRISTIE: Your honour, I want to be helpful, but she answers a question and then her husband makes remarks.

THE SUB-COMMISSIONER: We will put her husband out if he cannot be quiet.

MR. BREWIN: Your honour, there are special difficulties in these sort of cases.

With regard to the Japanese books for which you are claiming, did you receive about July 20th, 1944, from the Custodian or Bowman's Storage or any other persons those Japanese books for which you are making a claim? A. No.

Q. And what about the Japanese records?

A. No.

Q. Then there were paint and brushes, did you receive those? A. No.

Q. Now, I notice there is a claim for one set of girl's festival costume, valued at $35. and the Custodian says he had no record of it at any time. Do you know why that wasn't included in the list of things you gave the Custodian? A. I thought everything had been registered and left with the Custodian.

Q. And there is also some baseball mitts and

roller skates which do not seem to have been reported; has the witness any explanation why they were not reported? A. They were reported.

Q. At any rate, whether they were reported or not, were they amongst the things that were left on your property? A. Yes, they were all there.

Q. Now, have you prepared or had prepared, a Form entitled "Personal Chattels" which you have signed there? A. Yes.

Q. And are the facts stated there correct?

A. Yes.

(PERSONAL CHATTELS FORM MARKED EXHIBIT NO. 5).

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. I am producing a J.P. form dated the 19th of May, 1942; is that your signature?

A. Yes, that is mine.

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

Q. Now, I think there is some difference between your statement and that of the appraiser with regard to the age of the house. How do you know how old this house was when you purchased it in 1931?

A. I am not clear on any details about the house -- my husband knows all about it.

Q. Then I think you told my friend that the house contained eight rooms, and the appraiser says six rooms, and on your particulars of real estate it shows ten rooms.

MR. BREWIN: To be fair she said 8 rooms plus

a hall and plus a room that had been made up in the basement.

MR. CHRISTIE: Are you counting the hall as a room? A. Yes.

Q. She is countingthe basement as a room?

A. Yes.

Q. I am producing a picture of your property. Is that the house in question? A. Yes.

(PHOTOGRAPH OF CLAIMANT'S PROPERTY, MARKED EXHIBIT NO. 7)

Q. I think perhaps that is all the questions I want to ask the witness in regard to the real property. I think it mightbe wise if I filed some tenders now.

(CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT 8)

MR. CHRISTIE: I am putting allthe tenders together. There are six different tenders and I think we can put them all in as one exhibit.

(SIX TENDERS FOR REAL ESTATE, MARKED EXHIBIT 9)

THE SUB-COMMISSIONER: You had better give me the amounts.

MR. CHRISTIEE The first tender is in the amount of $3250; the second $2500; the third $3275; the fourth $3066; the fifth $3500; and the last tender, which was accepted, is $3550.

(REAL PROPERTY SUMMARY MARKED EXHIBIT 10)

Q. Now, did you employ as solicitors Killam & Shakespeare? A. Yes.

Q. Was it on your instructions this firm of solicitors sent a list of goods to the Custodian?

A. I don't know.

Q. I am tendering this as Exhibit 11; it is a letter dated July 5th, 1943, from Killam & Shakespeare, and to this letter is added an inventory of goods left in the house.

(LETTER ABOVE REFERRED TO WITH INVENTORY ATTACHED, MARKED EXHIBIT NO. 11)

Q. Now, do you know whether or not the grass cutter was left in the house? A. Yes, it was in the basement.

Q. And where was the lawn mower? A. That also was in the basement.

Q. And there ia a barber set; where was that left? A. They were in the basement too.

Q. Now, in your J.P. Form you state that the goods that were left were for the use of the tenant. Was it your intention that those other goods like the lawn mower and grass cutter were to be used by the tenant? A. Yes.

Q. The tenant was to have the use of the lawn mower, and what about the grass cutter? A. Yes.

Q. Now, where were the paint and brushes left?

A. In the room in the basement.

Q. And was the paint in tin cans? A. Yes.

Q. And were the brushes in tin cans? A. Yes.

Q. Who was the tenant in your house, was it a Mr. Greig? A. I don't remember, but it was something like Greig or Graham or some such name.

I am producing a letter, dated December 21st, 1943, addressed to the Custodian; is that your signature?

S. Nobuoka,
Cr. ex.

A. Yes, that is my signature.

Q. I won't read all the letter, but I will read extracts:

"The furnitures and fixtures and all other articles in the house may be sold in due course. However, the present value of everything in the house is estimated at no less than $1500.00, which is the price I insist upon. If these are to be sold individually, I would like to have two of the carpets -- one in the living room and the other in the dining room."

Then there follows a list of articles, and then this paragraph:

"Please see that all breakable articles are well packed and freight charges to be paid from my account."

Q. I am producing another letter dated January 27th, 1944, addressed to the Custodia; is that your signature? A. Yes.

Q. There is just one paragraph in this, the last paragraph:

"The garden hose and lawn mower which are not included in the lease and which we believe Mrs. Greig is now using, belongs the writer."

Q. I tender those two letters as exhibit 12.

(TWO LETTERS ABOVE REFERRED TO MARKED EXHIBIT 12)

Q. With that exhibit I think might go another letter. It is a letter dated February 28th, 1944; is that your signature? A. Yes.

Q. She says: "In regards to the forthcoming

shipment of household goods, will you kindly add the following: barber set, ornamental horse (bronze), movie films, pencil sharpener."

I will file that with Exhibit 12.

---See Exhibit 12.

Q. There is a further letter dated April 7th, 1944; is that your signature? A. Yes.

Q. There is one thing I would call your honour's attention to. It says:

"The articles requested in my letter of December 21st. were included in the lease with Mrs. Greig and are as follows."

I won't list them all, but I would call your honour's attention to the item, 2 dolls (ornamental). I will put this letter in the same exhibit.

---See Exhibit 12.

RE-EXAMINATION BY MR. BREWIN:

Q. Where were you living in July of 1944?

A. Toronto.

Q. 22 Coady Avenue? A. Yes.

Q. Well, that is where I presume anything at that time would have been shipped to you; the Custodian knew you were there, did he? A. Yes.

Q. And there are a couple of letters that my friend has produced; one dated the 21st of August, 1944, and one the 19th of September 1944. Are those your signatures on these two letters? A. Yes, those are signed by me.

Q. Your honour, the first letter of August 21st, says:

"I wish to thank you for the shipment of household articles which arrived a few days ago. The shipment arrived in good condition but I regret very much to make acomplaint about some articles which have not been shipped.

The packers when handling the goods, it seems they took advantage of the situation and helped themselves to some of the goods. For instance, the fur neckwear is listed on the manifest but was not packed. I requested 35 different items but have only received 21 and 15 other articles were not shipped. (Received one framed picture extra)

Some of the items are not particularly needed in daily life but some of them, no matter what price we offer, we would not be able to purchase them.

Enclosed herewith is a list of articles we have received. Kindly check on what became of the other goods and let me know by return."

Now, I notice in this list of what you received it incudes some phonograph records. Are they the same records for which you are claiming in your claim form? A. No, they are not.

MR. CHRISTIE: We can add that to Exhibit 12. --see Exhibit 12.

MR. BREWIN: This is a letter of September 19th:

"I wish to acknowledge receipt of your letter of September 7th and to thank you for the

"information contained therein.

Although you say that the packers claim the articles I mentioned in my letter were shipped, the shipment was gone over carefully when it arrived here and they were found missing. I have heard of several cases like this and no doubt there must be someone responsible."

Now, just to go back to the records, you did receive some records in that shipment?

A. She did receive some records but others she did not receive.

Q. Her claim is only in respect to the ones she did not receive?

A. My husband put it in. I am not familiar with the details.

HARRY RYOTARO NOBOUKA, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREWIN:

Q. You are the husband of the last witness?

A. Yes.

Q. And you lived with her at the house on Pender Street in respect to which she is making a claim? A. Yes.

Q. What was your occupation? A. Business operations, fishing industries, stores, and the logging business and factories.

Q. You assisted her in looking after the house? A. I ade the house in my wife's name in order to protect her in the future. I am in

business and sometimes a business goes into bankruptcy and there is nothing for the family to live on. I had her sign but she doesn't know very much detail about it. That is why I wanted to take the stand on behalf of my wife.

Q. I understand the situation. Did you give her the information that is contained in Exhibit 1? Did you give her the information that is contained in there? A. Yes.

Q. Is it true? A. It is true, yes. We have a record in my books.

Q. A record of all you paid for the house?

A. Yes.

Q. And these improvements and additions that were made, you made them, did you, and you spent the monies? A. Oh, yes.

Q. Now, in the same way, in regard to the personal property, did you make up a list that is attached to the claim? A. I did.

Q. And you put the values on there?

A. Yes, I did.

Q. How did you estimate the values?

A. Well, it was the idea of what I paid for it, based on the idea of what I paid for it.

Q. And did you make any reductions? A. Some reductions are there, some would be more, because some of the articles you cannot buy whatever money you pay for them. Let me tell you about the grass cutter you asked my wife about -- she couldn't get what that means. We had two, and we got one and we

didn't get the other.

Q. And I take it the information contained in this form, personal chattels -- you are familiar with that and it is correct? A. Yes; and I will tell you one thing --

Q. What is that? A. Pictures of Japanese festival costumes.

Q. Let us get this straight, is that the item you described as "Girl's Festival Costume"?

A. Yes, this is my daaghter.

Q. Is that what she is wearing, or is it thig thing here? It is not what I would describe as a costume.

A. We celebrate the Girl's Festival every year. On that occasion we decorate things to celebrate for all the little girls we have.

(PHOTOGRAPH OF ITEM 2 IN PERSONAL CHATTELS MARKED EXHIBIT NO. 13)

Q. Is that the sort of thing that you can sell amongst other Japanese-Canadians if you had it?

A. Maybe to another Canadian or other people, but it is valuable because as soon as we came to Toronto we have been several times asked for that costume there, and a lot of Japanese people know we had that, and they ask for that and we haven't got it. It is invaluable.

Q. It is invaluable to a special group of people? A. I think everybody is interested if they see that.

Q. Now, you were living at Coady Avenue with your wife in the summer of 1944? A. Yes.

Q. Did you check over the shipment of articles that were shipped from Bowman's Storage by the Custodian? A. Yes.

Q. Can you tell us whether that shipment that you received included the grass cutter? A. As I say we had two and we received one.

Q. Did the shipment include that or not?

A. I don't know which shipment. I don't know which one included it.

Q. You don't know exactly which was included in it. Do you know whether or not the Japanese books and records arrived? A. Yes, it came in one shipment. We just got part of it.

Q. Were any of the articles that were listed in the Claim Form that you prepared -- were they in the shipment you received, to your knowledge?

A. Well, all the shipments we received I acknowledged. What we didn't receive we still protest. We have correspondence with the Custodian during the time they were making these shipments.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. How many Japanese books were there?

A. I couldn't say -- many hundreds.

Q. Well, would there be any more than one box?

A. Oh yes.

Q. You got some books? A. Yes.

Q. But you say you didn't get them all?

A. We didn't get them all, no.

Q. What kind of books were they? A. Some of

these books were writings of a Japanese game. It comes in 12 books and also there was some history of the Buddhists. Maybe you do not need it in every day life but it is necessary to have those things for study. There was a Japanese-English dictionary. I got only half the dictionary.

Q. How old were these books? A. Some would be many years old. I myself am 60 years old.

Q. These books were an accumulation of books through the years? A. It is so.

Q. Now, Messrs Killam & Shakespeare were your lawyers? A. Yes.

Q. When they asked the Custodian that certain books be shipped, were they acting on your instructions? I want to know when Killam & Shakespear asked that certain goods be shipped, were they acting on your instructions? A. Yes, my instructions. Would you mind giving me the privilege of speaking about the house? You asked me how old the house was. The main point is when I bought the house in 1931 it was new, brand new. Nobody was in it, it was not even completed, and after I bought it it took a couple of weeks to complete it and I moved in.

MR. BREWIN: I am glad you called that to our attention. I meant to ask you about the rooms in the house too.

A. Yes, in the attic I had two rooms. I had a carpenter and paid almost $300. to furnish the room and the attic. The extension we put in the back 13 x 15 was one room, and another one is the sun room.

My wife says it was a hallway but it is not exactly a hallway, it was about 6 x 15. In the basement we had another room there for my boys and it was about 13 x 15 -- it was a big room with a closet. That makes 10 rooms altogether, and that is not including the toilet either.

MR. CHRISTIE: I tender as Exhibit 14 the auction sheets.

(AUCTION SHEETS MARKED EXHIBIT NO. 14)

(DISTRIBUTION SHEET OF BOWMAN STORAGE LIMITED, MARKED EXHIBIT NO. 15)

Q. There is a further letter of the Bowman Storage, dated September 19th, 1944, addressed to the Custodian:

"Further to our letter of September 5th,, we have received an answer to our letter to our Toronto agent.

They say 'Our records show that the case and crates were checked out of the car in good order, and no breakage or evidence of pilferage was noted by the men when making delivery at the house. We only delivered the pieces from the car to the house and did not do any of the unpacking'"

I think that concludes the exhibits, your honour.

MR. CHRISTIE: It is submitted, your honour, that the real property was sold at its fair market value. It is submitted that these articles of personal property which were sold at auction were

sold at their fair market value. It is submitted that the Custodian is not responsible for goods which were not left in his custody, nor for those goods of which he had no record.

(PROCEEDINGS ADJOURNED SINE DIE)

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

J. B. McGregor,
Official Reporter.

I, J. 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.

J. A. McGibbon,
Deputy Commissioner.

JAN - 7 1948

Case no 115 v.

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

9603

Toronto

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

(1) NAME NOBUOKA SHITSUYO (RCMP) Reg. No. 02179
(Print) Surname Given Name

(2) Pre-Evacuation Address 2625 EAST PENDER ST., VANCOUVER B.C.

(3) Present Address 22 COADY AVENUE, TORONTO, ONTARIO.

(4) REAL ESTATE

(a) Street Address (if any) 2625 EAST PENDER ST., VANCOUVER B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
2625 EAST PENDER STREET, VANCOUVER BRITISH COLUMBIA.
NOT. AVAILABLE.

(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.)

(e) Fair market value at date of sale (estimate this to the best of your ability):
(i) Land - - - - - - - - - - - - - - - - $ 400.00
(ii) Buildings - - - - - - - - - - - - - - - $ 4100.-
(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) - $ 4500.00
(v) Amount at which Custodian sold property and credited your account - - $ 3550.00.
(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - $ 950.00

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
2625 EAST PENDER. ST.

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

(c) How stored or packed at time of evacuation SOME STORED IN BASEMENT
SOME. LEASED WITH HOUSE AS FURNISHED PREMISES.

(over)

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

MOST LEFT IN NO ONE'S CARE.
SOME ARTICLES IN CARE OF DAVID & ANNIE GRIEG.

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

1. Chattels as per attached list Estimated Value $ 303.50
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 $ 303.50

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) - $ 1253.50

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

Toronto.

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

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

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

I, Shitsuyo Nobuoka of the City of Toronto in the Province 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 16th day of December)
A.D. 1947. R A Best.)

Shitsuyo Nobuoka

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.

MISSING ARTICLES OR UNSOLD

1	Lawn Mower	12.00
1	Grass Cutter	3.00
1	Garden Water Sprinkler	3.50
1	Wooden Long Ladder	10.00
1	Set Girls Festival Costume	35.00
1	Barber Set	6.00
1	Box Wooden dishes and Bamboo Forks	5.00
1	Fur Neckware (fox)	25.00
1	Square	1.50
1	Small Vase	3.00
2	Japanese Hanging Pictures	15.00
2	Ornamental Dolls (fancy)	10.00
1	Crescent Wrench	2.00
	Various Japanese Books	50.00
1	Bronze Horse	3.00
	Japanese Records	50.00
2	Rakes	2.50
1	Garden Hoe	1.00
2	Baseball Mitts	10.00
3	Pairs Roller skates	13.00
10	Champagne Glasses	8.00
7	Pictures	15.00
	Paint and Paint Brushes	20.00
	TOTAL	$303.50

NOBUOKA, SHITSUYO
(Claimant's Name)

REAL ESTATE
(Other than farm)

EXHIBIT No. 1153-1
DATE OCT 21 1948
FILLED BY F. A. Brewin

Reg. No. 02179

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	10	Cedar wood	Residence	33 x 125	1931	Feb. 21

Type of Locality	Cost Price	Improvements made by Claimant		Estimated Value Date of Sale
Residential	$3,325.00	1931 - building of a garage and made two rooms in the attic)	$295.00	
		1931 - fence and wire	$ 21.00	$4,500.00
		1931 electric wiring for range and heater	$ 73.00	
		1931 - making of a garden 33 x 40 in front 33 x 50 in back	$129.90	
		plants for garden	$ 13.50	
		1935 - built an additional room 15 x 13) and a sunroom 15 x 6)	$600.00	
		1935 - alterations to basement (toilet, 1 room and closet, a new furnace, a sawdust burner and a sawdust bin)	$345.00	

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

	Land	Improvements	
1943 Assessment	$320.00	$2,600.00	- $2,920.00

Summary

Estimated value at evacuation	$4500.00
Amount at which sold by Custodian	$3550.00
	$ 950.00

S. Nobuoka
Signature

115.3

1153 - 2

EXHIBIT No.

DATE Oct. 21/48

FILED BY K.A.Christie

J. R. REID & CO.

Real Estate Loans Valuations

515 Granville Street,
VANCOUVER, Canada.

November 5th, 1943.

#174 House #2625 East Pender St.

This property consists of a 33 ft. Lot on which there is erected a 6 room bungalow, and 2 small finished rooms in the attic.

The exterior is of Cedar Siding, and although we are informed that the bungalow is around 17 years old it is in very good condition.

There are Oak floors in the hall, living-room, and dining-room, while the balance of the floors are all 1 x 3 edge grain Fir.

The bathroom is Modern with tile floor and pembrook tub, and the kitchen has a tiled sink and breakfast nook.

Full basement with cement floor, laundry trays, hot air furnace with sawdust Burner.

Grounds are in very fair condition and there is a one car garage on the lane.

Valuation - $3,500.00

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

January 31, 1949. C Hyde

mcd.

125M—3-43.

IMPORTANT
Please forward this notice immediately to your Agent or Mortgage Company, if they are to pay the taxes.

TO AVOID DELAY AT WICKET MAIL CHEQUE OR MONEY ORDER

All Cheques must be Certified by the Bank on which they are drawn, and made payable at par to "City of Vancouver."

All communications in reference to change of address should be sent to the Assessment Commissioner, City Hall.

JUL--6-43 02937 L (1) 9605 85.23

PAID

943

Cash Register impression of City Treasurer's signature constitutes official receipt.

DETAILS OF GENERAL LEVY

Rate on $		Taxes Levied
19.732 Mills	General Purposes	$ 4,170,227.41
15.219 "	Interest and Instalments	3,216,282.81
17.129 "	Schools	3,619,975.68
52.080 "	Gross	$11,006,485.90

CITY OF VANCOUVER
TAX STATEMENT, 1943

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1943

Land	$111,204,915
Improvements	100,133,140
Total Value for Taxation	$211,338,055

Improvements except where otherwise specially exempt are taxed on 50% of their assessed value.

Notice Mailed 02179 Treas. Collector
CIT No. 1155-J
DATE OCT 21 1948
FILLED BY K A Christie
E A Armour

ASSESSED VALUE: IMPROVEMENTS	ASSESSED VALUE: LAND	VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS — CONSOLIDATED: CAPITAL SUM	CONSOLIDATED: INSTALMENTS DUE	NOT CONSOLIDATED: 1940 & PRIOR	NOT CONSOLIDATED: 1941	NOT CONSOLIDATED: 1942	LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1943	CURRENT GENERAL TAXES 1943	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY		Nett amount if paid on or before JULY 3rd, 1943
2600	320	1620						4 23	84 37Δ	88 60☆		3 37		85 23☆Δ
PAYMENT ON A/C APPLIED														159.40

REBATE ON CURRENT GENERAL TAXES:
4% if paid on or before 3rd July, 1943.
3% if paid on or before 3rd August, 1943.
2% if paid on or before 3rd September, 1943.
1% if paid on or before 4th October, 1943.

POSITIVELY NO REBATE ON LOCAL IMPROVEMENTS.

SPECIAL ASSESSMENTS AND MISCELLANEOUS ACCOUNTS.

Consolidated Arrears carry interest at 5% per annum.
Other Arrears carry interest at 6% per annum.
If a deposit has been made in payment or part payment of these Taxes, please bring or mail Deposit Receipt with this Tax Statement to the Tax Office, City Hall, for adjustment.

PLEASE READ CAREFULLY INFORMATION PRINTED ON BACK HEREOF.

JAS. L. ARMSTRONG,
City Treasurer and Collector of Taxes.

Cat. 174

✓ Shitsuyo Nobuoka,
% The Custodian of Enemy Property.
L2498

L2498 LOT. C/19&20
BLK. 57 2625 E. Pender St.
D.L. T.H.S.L.

ROLL No. Description of Property

NOTE.—Is your property correctly described?

READ CAREFULLY!

If a deposit has been made in payment or part payment of these taxes, please bring or mail **Deposit Receipt** with this Tax Statement to the Tax Office, City Hall, for adjustment.

PAYMENT BY INSTALMENTS:

CURRENT TAXES may be paid in instalments of not less than $1.00, and such payments **must be applied first to Local Improvements, Special Assessments and Miscellaneous Accounts** (if any), on which no rebate is allowed.

REBATE: After payment of the Local Improvements, Special Assessments and Miscellaneous Accounts, Rebate will be allowed on the amount of General Taxes only as follows:

Up to 3rd July, 1943	4 per cent.
Up to 3rd August, 1943	3 per cent.
Up to 3rd September, 1943	2 per cent.
Up to 4th October, 1943	1 per cent.

ARREARS OF TAXES, other than Consolidated Arrears, can also be paid in amounts of not less than $1.00, with interest thereon at 6% per annum from date of delinquency to date of payment, and such payment will be applied to the taxes longest in arrears. Taxes are levied for the calendar year, and become delinquent on 31st December in year of levy. Property becomes **liable for Tax Sale** when any arrears have been delinquent for a period of two full years.

Arrears of Taxes must be paid in full before payment of Current Taxes can be accepted, except in the case of Consolidated Arrears.

CONSOLIDATION OF ARREARS:

Under the "Vancouver Tax Consolidation Act, 1936 (Second Session)" all taxes remaining unpaid on 31st December, 1936, together with interest to that date (except such taxes as remained unpaid on properties which were included in the 1936 Tax Sale) have been consolidated, and the time for payment thereof extended over a period of **10 years in equal annual instalments.**

Payment is required before 4th October, 1943, of the following:—

A. Interest on the outstanding balance of the Capital Sum at 5% per annum.

B. Seventh Instalment of the Original Capital Sum (if not already paid).

C. The Full amount of the 1943 taxes.

Failure to make payment in full, as above, before the passing of the By-Law authorizing the Annual Tax Sale (about the 3rd of October in each year) will render the property liable to Tax Sale in that year.

Under the said Act all payments made after 31st December, 1936, will be applied under the Consolidation Scheme. The full amount of Consolidated Arrears with interest can, however, be paid up at any time.

Communications in reference to change of address should be sent to the City Assessment Commissioner, City Hall.

FOR FURTHER INFORMATION, call at Tax Office, City Hall, 453 West 12th Avenue, or phone FAirmont 2711.

Cat. 174

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 9603 EXHIBIT No.

NAME Shitsuyo NOBUOKA (Mrs. Ryotaro)

REG. No. 02179

DATE	INVENTORY	DETAILS OF CLAIM		SALES: AUCTION	SALES: TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND
DECLARATION May 19/42	TAKEN BY	"Most left in no one's care". Some articles in care of David & Annie Greig". Chattels as per attached list".					
EVACUATION June 5/42	DATE						
"Chesterfield, Piano, 2 Bedroom suites, 2 Beds 3 Bureau Stove Ice Box, Rugs and Carpets Kitchen table and Chairs, 2 Dining suites.	Nil	MISSING ARTICLES OR UN-SOLD					
		1 Lawn Mower	12.00				12.00
		1 Grass Cutter	3.00				
		1 Garden Water Sprinkler	3.50	1.60 (27)			
		1 Wooden long ladder	10.00	3.75 (28)			
All to be left in house at 2625 E. Pender St. Vancouver, B.C. for the use of the tenant".		1 Set Girl's Festival Costume	35.00				
		1 Barber set	6.00				6.00
		1 Box wooden dishes & bamboo forks	5.00				5.00
		1 Fur Neckware(fox)	25.00				
		1 Square	1.50				1.50
See Inventory sent in by Ryotoro NOBUOKA to Killam & Shakespeare, Barristers, copy of which is attached to this Analysis. Received in ltr.from them dated July 5, 1943.		1 Small vase	3.00	.60 (27)			
		2 Japanese Hanging Pictures	15.00	.90			
		2 Ornamental Dolls(fancy)	10.00				
		1 Crescent Wrench	2.00				2.00
		Various Japanese Books	50.00				
		1 Bronze Horse	3.00				3.00
		Japanese Records	50.00				
		2 Rakes	2.50				
		1 Garden Hoe	1.00				1.00
		2 Baseball Mitts	10.00				
		3 Pairs Roller Skates	13.00				
		10 Champagne Glasses	8.00	2.00 (27)			
		7 Pictures	15.00	2.00 (27)			
		Paint & Brushes	20.00				
		Total Personal Prop. Claim.	$ 303.50	10.85			$ 30.50

RECAP:

Japanese Claim	54.50	Sold for - 10.85 at Auction as above
" "	30.50	Reported not found
" "	60.50	No record at any time
" "	158.00	Shipped
Total Personal Property Claim	$ 303.50	

603 EXHIBIT No. EXHIBIT No. 1153-4 CASE No.

2179 DATE OCT 21 1948 VENUE TORONTO

FILLED BY K A Christie

S TENDER &c	SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	Shipped	REMARKS
		12.00 (reported ltr. 27-1-44)						
							300	July 20/44 by Bowman Storage: acknowledged.
27)								
28)								
			35.00					
		6.00 (reported ltr.28-2-44)						
		5.00 " " 21-12-43)						
							25.00	July 20/44-Distribution Sheet. Bowman Storage Ltd.
		1.50 Reported Ltr. 21-12-43)						
27)								
							10.00	July 20/44-Bowman Storage: acknowledged.
		2.00 Reported 21-8-44)						
							50.00	July 20/44- Bowman Storage
		3.00 (reported ltr.28-2-44)						
							50.00	July 20/44- Bowman Storage
			2.50					
		1.00 (Reported ltr. 27-1-44						
			10.00					1153
			13.00					
27)								
27)								
							20.00	July 20/44- Bowman Storage Ltd. acknowledged.
		$ 30.50	60.50				158.00	

10.85 at Auction as above
found
any time

COPY

INVENTORY SENT IN BY Ryotaro NOBUOKA
to Messrs. Killam & Shakespeare and enclosed
in their letter of July 5, 1943 to Custodian.

PARLOUR

1 carpet, blue
1 Piano with bench
3 piece Chesterfield set,
2 decoration dolls
1 Coffee table
2 Cigarette stands(low & round)
1 Mantel clock, electric
1 trilite lamp
6 plants
2 rugs
1 piano lamp
1 mirror over fireplace
1 fireplace, electric,
1 table
6 pictures framed(black framed hand
on left side wall of piano)
1 Cigarette cabinet
3 Venetian blinds, drapes,

FRONT HALL
3 rubber mats
1 rug
1 table
1 plant

DINING ROOM
1 mirror
2 pictures, framed
6 chairs
3 piece dining set
1 carpet, tan
1 rug
2 plants
2 windows with curtain, blinds

KITCHEN
1 table
6 chairs
1 picture, framed
1 stove, electric, Gurney
2 windows with curtains, blinds,
linoleum carpet

REAR HALLWAY
1 frigidaire, electric, G.M.
7 plants,
3 windows with curtains,blinds
linoleum carpet

4 piece bedroom suite - FRONT BEDROOM
1 spring mattress
1 bed lamp
1 bedside table
1 table lamp
1 carpet
2 rugs
2 pictures, framed,
2 windows with curtains, blinds

closet - 1 shoe cupboard

HALLWAY
4 pictures, framed,
1 desk lamp
1 window with curtains,
blind

REAR BEDROOM
4 piece bedroom suite
1 spring mattress
1 carpet
2 pictures, framed
1 rug
1 bed lamp
3 windows with curtains,
blinds.

UPSTAIRS

FRONT BEDROOM

1 Dresser
1 Bookshelf
1 carpet
1 rug
2 pictures, framed
2 bureaus
1 steel bed
2 spring mattresses
1 window with curtain,blinds

REAR BEDROOM

1 dresser
1 desk
1 chair
1 carpet
1 desk lamp
1steel bed
1 spring mattress
1 window with curtains,blind

HALLWAY
1 lamp
1 record cabinet
1 desk
1 chair
1 bookshelf
1 window with curtains, blind
linoleum carpet
carpet for stairway

NOBUOKA, SHITSUYO
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No. 1153-5
DATE OCT 21 1948
FILLED BY F A Brewer

02179 -
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
1 lawn mower	1931	new	$20.00	good A-1	$12.00
1) 1 girls Festival costume	1935	new	$35.00	good	$35.00
2) 1 fur neck-piece (fox)	a gift from a friend in Japan			good	$25.00
Japanese books	1931 - -	new and used	?	excellent	$50.00

Description of Storage of Goods:

All the goods except those rented to the tenant were locked in the room in the cellar and the key given to the Custodian.

There has been a large amount of correspondence accumulated on this claim due to the large number of goods which claimant states were lost by the Custodian's office.

General Statement as to Chattels not Described above:

1) cannot be purchased today at any price.

Summary

Estimated Value	$303.50
Received	000
	$303.50

Additional Comments, if any: 2) this fur piece was requested by the claimant but it, together with various other articles never arrived although the Custodian claims it was sent to him.

Analysis form states that these shipped goods were "acknowledged". This is not so. Letters were sent but only to protest the loss of many goods during shipping.

S. Nobuoka
Signature

FORM "JP"

REAL ESTATE

BUREAU POWELL STREET

FILE No. "9603"

EXHIBIT No. 1153 - 6

DATE Oct. 21/48

FILED BY K.A.Christie

OFFICE OF THE CUSTODIAN

JAPANESE SECTION

To be completed by persons of the Japanese race having property in any protected area. The proper administration of this property requires such persons to give full particulars as requested in this form.

PERSONAL INFORMATION

NAME: NOBUOKA Shizuyo (Mrs. Ryotaro)

HOME ADDRESS: 2625 E. Pender St., Vancouver, B. C.

REGISTRATION NUMBER 02179 SEX: Female AGE: 42

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: None

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Ryotaro

ADDRESS OF WIFE OR HUSBAND: Ontario "Interned"

NAMES OF ANY LIVING CHILDREN: Yasushi (M) Chiyeko (F)

ADDRESS OF CHILDREN: 2625 E. Pender St., Vancouver

AGE OF CHILDREN: 15, 7.

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

1. LOCATION AND DESCRIPTION: Owner of Land "at 2625 E. Pender St., Vanc."

Legal description unknown "S D "C" Lots 19 & 20 Block 57 H.T.
"(Refer to June section of file)"

2. BUILDINGS AND OTHER IMPROVEMENTS: 10 room dwelling house.

1 Garage.

3. INSURANCE (Give particulars; state where policies are) none "3500.00 see agents report"

4. TAXES (Amount and where payable) Taxes $85.00. Payable at City Hall, Vancouver B.C. Custodian taking care of taxes.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present.

Renting house to Mrs. Greig. 2800 Block E. Georgia St., Vancouver, B.C.
Monthly rental of $30.00. Agent. MacCaulay, Nicolls, Maitland & Co.
435 Howe Street, Vancouver, B.C.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Whereabouts ~~unknown~~ unknown.

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: Same as page 1, Section 2.

2. LANDLORD'S NAME AND ADDRESS: none

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

none

4. STATE WHEREABOUTS OF LEASE: none

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

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN:

none

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Chesterfield, Piano, 2 Bedroom Suites, 2 Beds, 3 Bureaus

Stove, Ice Box, Rugs and Carpets, Kitchen Table and Chairs,

2 Dining Suites, All to be left in house at

2625 E. Pender St., Vancouver B.C.

"for the use of tenant"

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

none

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

FORM "JP

4. INSURANCE CA

Macaulay, N

5. MORTGAGES,

OTHERS:

6. MONEYS OWIN

7. BONDS, DEBEN

8. BANK ACCOUN

9. LIFE INSURAN

10. INTEREST IN A

11. SAFETY DEPO

LIABILITIES:

1. PERSONAL DE

2. TRADE DEBTS

I, the undersigne tected area as set ou tures, bonds or other

I certify that th every description in and indirect.

Dated this 19

"A. G. Mc

W

FOR DEPARTMEN

FORM "JP

FILE No.

4. INSURANCE CARRIED ON ABOVE PROPERTY: Fire Insurance on Furniture. Macaulay, Nicolls, Maitland & Co. Amount and No. of policy unknown.

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) none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

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 19th day of May 1942

(Signature) "S. Nobuoku"

"A. G. McArthur"
Witness

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

January 31, 1949.

B. Hyde

EXHIBIT No. 1153 - 7
DATE OCT 21 1948
FILLED BY
K A Christie

NOBUOKA, Shitsuyo (Mrs. Ryotaru)
2625 Pender St., Vancouver, B. C.
Evac. File 9603

Picture Taken April 9, 1943

1153 - 8

EXHIBIT No.

Oct. 21/48

DATE

FILED BY K.A.Christie

CERTIFICATE OF ENCUMBRANCE

LAND REGISTRY OFFICE

File 9603 VANCOUVER, B. C.
No. .....minutes 3 P.M. o'clock 19th day of April, 1943.

I HEREBY CERTIFY that the following is the state of the title to

City of Vancouver,
Lot "C", of
Subdivisions 19, and 20,
Lot 57,
Town of Hastings,
Suburban Lands,
Plan 3840.

"Cat 174"

viz.:

Registered Owner: Shitsuyo Nobuoka "02179"

Volume 678, Folio 78449 K. Indef.

Registered Charges: Filing 36072, The Custodian, Vesting Order filed.

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

"W. C. Brown"
Registrar.
"CMM"

To:-Custodian's Office "ARG"

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

January 31, 1949.

B/ Hyde

(Stamp
(Evacuation Section)
(Date NOV 19 1943)
(File No. 9603)
(Ans. Phitt)
(Referred Shears)

1153 - 9

EXHIBIT No. Oct. 21/48
DATE
FILED BY K.A.Christie

MACAULAY, NICOLLS, MAITLAND & CO. LTD.
Insurance, Financial and Estate Agents

In replying to this letter please refer to

W. V. Belcher

435 Howe Street
Vancouver, B.C.

November 18, 1943.

File #9603

ATTENTION MR. F. G. SHEARS

Office of the Custodian,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Dear Sirs:- Re Catalogue #174
2625 E. Pender St.

We wish to acknowledge your letter of November 13th, returning the deposit from David Greig in which you said that the Custodian would not be interested in anything less than Thirty-five Hundred Dollars.

Mr. Greig has agreed to increase his offer to Thirty-five Hundred Dollars, and we would be pleased to hear from you if this is acceptable. In the meantime we are holding his certified cheque for Three Hundred and Twenty-five Dollars.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per: "W. V. Belcher"

Rental Department

WVB/BB

(Stamp
(Rec'd.....)
(File No...9603)
(Ans...)
(Referred.."174" Phitt)

(Part of Exhibit 1153 - 9)

Vancouver, B. C.

Oct. 4, 1943.

Custodian of Enemy Property

Deaf Sir:

I would like to put a bid on a house located at 2625 E. Pender Str.

Catalogue Parcel No. 174.

My bid on that house is two thousand five hundred dollars ($2,500.00).

Enclosed you will find a certified cheque for two hundred & fifty dollars ($250.00) ten per cent 10% of the amount I offered for the house.

Yours Truly

"Steve Rogich"

Phone:
Hast 2618 Y
Message phone
next door.

My address
940 Keefer St.
City.

"F.G.Shears"

(Stamp
(Red'd.....)
(File No. 9603)
(Ans..Phitt)
(Referred.....)

(Part of Exhibit 1153 - 9)

W. S. COMER
Manufacturers' Representative
550 Beatty Street
VANCOUVER, B. C.

October 4th 1943

The Custodian
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

"174"

Dear Sir:-

We wish to tender for property known as 2625 EAST Pender Street, of this city. Your catalogue number 174, file number 9603, covering Dwelling. For which we submit offer of $3,066.00 (three thousand and sixty six dollars) cash.

Attached please find certified cheque payable to The Custodian for $306.60 (three hundred six dollars and sixty cents) being 10% of above offer, balance to be paid at time of conveyance.

Thanking you, in anticipation, for your kind consideration.

Sincerely yours,

"W. S. Comer"

WSC/M
Enc. 1

"F.G.Shears"

(Stamp
(Rec'd.....
(File No. 9603)
(Ans. Phitt)
(Referred....)

(Part of Exhibit 1153 - 9)

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street
VANCOUVER, Canada

October 4, 1943.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, British Columbia.

Dear Sirs:

We herewith tender on behalf of H. S. Rose on Catalogue #174 - - 2625 East Pender Street, the sum of $3,275.00.

Enclosed find certified cheque for 10%. "327.50"

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM-JM
Enc.

"F.G.Shears"

(Stamp
(Rec'd.....)
(File No. 9603)
(Ans. Phitt)
(Referred.....)

(Part of Exhibit 1153 - 9)

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

W. B. Belcher

Insurance, Financial and Estate Agents
435 Howe Street
VANCOUVER, B.C.

October 4th, 1943.

The Custodian,
506 Royal Bank Building,
675 West Hastings St.,
Vancouver, B. C.

Dear Sir:

Enclosed please find certified cheque for the sum of $325.00, signed by David Greig, as deposit on the purchase of Lot C of Lots 19 & 20, Block 57, T.H.S.L., for the sum of $3250.00.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

PER: "W. B. Belcher"

WBB:PB
Encl.

W. B. Belcher

"F.G.Shears"

(Part of Ehibit 1153-9)

Steve Rogich,
940 Keefer St.,
Van. Can.
Nov. 23/43

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

Re: Catalogue No. 174
2625 East Pender St.

Dear Sir:

I received your letter and the enclosed cheque on November 13.

Cheque to be mailed later DRH

Enclosed you will find a cheque for three hundred and fifty-five dollars ($355.00) an offer to purchase property at 2625 East Pender St., for the sum of $3,550.00.

Will you kindly consider this offer. Thank you.

Yours truly,

"Steve Rogich"

I hereby certify the foregoing words to be a true copy of the original whereof they purport to be a copy.
Jan. 28/49 G Hyde
B.

1153-10

EXHIBIT No.

DATE Oct. 21/48

FILED BY K.A.Christie

REAL PROPERTY SUMMARY

JAPANESE NAME: Shitsuyo NOBUOKA (Mrs. Ryotaro) Reg. No. 02179 File No. 9603

CATALOGUE NO: 174.

PROPERTY ADDRESS: 2625 East Pender St., Vancouver, B. C.

LEGAL DESCRIPTION: Lot "C" of Subdivision 19 and 20, Lot 57, Town of Hastings, Suburban Lands, Plan 3840.

TITLE: Registered in the name of Shitsuyo NOBUOKA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 36072, dated April 19th, 1943.

ASSESSED VALUES: Land $ 320.00
Improvements $2600.00 - Total $2920.00. Taxes - $88.60.

CLASSIFICATION: This is a 1½ storey 9 room bungalow situate on a 33'x120' lot. We quote from the valuator's valuation, dated November 5th, 1943: "The exterior is of Cedar Siding, and although we are informed that the bungalow is around 17 years old it is in very good condition.

There are Oak floors in the hall, living-room, and dining-room, while the balance of the floors are all 1 x 3 edge grain Fir.

The bathroom is Modern with tile floor and pembrook tub, and the kitchen has a tiled sink and breakfast nook.

Full basement with cement floor, laundry trays, hot air furnace with sawdust burner.

Grounds are in very fair condition and there is a one car garage on the lane.

Valuation - $3,500.00."

HISTORY OF ADMINISTRATION: This property was leased by Shitsuyo NOBUOKA to David and Annie Greig on a monthly basis, as from the date of evacuation (July 8th, 1942). Consideration $30.00 per month paid in advance.

Messrs. Macaulay, Nicolls, Maitland & Co. Ltd., were appointed rental agents by Shitsuyo NOBUOKA. This place was rented furnished and the following clause is from the rental agreement: "NOW IT IS HEREBY AGREED that the Party of the First Part shall leave the furniture, goods and chattels therein as particularly set forth in the Inventory hereunto annexed to the use of the Parties of the Second Part in consideration of the deposit by the Parties of the Second Part with the Party of the First Part the sum of Three Hundred ($300.00) Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged):

AND THE PARTIES OF THE SECOND PART covenant with the Party of the First Part to maintain the said furniture, goods and chattels in good condition and repair and that they will not remove any of the said furniture, goods or chattels from the said premises and upon the return of the Party of the First Part will deliver the said furniture, goods and chattels to the Party of the First Part in condition satisfactory to the Party of the First Part, but subject to ordinary wear. upon such delivery the parties of the Second Part shall be entitled to

to

the return of the said deposit of Three Hundred ($300.00) Dollars subject to any adjustment which may be necessary in the event of any damage to or loss of any furniture, goods or chattels.

The Parties of the Second Part covenant with the Party of the First Part that they will not assign, sell or sublet the said furniture, goods or chattels to any person whomsoever."

And the following quotation is from a letter dated March 1942 addressed to Mr. David Greig, by Tom Y. NOBUOKA, file 2401 (son of Shitsuyo NOBUOKA): "This is to confirm the arrangement made between us regarding your tenancy of my house, 2625 East Pender Street.

The house should rent for forty dollars ($40.00) per month, but in consideration of your making all repairs necessary to keep it in the same condition as it is now, I am letting you have it for a monthly rental of thirty dollars ($30.00) per month. You will, therefore, be responsible for the upkeep of the property. Please sign the copy of this letter."

Rents collected by Custodian - $510.00, against which were the following charges:-

Water Rates	$21.00
Replacing furnace pipes	6.00
New Range Switch	15.00
Insurance	6.50
Commission	25.50
	$74.00.

The $300.00 guarantee deposited was returned to Mr. Greig, July 7th, 1944.

SOLD: To Steve Rogich and Mary Rogich for $3,550.00 as at December 28th, 1943.
Approval of Advisory Committee - November 25th, 1943.

Funds released to the credit of Shitsuyo NOBUOKA as at December 24th, 1943, against which were the following charges: Real Estate Commission $177.50, Valuation $7.50, Advertising $4.00, Registration Fee $3.50= $192.50, leaving a net credit of $3,357.50 from said transaction.

Adjustments as at December 24th, 1943, to the amount of $9.62 being Unexpired Fire Insurance Premiums, $0.70 Purchasers' share of 1943 Taxes and $0.11 Purchasers' share of Water Rates = $10.43, were placed to the credit of Shitsuyo NOBUOKA'S account.

The following Fire Insurance Policies:
Connecticut Fire Insurance Co., Policy No. 400176 - $3500.00 covering on the dwelling at 2625 East Pender St.
Dominion of Canada Insurance Co., Policy No. 602171 - $1,000.00 covering on the household effects.

The $3,500.00 coverage on the dwelling was transferred to Steve Rogich and Mary Rogich, 2nd February 1944, and the $1,000.00 on household effects was cancelled March 21st, 1945.

OLD CERTIFICATE OF TITLE
No. 78449-K: Mrs. Shitsuyo NOBUOKA declared on her JP Form signed 19th May 1942 that the whereabouts of her Title Documents were unknown.

Certificate of Title No. 96540-L was handed to Mrs. Mary Rogich, 19th February 1944, and her receipt of even date acknowledging receipt of same is on file.

This summary is certified to be in accordance with information on file.

March 20th, 1947.

"D. A. Cramer"
D. A. CRAMER.

DAC:JS

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

January 31, 1949.

B. Hyde
B.T.

(Stamp
(Evacuation Section)
(Rec'd JUL 6 1943)
(Referred Green)

1153 - 11
EXHIBIT No.
Oct. 21/48
DATE
FILED BY K.A.Christie

KILLAM & SHAKESPEARE
Barristers, Solicitors.
Notaries Public etc.

103 Royal Trust Building
626 Pender Street West
VANCOUVER, B. C.

July 5, 1943.

Attention Mr. K. W. Wright

(Stamp
(Rec'd JUL 6 1943
(Referred Mr.Peers

The Custodian Alien Property,
Royal Bank Building,
675 Hastings Street West,
VANCOUVER, B. C.

Dear Sir:

re: H.R.Nobuoka #253A, Legal Section.

As requested by you, we wrote for the Inventory of goods left in his house by Mr. Nobuoka and enclose same herewith. We arealso enclosing copy of letter just received showing a list of articles finally settled between the parties, which with the packing cases in the basement will not interfere with the furniture used by the tenant. We do not know what you have shipped, but you might check up this list shown in the letter with the shipments.

Please note that he thinks he should have $50.00 a month for the house as furnished. This is still to be settled by you or the Rental Board.

Yours truly,

KILLAM & SHAKESPEARE

Per: "C. Killam"

CK:JS
Encls 1

"Mrs. Shitsuyo NOBUOKA"

(Part of Exhibit 1153 - 11)

PARLOUR

~~1 carpet, blue~~ S
1 piano with bench
~~3 piece chesterfield set~~ S
2 ~~decoration dolls~~ S
1 ~~coffee table~~ S
~~2 cigarette stands (Low & Round)~~ 1 S
1 ~~mantel clock, electric~~ S
1 trilite lamp(?)
~~6 plants~~ S
~~2 rugs~~ S
1 piano lamp
1 mirror over fireplace
1 ~~fireplace, electric~~ S
1 ~~table~~ S
6 ~~pictures framed (Black framed hand on left isde wall of piano)~~ S
1 cigarette cabinet
3 venetian blinds, drapes

FRONT HALL

~~3 rubber mats~~ S
~~1 rug~~ S
~~1 table~~ S
1 plant

DINING ROOM

1 mirror
2 ~~pictures, framed~~ S ?
~~6 chairs~~ S
~~3 piece dining set~~ S
~~1 carpet, tan~~ S
~~1 rug~~ S
~~2 plants~~ S
2 windows with curtain, blinds

KITCHEN

1 ~~table~~ S
~~6 chairs~~ S
1 ~~picture, framed~~ S ?
~~1 stove, electric, Gurney~~ S
2 windows with curtains, blinds
~~linoleum carpet~~ S

REAR HALLWAY

~~1 frigidaire, electric, G.M.~~ S
~~7 plants~~ S
3 windows with curtains, blinds
~~linoleum carpet~~ S

FRONT BEDROOM

~~4 piece bedroom suite~~ S
~~1 spring mattress~~ S
1 bed lamp
~~1 bedside table~~ S
1 table lamp
~~1 carpet~~ S
~~2 rugs~~ S
2 ~~pictures, framed~~ S
2 windows with curtains, blinds

closet - - 1 shoe cupboard

HALLWAY

~~2 carpets~~ S
~~3 rubber mats~~ S

STUDY ROOM

~~1 X 3 dining room set~~ S
~~6 chairs~~ S
~~1 linoleum carpet~~ S
~~4 pictures, framed~~ S
1 desk lamp
1 window with curtains, blind

REAR BEDROOM

~~4 piece bedroom suite~~ S
~~1 spring mattress~~ S
1 carpet
2 ~~pictures, framed~~ S
~~1 rug~~ S
1 bed lamp
3 windows with curtains, blinds

Stripped 20-9-43
but identification not certain

(Part of exhibit 1153 - 11)

UPSTAIRS

FRONT BEDROOM

~~1 dresser~~ s
~~1 bookshelf~~ s
1 carpet
~~1 rug~~ s
~~2 pictures, framed~~ s ?
~~2 bureaus~~
~~1 steel bed~~ s
~~2 spring mattress~~ s
1 window with ~~curtains,~~ s blind

REAR BEDROOM

~~1 dresser~~ s
1 desk
~~1 chair~~ s
1 carpet
1 desk lamp
~~1 steel bed~~ s
~~1 spring mattress~~ s
1 window with ~~curtains,~~ s blind

HALLWAY

1 lamp
~~1 record cabinet~~ s
1 desk
~~1 chair~~ s
~~1 bookshelf~~ s
1 window with ~~curtains,~~ s blind
~~linoleum carpet~~ s
carpet for stairway

s- Sold by auction July 12, 1944 - Vancouver 27
s: sold by auction 13/7/44 - Vancouver 501
s: sold by auction 22/11/44 - Surrey 8.

(COPY)

22 Coady Avenue,
Toronto, Ontario
July 3, 1943.

Mr. C. Killam
Killam & Shakespeare
Vancouver, B. C.

Dear Mr. Killam:

Your letter of the 26th of June has reached my hands and I have noted carefully those remarks regarding the shipment of the furnitures.

Naturally, as there were two parties negotiating with you for the shipment of those furnitures, complications arose but I am glad to say that my family has arrived on July 2 and everything has been settled to our satisfaction.

I am enclosing a copy of our inventory and have marked (✓) alongside the articles that we wish sent. Of course, if you have arleady arranged with the custodian to ship the articles we previously asked for, it will be quite alright but on the other hand, if you haven't, please rearrange to shipp the specified articles. These are practically the same as the former list except for the exception of a desk.

Those few articles that we are extracting will not cause any inconvenience for the tenant and any other thing that we wish removed will no longer come under the lease agreement because of its expiration. However, as soon as the rent is fixed, we may renew the lease again, if the tenant so desires. In regard to the rent, I quite understand that we have to obey 'orders' but I insist that $50.00 per month for a completely furnished house is very reasonable. I hope you will be able to work out this solution to satisfy both parties.

The following is the new list of articles:

1 piano with bench

1 cigarette stand-round

1 electric mantel clock

1 piano lamp

1 mirror over fireplace

1 Japanese picture--framed in black borders & hung on left side of the wall facing the piano

1 mirror in dining room

1 bed lamp---front bedroom

1 desk lamp---study room

1 bed lamp---rear bedroom

1 desk lamp---upstair's rear bedroom

Yours truly,

"H. R. Nobuoka"

" Mr. Wills has copy of this for arranging shipment"

"Duplicate of items on Main list"

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

January 31, 1949.

B. Hyde

(Stamp
(Evacuation Section)
(Rec'd DEC 28 1943)
(File No. 9603)
(Ans.....)
(Referred Green)

1153 - 12

EXHIBIT No.
Oct. 21/48
DATE
FILED BY K.A.Christie

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

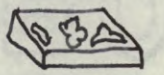
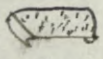
Gentlemen:

I understand that my house at 2625 Pender St. E. has been sold but as yet no word has been received from you to that effect. I would like to know at what price the house was disposed of.

The furnitures and fixtures and all other articles in the house may be sold in due course. However, the present value of everything in the house is estimated at no less than $1500.00 which is the price I insist upon. If these are to be sold individually, I would like to have two of the carpets -- one in the living room and the other in the dining room.

I would also like to have the following to be shipped to me at your earliest convenience. The goods are stored in the room in the basement.

Christmas Decorations

	Phonograph Records (English & Japanese)
1	Fancy Box containing wooden dishes and forks
1	Iron Roller for cement work
1	Silver Tray
1	Fur Neckwear
1	Wooden Mould 
6	Paint Brushes
1	Big Bowl (colored)
1	Wooden Rice Steamer
1	Bamboo Flower Vase - bronzed color
1 pr.	Black handled Grass Cutter (Scissors)
1	Square
1	Vise (small)
2	Pictures (Japanese, hanging)
2	Japanese Fancy Dolls (in living room for decorating purposes)
2	Round Aluminum Cake Pan
2	Vegetable Graters 
1 set	Curtain Dryer
1	Brown suitcase containing 3 ping pong bats, net, etc.

Please see that all breakable articles are well packed and freight charges to be paid from my account.

Your prompt attention will be appreciated.

Yours truly
"S. Nobuoka"

(Part of Exhibit 1153 - 12)

(Stamp
(Evacuation Section
(Rec'd FEB 5 1944
(File No. 9603
(Ans. 9/2/43
(Referred Green

22 Coady Avenue,
Toronto 8, Ontario
January 27th, 1944.

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

Gentlemen:

I wish to thank you for your letter of the 17th instant, the contents carefully noted, but I regret to note that you have failed to advise me of the detailed sale of my house. If the house is not yet sold, I do not wish to dispose of the furniture and at the same time, do not agree to Mrs. Greig's proposal under any circumstances. Therefore, I would like you to refund the $300.00 deposit to Mrs. Greig when she will have to vacate the house.

Enclosed you will find a copy of the furniture inventory included in the lease. If any of the furniture has been broken or damaged, the cost of which should be deducted from Mrs. Greig's deposit before refunding same.

The goods which I would like sent are the same as I wrote you on December 21st with a few additions -

additions

1 - small carpet (between living room and dining room)
1 - card table
1 - white table cloth
1 - leather brief case
1 - Japanese English dictionary
1 - English Japanese dictionary
- Dolls
1 - Wooden fruit dish
- Japanese story books for children

The above goods are stored in the room in the basement. Also
2 - Bed lamps (included in lease) Marked X

The garden hose and lawn mower which are not included in the lease and which we believe Mrs. Greig is now using, belongs the writer.

Thanking you, I remain

Yours truly,

"S. Nobuoka"

(Mrs.) S. Nobuoka.

(Stamp
(Evacuation Section)
(Rec'd MAR 4 1944)
(File No. 9603)
(Ans. FDM)
(Referred Milsom)

1153 - 12

EXHIBIT No.
Oct. 21/48
DATE
FILED BY K.A.Christie

Your File 9603.

22 Coady Avenue,
Toronto 8, Ontario.
February 28th, 1944.

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

Gentlemen:

I wish to thank you for your letter of the 12th instant in which you advise me of the sale of my house for the sum of $3,550.00 and which you say is in excess of the value attached to the premises by an independent appraiser. But I am sure that all this is well worth $4,500.00 and for which I will reserve the right to claim the difference in the future.

I would rather pay off in cash, the mortgage on the house here in Toronto. Therefore, to save interest, will you kindly send me as soon as possible all the money that has been credited to my account.

In regards to the forthcoming shipment of household goods, will you kindly add the following:

Barber set
Ornamental horse (bronze)
Movie films
Pencil sharpener

Thanking you, I remain

Yours truly,

"S. Nobuoka"

"Mrs. Shitsuyo Nobuoka.

(Stamp
(Evacuation Section)
(Rec'd APR 13 1944)
(File No. 9603)
(Ans.....)
(Referred Milsom)

(Part of Exhibit 1153 - 12)

22 Coady Ave.,
Toronto 8.
April 7th, 1944.

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

Gentlemen:

Mr. and Mrs. Steve Rogich of 940 Keefer St. E., Vancouver, B.C. the new owners of my house, has asked me for a price on the furnitures. I have already sent them a list of the furnitures, the same as the one I sent you, and have offered them a price of $800.00 for the furnitures with the exception of the ones which I would like shipped to me. The articles requested in my letter of December 21st were included in the lease with Mrs. Greig and are as follows:

"1 in the living room") "1 in the dining room") --	2 carpets	
	1 rug	"Between living and dining room"
	2 bedlamps	"1 in front bedroom 1 in rear bedroom"
" In the living room"----	2 dolls (ornamental)	

As soon as Mr. and Mrs. Rogish receive my letter, no doubt they will see you on the matter.

I am taking this opportunity of inquiring as to what amount has been credited to my account for the rent of the furnitures after the house was sold at the end of December. The monthly rent of $30.00 included the furnitures as well as the house so that part of the rent should have been credited in my favour.

No furniture is property of Mrs. Greig until repurchased.

I did not mention the above matter to you as I thought the new owner would buy all the furnitures according to Mrs. Greig's report. However, should they buy the furnitures at the price I am offering I may compromise the rent for the furnitures provided you have not been collecting same.

Awaiting to hear from you, I remain

Yours truly,

"S. Nobuoka"

(Mrs.) S. Nobuoka.

(Stamp
(Evacuation Section)
(Rec'd AUG 26 1944)
(File No. 9603)
(Ans.....)
(Referred Spain)

(Part of Exhibit 1153 - 12)

22 Coady Avenue,
Toronto 8, Ontario,
August 21st, 1944.

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

File No. 9603

Dear Sir:

I wish to thank you for the shipment of household articles which arrived a few days ago. The shipment arrived in good condition but I regret very much to make a complaint about some articles which have not been shipped.

The packers when handling the goods, it seems they took advantage of the situation and helped themselves to some of the goods. For instance, the fur neckwear* is listed on the manifest but was not packed. I requested 35 different items but have only received 21 and 15 other articles were not shipped. (received 1 framed picture extra)

Some of the items are not particularly needed in daily life but some of them, no matter what price we offer, we would not be able to purchase them.

Enclosed herewith is a list of articles we have received. Kindly check on what became of the other goods and let me know by return.

Yours truly,

"S. Nobuoka"

Mrs. S. Nobuoka.

Encl.

* " Mr. Wills definitely remembers this; it was badly moth-eaten & compared by him to the integument of an alley cat. HFG. "

Aug 21/44
2

ARTICLES RECEIVED

1	Vegetable Cutter
1	set Curtain Dryer
1	Suit Case - ping pong set
1	Small Rug
2	Carpets
1	Card Table
1	White Table Cloth
1	Leather Brief Case
1	Fruit Dish (wooden)
2	Dolls
	Books
2	Bed Lamps
	Phonograph Records
1	Iron Roller for cement work
1	Silver Tray
6	Paint Brushes (received 4 bad ones)
1	Wooden Rice Steamer
1	Bamboo Flower Vase
1	pair Grass Cutter
1	Pencil Sharpener
1	Framed Picture (not requested) Dr. Greig said that this was what she meant by the bronze horse

ARTICLES NOT RECEIVED

2	Round aluminum cake pans	some aluminum pans sent
	Dictionaries (Japanese English and English Japanese)	in one box
1	Barber Set	not found
1	Bronze Horse	" "
1	Box of Wooden dishes and bamboo forks	
1	Fur Neckware	sent
1	Wooden Mould	not found
1	Big Bowl (colored)	green one sent
1	Square	
1	Vise (small)	
2	hanging Pictures (Japanese)	sold
2	Japanese Dolls	some sent
	Movie Films	not to be sent (sent later)
1	Water Sprinkler	probably sold as miscellaneous
1	Crescent Wrench	

(These requested after shipment was made)

(Stamp
(Evacuation Section)
(Rec'd SEP 25 1944)
(File No. 9603)
(Ans. 28/7)
(Referred Green)

(Part of Exhibit 1153 - 12)

22 Coady Avenue,
Toronto 8, Ontario.
September 19th, 1944.

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Bldg.,
Vancouver, B.C.

Your File 9603

Attention: Mr. H.F.Green.

Dear Sirs:

I wish to acknowledge receipt of your letter of September 7th and to thank you for the information contained therein.

Although you say that the packers claim the articles I mentioned in my letter were shipped, the shipment was gone over carefully when it arrived here and they were found missing. I have heard of several cases like this and no doubt * there must be someone responsible.

Regarding my furniture, would you kindly let me know how much was realized from the sale of the furniture and the other articles. Also I would appreciate you sending me the balance of my account right away.

Thanking you, I am

Yours truly,

"S. Nobuoka"

(Mrs.) S. Nobuoka
Reg. No. 02179

* - "I resent these remarks in view of all the trouble taken and correspondence that has passed."

133.55
28.08
105.47
1305.37
1055.80
179.54
876.26
35.05
5.36
29.69
less 300 refund $1011.42
Bonus 25.45
$325.45

Balance now
$1305.37

** check filing with G.B.S. ****
× ? in boxes.

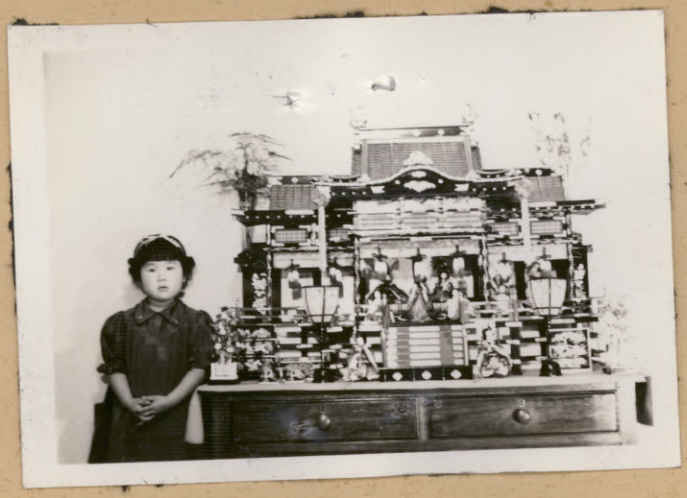
× 26-4-44

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

January 31, 1949.

B.F. [signature]

EXHIBIT No. 1153-13
DATE OCT 21 1948
FILLED BY
F A Brewin.



"Original sent 28/9/44"

EXHIBIT No. 1153 - 14

DATE Oct. 21/48

FILE No. K.A.Christie

NAME: NOBUOKA, Shitsuyo (Mrs. Ryotaro)

REGISTRATION No. 02179 FILE NO. 9603

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on July 12, 1944

Carton of dishes & sundries C	$ 0.80
Box of ceremonial dolls M	0.25
Vase, trays and sundries f	1.50
Large plate C	0.85
5 Bowls C	1.75
Vase O	0.60
Lacquerware f	1.50
Pr. Skating boots M	0.15
Elephant M	0.90
4 Pictures f	0.75
2 Pictures f	0.15
Copper sprayer O	1.60
Electric heater f	3.00
3 Platters C	1.80
2 Platters C	1.75
2 Platters C	1.00
Glassware K	1.10
5 pictures f	0.75
5 Boxes Ceremonial dolls M	2.25
2 Vases f	0.60
Lacquerware f	1.00
2 Cases lacquerware f	1.90
Japanese lacquer tea set f	0.75
3 Boxes Ceremonial dolls M	0.25
4 Boxes Ceremonial dolls M	1.00
Japanese fiddle M	1.75
Box of glasses O	2.00
5 Child's Games M	2.00
Carried Forward	
Total	$33.70
~~Less Expenses:~~	$
~~Net Proceeds Credited~~:	$

~~Members of Custodian Staff Present~~.

~~Extracted from Auctioneering List No~~.

~~Remarks:~~

NAME: NOBUOKA, Shitsuyo (Mrs. Ryotaro)

REGISTRATION No. 02179 FILE NO. 9603

The following chattels were sold by public auction at 992 Powell St.,Vancouver,B.C. on July 12, 1944.

	Brought Forward	$ 33.70
2 Tennis rackets	M	1.75
Baby bath and sundries	K	1.50
Saucepans	K	2.00
Game, book ends and sundries	M	1.50
Pump, bake tins and sundries	K	1.50
2 Vases	K	0.25
Box of ceremonial dolls	M	1.25
Mantel clock	K	8.75
Electric clock	K	4.25
Mantel clock	K	2.50
3 Comforters	K	5.25
Pr. Red blankets	K	6.75
Pr. Grey Blankets	K	6.50
Pr. Grey blankets	K	6.00
Brown and Grey blankets	K	5.50
Pillows and cushions	K	2.00
Tent	M	10.00
Flower stand	K	0.50
Bamboo shelving	K	1.00
Sleigh	M	1.50
Child's crib	K	8.50
Gas plate	K	0.25
Brooms and mops	K	0.60
2 Shovels and axe	M	0.75
Walnut tilt top table	K	8.50
2 Tables	K	4.00
Can and contents	K	1.25
Total	Carried Forward	$ 127.80

~~Less Expenses:~~ $

~~Net Proceeds Credited:~~ $

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks~~:

NAME: NOBUOKA, Shitsuyo (Mrs. Ryotaro)

REGISTRATION No. 02179 FILE NO. 9603

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on July 12, 1944

	Brought Forward	$ 127.80
Screen and board	f	0.50
✓Occasional chair	f	5.25

Total			$ 133.55
Less Expenses	(Auctioneer's Fee:	$13.35	
	(Advertising:	3.31	$ 28.08
	(Moving	11.42	
Net Proceeds Credited:			$ 105.47

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 27

Remarks:

"Original sent 28/9/44"

NAME: NOBUOKA, Shitsuyo (Mrs. Ryotaro)

REGISTRATION No. 02179 FILE NO. 9603

The following chattels were sold by public auction at ~~1047~~ 1047 Seymour, Vancouver, B.C. on July 13th, 1944.

Hall Runner f	$ 11.00
Kitchen Cabinet f	7.00
6 Chairs f	6.75
Table f	1.60
7 Pictures	2.00
Rugs (7) f	13.65
Bookshelf f	1.50
1 Odd Chair f	1.00
China Cabinet f	17.50
Drapes f	3.25
Oak Dining Suite f	22.00
Hall Runner f	4.00
Plants & Plant Pots f	8.55
Kitchen Table f	2.50
Bedroom Suite f	64.00
Bedroom Suite f	56.00
Bedside Table f	3.50
Stool f	2.25
Curtains f	.25
Bedroom Suite f	80.00
Dresser f	15.00
Barrymore rug f	80.00
Smoking stand f	3.25
Smoking Stand f	3.00
Rubber mats f	3.00
Record Cabinet f	4.25
Electric Fireplace f	13.00
Congoleum f	7.00
Total to be carried forward	$ 436.80
~~Less Expenses~~:	~~$~~
~~Net Proceeds Credited~~:	~~$~~

~~Members of Custodian Staff Present~~.

~~Extracted from Auctioneering List No~~.

~~Remarks~~

NAME: NOBUOKA, Shitsuyo (Mrs. Ryotaro)

REGISTRATION No. 02179 FILE NO. 9603

The following chattels were sold by public

auction at 1047 Seymour, Vancouver, B.C. c on July 13th, 1944.

Brought Forward	$ 436.80
Rug f	17.00
Rug f	16.00
Dining Room Suite f	85.00
Small Table f	3.00
Walnut Table f	7.00
Mattress f	17.00
Bedroom Suite f	118.00
Coffee Table f	17.00
Chesterfield Suite f	150.00
Rug f	50.00
Small Table f	3.00
Gurney Electric Range f	37.00
GM Frigidaire f	99.00

Total		$ 1055.80
Less Expenses:	(Auctioneer's Fee: 105.58	
	(Advertising: 19.97	$ 179.54
	(Moving: 53.99	
Net Proceeds Credited:		$ 876.26

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 501 (Willard's)

Remarks:

"Original sent 28/9/44"

NAME: NOBUOKA, Shitsuyo (Mrs. Ryotaro)

REGISTRATION No. 02179 FILE NO. 9603

The following chattels were sold by public auction at 992 Powell, Vancouver, B.C. on July 25th, 1944.

Platter and dishes C	8	$ 0.50
Box lacquerware f		1.50
Odd lot toys M		0.75
Box miscellaneous M		0.60
Xmas tree stand and miscellaneous M		1.10
Bake tins and etc. K		0.60
Japanese dishes and miscellaneous C		1.00
3 Jardineres f		2.25
Tea kettle and saucepan K		2.75
Box dishes C		1.25
2 Boxes miscellaneous M		1.60
Box Japanese Ornaments M		3.50
Box Japanese dishes C		3.75
Box Japanese dishes C		1.50
Box dishes C		1.00
6 Trays f		1.90
Table tennis and game f		1.25
Childs tricycle M		1.00
Table and chair X		1.00
Large step ladder D		3.75
Tennis racket M		2.50

Total		$ 35.05
Less Expenses	(Auctioneer's Fee: $ 3.50	$ 5.36
	(Advertising: 0.97	
	(Moving: 0.89	
Net Proceeds Credited:		$ 29.69

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 28.

Remarks: "Not listed on Inventory"

NAME: NOBUOKA, Shitsuyo (Mrs. Ryotaro)

REGISTRATION No. 02179 FILE NO. 9603

The following chattels were sold by public auction at 771 E. Hastings St. Vancouver, B.C. on April 12th, 1946.

Books	$ .10

Total		$ .10
Less Expenses:	(Auctioneer's fee $ .01	
	(Advertising .01	$
	(Moving .01	.03
Net Proceeds Credited:		$ .07

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 60

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

January 31, 1949.

B. Hyde

1153 - 15

EXHIBIT No. Oct. 21/48

DATE.....

FILED BY K.A.Christie

DISTRIBUTION SHEET

VANCOUVER July 20-44

CAR NO. 297017 INITIAL C.P. LOADED WITH Household goods

CONSIGNED TO Tippet Richardson Ltd. AT Toronto, Ontario

CONSIGNEE Mrs. S. Naboaka #9603 ADDRESS 22 Coady Ave., Toronto, Ontario.

Piece No.	Quantity	Description	Piece No.	Quantity	Description
1	1	Barrel glass globe, fox Fur, gramaphone records, tablecloth, tins etc.			
2	1	Barrel 2 dolls, kitchen utensils, rice steamer, grass clippers, etc.			
3	1	Box books, silver tray, etc.			
4	1	Crate picture (glass cracked) frame chipped			
5	1	Bundle curtain stretchers.			
6	1	Crate 2 rugs, 1 mat.			
	1	Card table, 1 brief case, wrapped.			

PLEASE NOTE

This Company will not be responsible for the mechanical functions of Pianos, Radios, Phonographs, Clocks, Mechanical Refrigerators, or other instruments, or appliances, whether or not such articles are packed or unpacked, by the shipper or his Agent or Carrier or its Agents.

No. of Pieces....7 Weight..440# Rate.....

From—

BOWMAN STORAGE LIMITED
VANCOUVER, B.C.

(Part of Exhibit 1153 - 15)

BOWMAN STORAGE
LIMITED

MOVING PACKING STORING SHIPPING

827-831 Powell Street
VANCOUVER, B.C.

Stamp
(Rec'd SEP 6 1944)
(File No. 9603)
(Ans.)
(Referred Green)

September 5, 1944

Mr. H. F. Green,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Re File 9603

Regarding Mrs. Naboaka's shortage, we have taken the matter up with our packers, and all the goods in question went forward as listed on the distribution sheet, and many other articles besides.

Something has surely happened to these goods in transit. We would suggest that you ask Mrs. Naboaka if the containers showed any sign of having been tampered with when received.

We will also take the matter up with our Toronto agents.

Yours very truly,

BOWMAN STORAGE LIMITED

"F. R. Armstrong"

MANAGER

FRA/JCA

(Part of Exhibit 1153 - 15)

BOWMAN STORAGE
LIMITED

MOVING PACKING STORING SHIPPING

827-831 Powell Street
VANCOUVER, B.C.

(Stamp
(Evacuation Section)
(Rec'd SEP 20 1944)
(File No. 9603)
(Ans.)
(Referred Green)

September 19, 1944

Mr. H. F. Green,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:-

Re File 9603

Further to our letter of September 5th., we have received an answer to our letter to our Toronto agent.

They say " Our records show that the case and crates were checked out of the car in good order, and no breakings or evidence of pilferage was noted by the men when making delivery at the house. --We only delivered the pieces from the car to the house and did not do any of the unpacking."

Yours very truly,

BOWMAN STORAGE LIMITED

"F. R. Armstrong"

MANAGER

FRA/JCA

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

January 31, 1949. mw