

Name of Claimant NODA, Kazue

Case 1166

Custodian File 8277

REAL PROPERTY										
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)			V.L.A. Mission Village		Total
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices		Sale Price	Total Award 125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
1000	50.00 12.50									62.50
PERSONAL PROPERTY										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Recorded Now Missing		45% of amount in next preceding column		
						% of Total	Amount	% of Total	Amount	% of Total
NETS										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing			Percentage Total Award to Total Claim		Claim for Nets Sold Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price
MISCELLANEOUS CHATTELS										SPECIAL 30.30
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	
908.50	282.00	84.60							84.60	
TOTAL RECOMMENDATION										177.40



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CASE NO: 1166

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,  
October 25, 1948.

IN THE MATTER OF THE CLAIM OF  
(MISS) KAZUE NODA

PROCEEDINGS AT HEARING

Original.



1 IN THE MATTER OF THE "INQUIRIES ACT "  
2 PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 99.

3  
4 JAPANESE PROPERTY CLAIMS COMMISSION

5 B E F O R E

6  
7 HIS HONOUR, JUDGE M. A. MILLER, SUB-COMMISSIONER.  
8

9  
10 Toronto, Ontario,

11 October 25, 1948.  
12

13  
14 IN THE MATTER OF THE CLAIM OF

15 (MISS) KAZUE NODA  
16

17  
18 PROCEEDINGS AT HEARING  
19

20 APPEARANCES:

21 K. A. CHRISTIE, ESQ., K.C. appearing for the  
Dominion Government.

22 R. A. BEST, ESQ. appearing for the  
23 Claimant.

24 \_\_\_\_\_  
25 A. SMITH, ESQ., Secretary.

26 D. J. HANDFORD, ESQ. Official Interpreter.

27 A. G. VEITCH, ESQ., Official Reporter.  
28  
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K. Noda,  
Dir.ex.

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MISS KAZUE NODA, the claimant herein, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BEST:

Q. Miss Noda, is that your signature?

A. Yes.

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

Q. And do you swear the contents of it are true?

A. Yes.

MR. BEST: I am submitting as Exhibit 1 the particulars of Real Estate Other than Farm Land.

(PARTICULARS OF REAL ESTATE OTHER THAN FARM LAND, MARKED EXHIBIT NO.1)

MR. BEST: I just draw to the attention of the Commission that there is a note on this claim that the house was purchased by the Claimant's father in 1927 and transferred to his daughter, the claimant, February 3, 1942. With my friend's permission I will put the mother in the box, who is much more familiar with the property than the girl. It was obviously transferred to the girl just before evacuation.

MR. CHRISTIE: I may wish to cross-examine the girl claimant a little later after the mother's testimony. There is that reservation.

THE SUB-COMMISSIONER: Very well.

MR. BEST: Q. Is that your signature?

A. Yes, sir.

Q. And was that form prepared upon your instructions? A. Yes, sir.

Q. And do you swear the contents of it are



1 true? A. Yes, sir.

2 MR. BEST: I submit as Exhibit 2 the Personal  
3 Chattels claim form.

4 (PARTICULARS OF PERSONAL CHATTELS, MARKED  
5 EXHIBIT NO.2)

6 Q. I understand that prior to evacuation  
7 you lived at 320 Alexandra Street, Vancouver?

8 A. Yes, sir.

9 Q. And it was that house which your father  
10 conveyed to you just prior to evacuation?

11 A. Yes, sir.

12 Q. And that was the house of which you are  
13 claiming now?

14 A. Yes.

15 Q. I take it that these goods for which you  
16 are claiming, the Personal Chattels and furniture,  
17 etc, were in the same category; they were actually  
18 goods which were owned by your mother and father but  
19 transferred over to you and consequently you are now  
20 claiming as owner?

21 A. Yes, sir.

22 Q. I think that is all at the moment, Miss  
23 Noda.

24  
25 MRS. KIKUNO NODA, being first duly sworn,  
testified as follows:

26 MR. CHRISTIE: I will have to put in the  
27 J.P. Form signed by the claimant. There are quite a  
28 few things on which I may have to cross-examine the  
29 claimant.  
30



1 MR. BEST: We can recall the claimant at this  
2 point at my friend's request, or at any time.

3 THE SUB-COMMISSIONER: Would you rather do it  
4 now?

5 MR. CHRISTIE: I will wait but I do want the  
6 daughter to stay here.

7 DIRECT EXAMINATION BY MR. BEST:

8 Q. Mrs. Noda, you are the mother of the claim-  
9 ant? A. Yes.

10 Q. And, your husband bought this house at  
11 320 Alexandra Street in 1927. Is that correct?

12 A. Yes.

13 Q. And can you confirm the fact that he paid  
14 \$3,650. for it at that time?

15 A. Yes. We had the title.

16 Q. And apparently immediately after purchasing  
17 the house you spent \$500. on repairs and additions.  
18 According to your claim you built a new cement sidewalk?

19 A. Yes. We built a cement walk and small  
20 storage house.

21 Q. I see. And I think there is a little error  
22 here; when you say you put up a new fence on four  
23 sides I imagine you meant three sides? There was  
24 not a fence in front of the house, or was there?

25 A. Yes. There was a fence set on the front,  
26 too.

27 MR. CHRISTIE: I am tendering as Exhibit 3 a  
28 photo of the property.

29 (PHOTOGRAPH OF CLAIMANT'S PREMISES,  
30 MARKED EXHIBIT NO.3)

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Do you see a fence?

MR. BEST: It looks like a stone wall to me, but I guess that is wood.

Q. Is that a picture of your house?

A. Yes.

Q. And is this the fence in the front of the house?

A. Yes.

Q. It is really a solid wooden wall?

A. Yes.

Q. And you built that fence or wall in 1927, after you bought the house?

A. Yes.

Q. Well now, do you know just what was involved in rebuilding the foundation of the house in 1930 at a cost of \$200.?

A. Yes. Some of the posts had rotted and we put in cement blocks and did some raising.

Q. Did you put cement blocks all around the house?

A. Yes. The cement blocks were here and there allthroughout the foundations, and new posts, new wooden posts were put in.

Q. I see.

MR. CHRISTIE: I put in as Exhibit 4 the Tax Statement for the year 1944 in which the assessment is noted. The assessment is noted as being \$1,450.

(TAX STATEMENT, 1944, MARKED EXHIBIT NO.4)

And I am filing as Exhibit 5 the appraisal of first of all, Johnson, Reeve & Watson, dated



1 July 19, 1942. The appraised value is \$1,000.

2 On October 18, 1943, the appraisal of Pemberton  
3 Realty Corporation Limited, and their appraised value  
4 is \$800. I tender those as Exhibit 5.

5 (TWO APPRAISALS, MARKED EXHIBIT NO.5)

6 MR. BEST: Q. The appraisal of Pemberton  
7 states that the house is in a very run-down condition.  
8 That was made in October 1943. When did you leave the  
9 house? A. May 1942.

10 Q. What do you say about the general condition  
11 of the house at the time you left it?

12 A. There was nothing wrong with the house about  
13 the time we left. The fence might have needed a little  
14 repairing but the house, itself, was in good condition,  
15 sir.

16 Q. Do you know how old the house was?

17 A. I do not know.

18 Q. You would not have any idea how old it  
19 was when you bought it in 1927?

20 A. No.

21 Q. I see. Could you tell us about this offer  
22 of Kashyo made in 1940 for \$4,000.? Was that made  
23 to yourself or to your husband, or to your daughter?  
24 I take it that your husband owned the property in 1940?

25 A. Mr. Kashyo was quite an old friend of the  
26 family and the talk was between him and my husband, but,  
27 because of the children and the various other circum-  
28 stances, I did not wish to sell at that time.

29 Q. You know as a fact that Mr. Kashyo offered  
30





1 to pay \$4,000., for the house?

2 A. Yes. The offer was for \$4,000., but we  
3 refused to sell at that time.

4 Q. And do you know whether it was a cash  
5 offer or whether he wanted them to take a large  
6 mortgage back?

7 A. If we had been willing to sell he was  
8 prepared to pay cash, he had plenty of money.

9 Q. I see. Now, apparently you left all your  
10 furniture and personal goods in the house?

11 A. Yes.

12 Q. And, there is one rather large item  
13 of which apparently the Custodian had no record. I  
14 refer to a dinner set for six for which you claim  
15 \$110. Was that a set of dishes?

16 A. Yes. It was a set for 12 people.

17 Q. It was a set for 12 people?

18 A. Yes.

19 Q. And, how old was it?

20 A. It was bought about three years before  
21 evacuation and had hardly been used.

22 Q. Where did you buy it?

23 A. At the Hudson's Bay Company.

24 Q. In Vancouver?

25 A. Yes.

26 Q. Do you know the type? Was it English  
27 bone china, or what?

28 A. It was English china, but I do not know  
29 whether or not it was bone or any other in particular.  
30



1 Q. How long had you had these, this two-burner  
2 gas plate? A. About five years.

3 Q. About five years. Had it been used  
4 constantly prior to evacuation?

5 A. No. We had another stove at the store  
6 and we used to eat there most of the time, so the two-  
7 burner gas plate was not used very much.

8 Q. Now, about this five-piece bedroom suite,  
9 which you value at \$350., how long had you had it?

10 A. About 10 years. Maybe only about seven  
11 or eight years.

12 Q. And according to your claim here you  
13 paid \$425. for it. Is that correct?

14 A. It had belonged to the Consul. He was  
15 going home and he asked us if we would like to buy it.

16 Q. And you paid him \$425. for it?

17 A. Yes. He is said to have paid about \$600.  
18 for it.

19 Q. In respect of this three-piece chesterfield  
20 suite which was apparently purchased at the same  
21 time for \$375., was that purchased from the Consul,  
22 too?

23 A. That was purchased at Spencer's Department  
24 store.

25 Q. In respect of this Japanese mandolin, for  
26 which you are claiming, where did you purchase it?

27 A. In Japan.

28 Q. I see. How long ago?

29 A. About three years prior to evacuation.  
30



1 Q. And can you tell us in Canadian money  
2 how much you paid for it? A. Yes. About \$30.  
3 in Canadian currency; I think about 200 Yen, Japanese.  
4

5 Q. All right, thank you.

6  
7 MR. CHRISTIE: I am tendering as Exhibit 6, the  
8 Certificate of Encumbrance.

9 (CERTIFICATE OF ENCUMBRANCE, MARKED  
10 EXHIBIT NO.6)

11 I am tendering as Exhibit 7, two tenders,  
12 one from Pemberton Realty Corporation Limited, dated  
13 July 20, 1944 and it is in the amount of \$1,000.

14 The second one is dated July 25, 1944, from  
15 Campbell & Pemberton in the amount of \$1,000.

16 I will file these as Exhibit 7.

17 (TWO TENDERS, MARKED EXHIBIT NO.7)

18 THE SUB-COMMISSIONER: That is for the Real  
19 Property?

20 MR. CHRISTIE: Pardon, your honour?

21 THE SUB-COMMISSIONER: That is for the Real  
22 Property?

23 MR. CHRISTIE: That is for the Real Property,  
24 your honour.

25  
26 CROSS-EXAMINATION BY MR. CHRISTIE:

27 Q. This house was located in an industrial  
28 district along the waterfront? A. Yes. It was  
29 close to the waterfront. There were lots of Japanese  
30 houses in the district.



1 Q. But, it was an industrial district?

2 A. Yes; cannery.

3 Q. And, was there any basement?

4 A. Just a space for the furnace.

5 Q. What was it, dug out of earth?

6 A. Yes. That was cut out of the ground.

7 Q. What do you say about the plaster upstairs  
8 being broken?

9 A. It was not broken at the time we evacuated.

10 Q. In respect of this offer which you had  
11 from Mr. Kashyo, did you receive the offer in writing?

12 A. No. He was an old friend. It was just by  
13 word-of-mouth.

14 Q. Was the offer made to you or to your  
15 daughter, who is the owner?

16 THE SUB-COMMISSIONER: The daughter was not  
17 the owner then.

18 MR. BEST: The husband was the owner then.

19 THE SUB-COMMISSIONER: The offer was in 1940.  
20 It was transferred in 1942.

21 MR. CHRISTIE: On the Certificate of Encumbrance  
22 is it 1942?

23 THE WITNESS: The offer was made to my husband.

24 Q. Were you present when the offer was made?

25 A. Yes.

26 Q. Do you give any reason why it was not  
27 accepted?

28 A. We had several children and  
29 it was close to school and we wished to keep it  
30 ourselves. We did not wish to sell.



1 Q. Was this item of \$200. for a foundation  
2 for posts?

3 A. That also included the cost of some plaster  
4 for the ceilings. Some of the plaster from the ceilings  
5 had fallen.

6 Q. This is for rebuilding; you are including  
7 some other things in it?

8 A. No. It included some painting and repair-  
9 ing and ceiling plaster.

10 Q. \$200.? I think you must be in error there.

11 A. The painting was done afterwards but this  
12 was for the posts and the cement blocks.

13 Q. Where were the cement blocks? The appraiser  
14 says that it was on posts. Were there any cement  
15 blocks under the house?

16 A. The posts were mounted on cement blocks,  
17 square cement blocks.

18 Q. Let me see the appraisal. Were those  
19 posts which you put in, in 1930, entirely new then?

20 A. Yes. They were new wooden posts mounted  
21 on the new cement blocks, because they had rotted at  
22 the bottom.

23 Q. How much of that \$500. was <sup>for</sup> decorating the  
24 interior?

25 A. Well, we made repairs to the toilet and  
26 put a four-foot sunporch around one part of it.

27 Q. To how much did that amount?

28 A. Including the repairs to the toilet and  
29 the building of the sunroom and the redecorating,  
30



1 everything together was \$500.

2 Q. Can you break it down for us at all?

3 How much was for the roof and how much was for the  
4 cement walk? A. I do not remember. That was the  
5 amount of the cheque at that time for the whole thing.

6 Q. You said this was the amount of the cheque.  
7 Did that go to one person?

8 A. No. It was for three or four different  
9 cheques. This was the total of three or four different  
10 cheques, one for the paper hanging, one for the  
11 painter and one for the carpenter and somebody else.

12 Q. Was this \$200. for the painter or did  
13 your husband paint the house?

14 A. Yes. That was done by a painter named  
15 Kobayashi.

16 Q. To whom was this house rented?

17 A. About three months after I was evacuated  
18 to Mr. Kashyo's servant.

19 Q. What was his name?

20 A. I think the name of the person in the house  
21 was Kojima, a servant of Kashyo's, but we received  
22 the rent from Kashyo.

23 Q. Have you any knowledge of a George Dodds  
24 as tenant? A. He was in there just looking

25 after our things. He was paying no rent.

26 Q. Were the goods left in his care?

27 A. Yes. He was just watching our things for  
28 us.

29 Q. That hardly answers my question. Were  
30



1 the goods left in the house with Mr. Dodds, in his  
2 custody when you evacuated the property?

3 A. Yes.

4 Q. How old was this wicker arm-chair which  
5 you estimate at \$20., and which was sold for \$2.?

6 A. It was about a year or so old. It was of  
7 woven wire.

8 Q. Of woven wire? A. Apparently it was  
9 not wicker.

10 Q. Of what kind of material was this bedroom  
11 suite? Was it walnut or mohogany, for which you  
12 say you paid \$425.?

13 A. It was hardwood.

14 Q. Hard wood. That covers a multitude of  
15 sins. What kind of hardwood?

16 A. I do not know what kind it was but it was  
17 very good.

18 Q. Well, of what was the chesterfield suite?  
19 Of what kind of wood was it made?

20 A. That was not made of wood.

21 Q. It must have been partly made of wood.

22 THE SUB-COMMISSIONER: If she did not know what  
23 the bedroomroom suite was made of she would not  
24 know of what the chesterfield suite was made.

25 MR. CHRISTIE: She estimates it at \$300., and  
26 it sells for \$25. There is, evidently, something wrong  
27 somewhere. There is a great disparity there.

28 THE SUB-COMMISSIONER: Yes.

29 MR. CHRISTIE: Q. With what was it covered?  
30



1 A. A brown sort of plush material.

2 Q. What was its condition?

3 A. It was in good condition. There was  
4 nothing wrong with it.

5 Q. Where were these dishes, the dinner set  
6 for six of which the Custodian has no record? Where  
7 was it left?

8 A. It was in the cupboard in the kitchen.

9 Q. And, was Mr. Dodds to have the use of it?

10 A. He was living by himself. He would not  
11 need to use it.

12 Q. Was he not living in the house?

13 A. He was living in the house by himself.  
14 He was single.

15 Q. My information is that he was to have  
16 the use of certain of these chattels. Is that correct  
17 or not correct?

18 A. Yes. It was all right for him to use the  
19 furniture, such things as the sofa and that kind of  
20 thing.

21 Q. I think that is all. I will have to  
22 bring back the other witness.

23 THE SUB-COMMISSIONER: Q. In respect of the  
24 furniture and dishes and so on, were they left in  
25 their places in the house or were they all stored in  
26 one part of the house?

27 A. The dinner set was left in boxes in the  
28 cupboard in the kitchen, the bedroom suite was  
29 put in a room upstairs.

30





1 Q. The room in which it was used. Was it  
2 still all set up ready to use?

3 A. No. It was all packed up.

4  
5 RE-EXAMINATION BY MR. BEST:

6 Q. You told, I believe, previously that the  
7 \$200. paid for rebuilding the foundation was paid  
8 for cement blocks and raising the house. Was it  
9 necessary to have the house raised to put in these  
10 new foundation blocks? A. Yes.

11 Q. I see. That is all, thank you.

12  
13 MISS KAZUE NODA, resumed.

14 MR. BEST: She has already been sworn.

15 CROSS-EXAMINATION BY MR. CHRISTIE:

16 Q. I produce a J.P. Form dated May 9, 1942.  
17 That is your signature? A. Yes.

18 Q. Now, on this statement of personal property  
19 owned you say: "Located at 320 Alexander Street,  
20 Vancouver, B.C., & will be left in care there  
21 by Mr. Geo. Dadds, 392 Powell Street, Vancouver,  
22 B.C. 5 pce bedstead, 1 gas stove, 8 chairs,  
23 key given to Geo. Dadds, 3 pce Chesterfield,  
24 1 rug, picture frames, 1 table, 1 coal stove,  
25 kitchen utensils, 1 safe, 2 sofas and for his  
26 use."

27 Did you mean that all these chattels were for his  
28 use?

29 A. Well, I exactly do not know because mother  
30



1 and dad talked to him about those things.

2 Q. You signed the claim here and you are  
3 making a statement here. Did you sign a claim without  
4 knowing what you meant there?

5 A. Well, they told me ---

6 THE SUB-COMMISSIONER: Q. Who told you?

7 A. My mother and dad.

8 MR. BEST: Actually she was a minor at the  
9 time, 18 years old, at the time she signed it.

10 MR. CHRISTIE: I am filing the J.P. Form as  
11 Exhibit 8.

12 (J.P. FORM, MARKED EXHIBIT NO.8)

13 Q. I want to show you a further list here:  
14 "Inventory of furniture left at 320 Alexander  
15 Street."

16 Is that your signature? A. Yes, sir.

17 Q. And, dated October 20, 1942. Is there  
18 anywhere on the list those dishes which you valued at  
19 \$110.? Would you look over the list?

20 A. I do not see it there.

21 Q. You do not see it there. Did you forget  
22 about it at the time?

23 A. Well, that would be up to my mother.  
24 She took care of those things. I just signed. I did  
25 what I was told, that is all.

26 Q. You received a letter, this inventory  
27 from the Custodian and the Custodian wanted to make  
28 sure and the Custodian asked you to sign that and  
29 you signed that as being all the goods left there.

30 Is that correct? A. Yes, sir.



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THE SUB-COMMISSIONER: Q. How old are you?

A. I am 24 now.

MR. BEST: The J.P. Form shows her age as being 18 at that time.

MR. CHRISTIE: Q. I do not suppose you would know Mr.Dodd's signature? A. No.

MR. CHRISTIE: I am filing this inventory dated October 27, 1942, signed by the claimant and also an inventory which is the same as the other one, signed by the tenant, George Dodds and in pencil down here is October 22, 1942.

I tender that as Exhibit 9.

(TWO INVENTORIES, MARKED EXHIBIT NO.9)

Q. In your claim you list about 100 items instead of the 11 items which were in this J.P. Form. How did you make that up, referring to this list of 100 items?

A. I am sure I do not know. My mother ---

MR. BEST: She obviously did it from the stuff to your knowledge you sold.

MR. CHRISTIE: Q. Would it be a fair statement that you made up your claim list from the goods which were sold at auction?

A. I am afraid I do not know.

Q. You do not know? A. No.

Q. I am filing as Exhibit 10 the auctioneer's sheets, which I have gone through, and which have been checked by the Custodian which seem to be the same as her claim list. Evidently the claim was made



1 up from the goods sold at auction. It will be  
2 Exhibit 10.

3 (AUCTIONEER'S SHEETS, MARKED EXHIBIT NO.10)

4 Q. Did you have shipped to you the following  
5 goods? Two willow cases, one wooden case and one  
6 remember  
7 sewing bench? Do you receiving those by shipment?

8 A. No, I do not know. I do not remember.

9 MR. BEST: It may be on this list.

10 MR. CHRISTIE: There is a bench there but I  
11 do not know what kind of bench.

12 MR. BEST: They only value it at one dollar.  
13 I do not know whether it would be the same.

14 MR. CHRISTIE: Q. I am showing you a telegram  
15 dated October 12 to Mr. Charlie Moore. It says:

16 "Can you get a better price on last offer name  
17 your own price on bedroom suite if wanted."

18 Did you send that telegram?

19 A. My mother did.

20 Q. It is signed "K. Noda."

21 A. The initials are the same.

22 Q. Do you know anything about it?

23 A. Yes, sir.

24 Q. Which bedroom suite was it?

25 A. I am not sure which one it is, but I think  
26 it is the five-piece bedroom suite.

27 Q. Was it the five-piece bedroom suite which  
28 you bought from the Japanese Consul?

29 A. I cannot say.

30 MR. CHRISTIE: You are not claiming for the  
safe?



1 MR. BEST: No. The only thing there is any  
2 dispute about is these dishes. The Custodian sold  
3 all the rest of the stuff.

4 MR. CHRISTIE: I am filing this, these two  
5 documents as one exhibit, Exhibit 11. One is a  
6 telegram; the other is a letter dated September 18,  
7 1944 from W.C. Moore to the Custodian.

8 (TELEGRAM AND LETTER, MARKED EXHIBIT NO.11)

9 I think that is all, thank you.

10 THE SUB-COMMISSIONER: Anything more, Mr.  
11 Best?

12 MR. BEST: No, your honour, thank you.

13  
14 MR. CHRISTIE: I have certain exhibits to  
15 file, your honour.

16 I am tendering as Exhibit 12 the Real Estate  
17 Summary and the Personal Property Summary.

18 (REAL ESTATE SUMMARY & PERSONAL PROPERTY  
19 SUMMARY, MARKED EXHIBIT NO.12)

20 I am tendering as Exhibit 13 the Analysis of  
21 Personal Property claim.

22 (ANALYSIS OF PERSONAL PROPERTY CLAIM,  
23 MARKED EXHIBIT NO.13)

24 I think that concludes the exhibits.

25 It is submitted, your honour, that the real  
26 property was sold at its fair market value.

27 It is submitted that those articles of Personal  
28 Property which were sold at auction were sold at their  
29 fair market value.

30 It is submitted that the Custodian is not  
responsible for the article of personal property of



1 which he had no record and which was not sold by him.

2 That concludes the defence, your honour.

3 (PROCEEDINGS ADJOURNED SINE DIE)

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

*A.G. Veitch*

7 "A.G. VEITCH"  
8 Official Reporter.

9

10 I, M.A. Miller, Deputy Commissioner,  
11 appointed to hear a Commission to investigate  
12 claims of Japanese Canadians for property loss,  
13 do certify the foregoing is a true copy  
14 of the evidence heard on the within claim.

*M.A. Miller*

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(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")

*Macaulay, Nicols, McMillan & Co., Ltd., Vancouver B.C.*

(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 \$ \_\_\_\_\_

*Less amt. credited from trust.* TOTAL CLAIM FOR PROPERTY LOSS \$ *1356.93*

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) - - - - - \$ *5197.51*

(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.)

*To me.*

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, *Noda Kazue* of the *City*  
 of *Toronto* in the *County of York*

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* ) *Kazue Noda*  
 this *27<sup>th</sup>* day of *November* )  
 A.D. 1947. *Ernest Brown* 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.



5 e Itemized description of personal property			
Step ladder	1.00	Vases	10.00
Basket of seaters	1.00	Vases	10.00
Slave board	1.50	Pails	6.00
3 Small cabinets	10.00	Tea set	20.00
Brass kettle	16.00	Plates	10.00
Lawn mower	27.00	Tray	18.00
Baskets	2.00	Cruet	3.00
Bowls	15.00	Sewing basket	2.00
Jardinier	2.00	Light shades	5.00
Jars	5.00	Cups & saucers	9.00
Plant pots	3.00	Box of cups	15.00
2 burner gas plate	15.00	Dishes	10.00
Box of cups	7.50	Tins	1.00
Tea pots	6.00	Case of Talcum powder	8.00
Preaster	2.00	Lamp fixture	13.00
Rice bowl	1.00	Straw hats	1.00
Electric heater	12.00	2 suit cases	5.00
Miscellaneous & light shade	3.00	Gun cleaning rods	1.00
Metronome	6.00	Tools	2.00
Electric iron	8.00	Floor polisher	6.00
Glass ware	9.00	Tools (garden)	12.00
Tray horse	5.00	Miscellaneous	6.00
Box of junk	4.00	Rods for drapes	3.00
X-mas decorations	6.00	3 Empty drawers	3.00
Miscellaneous cutlery	2.00	Display stand	6.00
Rice bowl	2.50	Childs clothes rack	2.00
Box of Plate & forks	10.00	2 H.M. tables	4.00
Vases	3.00	Small bench	1.00
Dishes	8.00	Drap leaf table	4.00
2 Ornaments	7.00	Wicker arm chair	20.00
Tea set	18.00	Cocoa mat	3.00
Crackery	5.00		
2 ornaments	12.00		
Ink stand	5.00		
Laquer ware	8.00		

3 chairs - - - - -	4.50
3 child's chair - - - - -	1.00
old wall clock - - - - -	3.00
old bridge lamp - - - - -	3.00
Winnipeg couch - - - - -	18.00
Bed & coil spring - - - - -	30.00
Ext. couch & mattress - - - - -	15.00
Small table - - - - -	3.00
Oak hall seat - - - - -	6.00
Bamboo stool - - - - -	1.00
Hall seat - - - - -	6.00
Chest of drawers - - - - -	65.00
Vanity & bench - - - - -	70.00
Carved table - - - - -	8.00
Umbrella stand - - - - -	6.00
5 pc. bedroom suite - - - - -	350.00
Tri-light lamp - - - - -	25.00
Dining table & chairs - - - - -	40.00
Bridge lamp - - - - -	6.00
End table - - - - -	15.00
Chesterfield table - - - - -	25.00
End table with shelves - - - - -	5.00
3 pc. Chesterfield - - - - -	300.00
Heater - - - - -	11.00
Lumber - - - - -	6.00
3 Cracks - - - - -	8.00
Basket & Plaque - - - - -	2.00
Ornament - - - - -	1.50
Coat hangers - - - - -	1.00
Dinner set for 6 - - - - -	110.00

Japanese mandolin - - - - -	35.00
Books etc.	
Carton festival goods	7.00
Trunk - - - - -	10.00
Charts - - - - -	3.00

NODA, Kazuo

(Claimant's Name)

**REAL ESTATE**  
(Other than farm)

EXHIBIT No. 1166-1  
DATE OCT 25 1948  
FILLED BY R A Best

06552

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)

7

Frame

Residence

25 x 122

1927

House purchased by claimant's father in 1927 and transferred to his daughter, the claimant, Feb. 3, 1942.

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

\$3650.00

1930 - Foundation rebuilt \$200.00  
 1927 - New cement sidewalk from house to lane at rear of lot  
 - New fence on 4 sides  
 - New roofing 500.00  
 - New sink in bathroom  
 - Interior redecorated  
 1933 - House repainted inside and outside 200.00

Land \$ 800.00

Improvements 4000.00

\$4800.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Mr. Kashyo offered the claimant \$ 4,000.00 for the property in 1940 but the claimant rejected the offer.

Assessment 1944:

Land \$ 700.00

Improvements 750.00

\$1450.00

Summary:

Original claim form \$ 4,800.00

Sold by Custodian 1,000.00

\$ 3,800.00

Kazuo Noda.  
Signature

NODA, Kazuo (Miss)  
(Claimant's Name)

PERSONAL CHATTELS

EXHIBIT No: 1166-2 -6552  
Reg. No.  
DATE OCT 3 1948  
FILLED BY R A Res E

<u>Description of Major Items (and particularly of goods lost, stolen or destroyed)</u>	<u>Approximate Date Purchase</u>	<u>New or Used When Purchased</u>	<u>Price Paid</u>	<u>Condition when Evacuated</u>	<u>Estimated value at Date of Evacuation</u>
2 Burner Gas Plate	1939	New	\$ 45.00	Good	\$ 15.00
Wicker Arm Chair	1939	"	25.00	"	20.00
Chest of Drawers	1938	"	75.00	"	65.00
Vanity and Bench	1936	"	81.00	"	71.00
5 pc. Bedroom Suite	1936	"	425.00	"	350.00
3 pc. Chesterfield Suite	1936	"	375.00	"	300.00

The claimant is claiming on the chattels listed in Column 3 of the Analysis of Personal Property Claim valued at \$ 1,668.50

Description of Storage of Goods:

Summary

Estimated value \$ 1668.50 ✓  
Sold by Custodian 383.00  
\$ 1285.50

General Statement as to Chattels not Described above:

Additional Comments, if any:

Kazuo Noda  
Signature

EXHIBIT No. 1166-2  
DATE OCT 25 1948  
FILLED BY K. A. Christie

NODA, Kazue  
Evac. File #8277  
320 Alexander St., Vancouver, B. C.



Picture Taken April 8, 1943.

**IMPORTANT**

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

**1944**

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

DETAILS OF GENERAL LEVY

Rate on \$	Taxes Levied
18.982 Mills General Purposes	\$ 4,022,403.95
16.359 " Interest and Installments	3,466,671.19
17.159 " Schools	3,636,222.30
32.500 " Gross	\$11,125,297.44

**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.

**CITY OF VANCOUVER**

**TAX STATEMENT, 1944**

City Hall 453 West 12th Avenue

ASSESSMENT FOR TAXATION, 1944

Land	\$110,762,180
Improvements	101,148,248
Total Value for Taxation	\$211,910,428

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

EXHIBIT No. 1166-4  
 DATE OCT 25 1948  
 FILED BY D (1) - 59.19  
 NOV-22-44  
 PAID  
 EVACUATION SECTION  
 Notice Mailed  
 8277  
 22/11/44

ASSESSED VALUE		VALUE FOR TAXATION	TAXES, LOCAL IMPROVEMENTS, SPECIAL ASSESSMENTS AND MISCELLANEOUS A/CS IN ARREARS					LOCAL IMPROVEMENTS SPECIAL ASSESSMENTS AND MISCL. A/CS. 1944	CURRENT GENERAL TAXES 1944	TOTAL DUE (EXCLUDING INTEREST)	INTEREST ON ARREARS	REBATE ON CURRENT GENERAL TAXES ONLY	Nett amount if paid on or before JULY 3rd, 1944
IMPROVEMENTS	LAND		CONSOLIDATED		NOT CONSOLIDATED								
			CAPITAL SUM	INSTALLMENTS DUE	1941 & PRIOR	1942	1943						
700	750	1100						1 44	57 75	59 19 <del>59 77</del>	<del>2 31</del>	59.19 <del>57.46</del>	
PAYMENT ON A/C APPLIED													

REBATE ON CURRENT GENERAL TAXES:  
 4% if paid on or before 3rd July, 1944.  
 3% if paid on or before 3rd August, 1944.  
 2% if paid on or before 5th September, 1944.  
 1% if paid on or before 3rd October, 1944.

**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.

Kazue Noda,  
 % The Custodian of Enemy Property.  
 506 Royal Bank Building,  
 Vancouver, B.C.  
 B928  
 LOT. 5  
 BLK. 40  
 D.L. 196

ROLL No. Description of Property  
 NOTE.—Is your property correctly described?

*John Grant Ch*  
*Chow W.*  
*File # 8277*  
*Catalogue No 5*  
*Out*



EXHIBIT No. 1166 - 5  
DATE Oct. 25 1948  
FILED BY K. A. Christie

JOHNSON, REEVE AND WATSON

Bank of Nova Scotia Building,  
Vancouver, B. C.

19th July, 1943.

The Custodian's Office,  
Vancouver, B. C.

File No. 8277

Dear Sir:

Catalogue No. 5  
Lot 5 Block 40 D.L. 196  
320 Alexander Street

We have inspected this property and beg to report as follows:

Location Waterfront industrial district.  
Land 25' x 122'. above street level with high bank  
Building 2 storey frame house, no basement. siding walls. shingle roof. close to lot boundaries, no side yards. 1st floor, 3 rooms, 2nd floor, 4 rooms. no bathroom - w. c. and sink on 2nd floor.  
Condition. The house is very old and the exterior woodwork is rotten in places. The floors slope indicating rot in wood foundations. The plaster upstairs is loose and broken in places. No sash cords in upstairs windows.  
Rent Nil  
City  
Assessment \$1,450 (Land \$750. Building \$700)  
Taxes \$58.80  
Appraisal The land requires expensive excavation to street level for commercial use. If and when required for commercial use the building would be destroyed so that its value is temporary. As long as the house remains the commercial value of the land is deferred and should be discounted. We are of the opinion that the fair market value of this property is \$1,000.

Yours faithfully,

JOHNSON, REEVE & WATSON

Per "D. W. Reeve"

DWR

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

Feb. 23, 1949

*M. C. McLaughlin*



Attached to 1166 - 5

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street

Vancouver Canada

October 18, 1943.

Catalogue #5

320 Alexander St., 5/40/196

This is a very old 7-room, 2-storey frame house. Post foundation. Close to the ground, without ventilation, sills may be bad. Is in very run down condition.

Value . . . . . \$800

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM-JM

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

Feb. 23, 1949

*W. G. Moore*

1166 - 6

EXHIBIT No. \_\_\_\_\_  
DATE Oct. 25 1948  
FILED BY K. A. Christie

CERTIFICATE OF ENCUMBRANCE  
LAND REGISTRY OFFICE

VANCOUVER, B. C.

No. \_\_\_\_\_  
File No. 8277 minutes 11 A.M. 14th day of November, 1942.

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

City of Vancouver,  
Lot 5,  
Block 40,  
District Lot 196,  
Group 1, New Westminster District,  
Plan 196.

viz:

Registered Owner: Kazue Noda (Spinster)  
362 Alexander Street  
Vested in the custodian see filing 34749.  
Volume 1049, Folio 71125 L. Indef.

Registered Charges: None

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.

To:-Custodian's Office

"C.M.M."

~~Te~~

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

Feb. 23, 1949

*M. J. C. McLaughlin*

GENOA BOND

EXHIBIT No. 1166 - 7  
DATE Oct. 25 1948  
FILED BY K. A. Christie

PEMBERTON REALTY CORPORATION LIMITED

418 Howe Street

Vancouver Canada

July 20, 1944.

Department of the Secretary of State,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B. C.

Re Catalogue #5,  
320 Alexander Street.

Dear Sir:

We have received an offer of \$1,000 on the above property.

Kindly advise us.

Yours very truly,

PEMBERTON REALTY CORPORATION LIMITED.

"W. G. Moore"

W. G. Moore.

WGM/JM

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

Feb. 23, 1949

*W. G. Moore*

Attached to 1166 - 7

CAMPBELL & PEMBERTON

Real Estate and Financial Brokers

506 Crown Building  
615 W. Pender Street,  
Vancouver, B. C.  
25th July, 1944

F. G. Shears Esq.,  
Office of the Custodian,  
Department of the Secretary of State,  
506 Royal Bank Building,  
Hastings and Granville,  
Vancouver, B. C.

Dear Sir:-

re Catalogue #5 - Japanese Properties  
320 Alexander Street

On behalf of a Client, we hereby offer to purchase the above property for the sum of \$1,000.00 and enclose herewith our certified cheque for \$100.00 being 10% of the purchase price.

On receipt of your advice that this offer is accepted we will advise you of the name, address and occupation of our Client.

Yours very truly,

CAMPBELL & PEMBERTON,

per "F. G. Campbell"

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

Feb. 23, 1949

*M. C. McLaughlin*

OFFICE OF THE CUSTODIAN

"2 copies made"

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. 1166 - 8

("Minto City")

NAME: NODA Kazue

DATE: Oct. 25 1948

HOME ADDRESS: 362 Alexander St., Vancouver, B. C.

FILED BY: K. A. Christie

REGISTRATION NUMBER 06552

SEX: Female

AGE: 18

OCCUPATION: None

(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? No

NAME OF WIFE OR HUSBAND: None

ADDRESS OF WIFE OR HUSBAND: None

NAMES OF ANY LIVING CHILDREN: None

ADDRESS OF CHILDREN: None

AGE OF CHILDREN: None

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

1. LOCATION AND DESCRIPTION: Located at 320 Alexander St., Vancouver, B. C. Lot 5, Block 40, D. L. 196 "File No. 71125L"

2. BUILDINGS AND OTHER IMPROVEMENTS: 6-room wooden frame dwelling house, wood shed

3. INSURANCE (Give particulars; state where policies are) \$2,000.00 Sentinel Fire, Vancouver, B. C. #82650 "in possession of mother, Kikuno Noda"

4. TAXES (Amount and where payable) \$60.00 payable at City Hall, Ven., B. C. Paid for 1942

5. ENCUMBRANCES (Including any unregistered claims or deposit of title deed) None

6. OCCUPANCY AND LEASES (If vacant so state) "now occupied by" M. Kasho, \$25.00 per month, paid to

Apr. 30, 1942 "who will move out May 31/42 and Geo. Dodds 392 Powell Street who will occupy the house upon payment of water rates and electricity for the duration of the war - owner expects to keep up taxes."

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: ..... in mother's possession,  
362 Alexander St., Vancouver, B. C.  
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: ..... Located at 362 Alexander St., Vancouver, B. C.  
11 - room brick building  
2. LANDLORD'S NAME AND ADDRESS: ..... Lives with parents  
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:.....  
Located at 320 Alexander St., Vancouver, B. C., & will be left in care there  
by Mr. Geo Dadds, 392 Powell St., Vancouver, B. C.  
5 pce bedstead ..... 1 gas stove ..... 8 chairs ..... Key given to Geo Dadds  
3 pce Chesterfield ..... 1 rug ..... picture frames  
1 table ..... 1 coal stove ..... kitchen utensils  
1 safe ..... 2 sofas ..... "and for his use"  
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 CARRIED ON .....  
W. Pender St., Vancouver  
5. MORTGAGES, LIENS AND  
OTHERS: ..... None  
6. MONEYS OWING TO YOU  
By M. Kasho, 320 Al  
7. BONDS, DEBENTURES, S  
None  
8. BANK ACCOUNTS:  
9. LIFE INSURANCE: \$2,  
Vancouver, B. C. #2444  
10. INTEREST IN ANY ESTAT  
11. SAFETY DEPOSIT BOX:.....

LIABILITIES:

1. PERSONAL DEBTS: .....  
2. TRADE DEBTS: .....

I, the undersigned, hereby vol  
tected area as set out above, excep  
tures, bonds or other securities, if

I certify that the above inform  
every description in any protected  
and indirect.

Dated this 9th day of

"A. G. McArthur"

Witness

FOR DEPARTMENTAL USE.....

None

4. INSURANCE CARRIED ON ABOVE PROPERTY: \$1,000.00 Seeley & Co. Ltd., 640 W. Pender St., Vancouver, B. C. Policy in mother's possession. #unknown.

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

St., Vancouver, B. C.

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) By M. Kasho, 320 Alexander St., Van., B. C. \$25.00 rent "for month of May"

PAID: None

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) None

paid) None

8. BANK ACCOUNTS: None
9. LIFE INSURANCE: \$2,000.00 Investors Syndicate of Canada Ltd. Vancouver, B. C. #2444. Policy in possession of mother

10. INTEREST IN ANY ESTATES OR TRUSTS None

11. SAFETY DEPOSIT BOX: None

LIABILITIES:

1. PERSONAL DEBTS: None

FURNITURE, FIXTURES, PERSONAL EFFECTS:
left in care there.

2. TRADE DEBTS: None

Key given to Geo Dadds

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 9th day of May, 1942

"A. G. McArthur"

Witness

(Signature) "K. Noda"

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

FOR DEPARTMENTAL USE

Feb. 24, 1949

[Handwritten signature]

Inventory of Furniture left  
at 320 Alexander Street

Kitchen

2 Deal Tables  
Lawn Mower  
Small Gas Plate

Office

Kitchen Utensils (stored in cupboard)  
Ironing Board

Dining Room

Safe (large, possible 1000 pounds)  
Couch  
Small Wood Stove

Front Room

Chesterfield with two Chairs  
Centre Table  
Dressing Table

Hall

Hat Stand  
Hall Seat

East Bedroom

Bed and Mattress  
Dressing Table  
Chesterdrawers

S. W. Bedroom

Bed and Springs

North West Bedroom

Two Beds  
Two Springs  
Two Mattresses  
Couch with Mattress  
Vacuum Cleaner  
2 Lamp Stands  
Two Packing Cases  
One Easy Chair

(signed) "George Dodds"

"L Oct. 22/42"

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

Feb. 24, 1949

*C. McHughan*



NAME NODA, Kazue

EXHIBIT No.                     

DATE Oct 25 1948

REGISTRATION NO. 06552

FILED BY K.A.Christie  
FILE NO.                     

8277

The following chattels were sold by public  
auction at 1047 Seymour St, Vancouver on October 19, 1944

Step ladder	0.50
Basket of sealers	0.10
Sleeve board	0.10
3 small cabinets	1.00
Brass kettle	9.00
lawn mower	27.00
Baskets	1.00
Bowls	3.55
Jardinier	0.95
Jars	1.00
Plant pots	0.45
2 burner gas plate	5.00
Box of cups	1.60
Tea pots	0.90
Decanter	0.75
Rice Bowl	0.35
Electric heater	4.25
Miscellaneous goods and light shade	1.00
Metrenone	2.25
Electric iron	1.60
Glass ware	3.50
Toy horse	2.25
Box of junk	1.70
Xmas decorations	2.60
Miscellaneous cutlery	0.50
Rice bowl	0.60
Box containing plate and forks	1.50

Total	Carried forward	\$ 74.30
<del>Less Expenses:</del>		\$
<del>Net Proceeds credited:</del>		\$

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

Remarks:

NAME NODA Kazue

REGISTRATION NO. 06552

FILE NO. 8277

The following chattels were sold by public

auction at 1047 Seymour St., Vancouver October 19, 1944

	Brought forward	\$ 74.90
Vases		0.75
Dishes		1.25
2 Ornaments		2.20
Tea set		2.00
Crockery		2.30
2 Ornaments		2.10
Ink Stand		1.00
Lacquer ware		2.65
Vases		2.05
Vases		2.50
Dolls		1.00
Tea set		2.00
Plates		1.75
Tray		1.00
Cruet		1.00
Sewing Basket		0.85
Light shades		0.25
Cups and saucers		3.70
Box of cups		5.00
Dishes		2.50
Tins		0.20
Case of powder(talcum)		2.75
Lamp fixture		3.50
Straw hats		0.50
2 Old suit cases		1.00
Gun cleaning rods		0.25
Total	Carried forward	\$ 120.95
<del>Less Expenses</del>		\$
<del>Net Proceeds Credited</del>		\$

~~Members of Custodian Staff Present~~

~~Extracted from Auctioneering List No.~~

~~Remarks~~

NAME NODA <sup>A</sup> azue

REGISTRATION NO. 06552

FILE NO. 8277

The following chattels were sold by public  
 auction at 1047 Seymour St., Vancouver on October 19<sup>th</sup> 1944

	Brought forward	\$ 120.95
Tools		0.60
Floor polisher		2.00
Tools (garden)		4.05
Miscellaneous		2.30
Rods for drapes		1.00
3 empty drawers		0.55
Display stand		1.25
Child's clothes rack		0.45
2 small H.M. tables		0.10
Small bench		0.35
Small drop leaf table (short legs)		1.00
Wicker Arm Chair		2.00
Cocoa mat		0.65
3 chairs		0.50
2 child's chairs (no backs)		0.25
Old wall clock		1.00
Old bridge Lamp		0.70
Winnipeg Couch		3.75
Bed and coil spring		11.75
Extension couch and mattress		5.00
Small table		0.45
Oak hall seat		2.20
Bamboo stool		0.45
Hall seat		2.00
Chest of drawers		25.00
Vanity and bench		28.00

Total

Carried forward \$ 218.80

~~Less Expenses:~~

~~Net Proceeds Credited:~~

~~Members of Custodian Staff Present.~~

~~Extracted from Auctioneering List No.~~

~~Remarks:~~

NAME NODA Kazue

REGISTRATION NO. 06552

FILE NO. 8277

The following chattels were sold by public  
auction at 1047 Seymour St., Vancouver on October 19, 1944

	Brought forward	\$	218.80
Carved table			2.75
Umbrella stand			0.75
5 piece bedroom suite			76.00
Tri-light lamp			16.00
Dining table and 6 chairs			13.00
Bridge lamp			3.00
End table			1.95
Chesterfield table			8.00
Edn table with shelves			1.65
3 piece chesterfield			25.00
Heater			3.25
Lumber			0.50
3 Crocks			2.95
Basket and plaque			0.60
Ornament			0.70
Coat hangers			0.10

Total			\$	275.00
Less Expenses:	Auctioneer's fee	\$37.50		
	Advertising:	11.54	\$	70.04
	Moving	21.00		
Net Proceeds Credited:			\$	304.96

Members of Custodian Staff Present. Mr Smith

Extracted from Auctioneering List No. Vancouver 514

Remarks:

"Original sent Dec 27/1944"

NAME NODA Kazue

REGISTRATION NO. 06552

FILE NO. 8277

The following chattels were sold by public

auction at Vancouver, B.C. on November 28th 1945

Books	\$.50
Jap mandolin etc.	1.25
Carton of Festival goods	2.50
Trunk	2.75

Total		\$. 7.00
Less Expenses:	Auctioneer's Fee	\$ .70
	Advertising	.63
	Moving	.79
		2.12
Net Proceeds Credited:		\$. 4.88

Members of Custodian Staff Present. Mr Wills

Extracted from Auctioneering List No. Vancouver 55

Remarks:

NAME NODA Kazue

REGISTRATION NO. 06552

FILE NO. 8277

The following chattels were sold by public  
auction at Vancouver, B.C. on December 7th, 1945

Charts

\$ 1.00

Total			<u>\$ 1.00</u>
Less Expenses:	Auctioneer's Fee	.10	
	Advertising	.04	\$ .27
	Moving	.13	
Net Proceeds Credited:			<u>\$ .73</u>

Members of Custodian Staff Present.

Mr Wills

Extracted from Auctioneering List No.

Vancouver 56

Remarks:

I hereby certify that the foregoing words (6 pages)  
are a true copy of the original whereof they purport to be a copy.

February 24th 1949

M. Seely

Warehouse .....

Date..... Oct 18, 1944 .....

FILE NO..... 8277 .....

NAME..... NODA .....

ADDRESS: ..... 320 Alexander St. ....

I have examined the undermentioned articles and consider that they have no value.

- 1 Couch
- 1 Mattress - No value -

Auctioneer ,..... "W.G. Willard" .....

The above mentioned articles have been abandoned

... "D.B. Smith" .....

*D.B. Smith*

EXHIBIT No. Oct. 25 1948

DATE.....

FILED BY K. A. ChristieOctober 27, 1942Inventory of Furniture left  
at 320 Alexander Street

Kitchen:                    ~~S 2 Deal Tables~~  
                                 ~~S Lawn Mower~~  
                                 ~~S Small Gas Plate~~

Office:                     ~~S Kitchen Utensils (stored in cupboard)~~  
                                 ~~S Ironing Board~~

Dining Room:             ~~S Safe (large - possible 1000 lbs.)m "sold - see 9-10-44"~~  
                                 ~~S Couch~~  
                                 ~~S Small Wood Stove~~

Front Room:              ~~S Chesterfield with two Chairs~~  
                                 ~~S Centre Table~~  
                                 ~~S Dressing Table~~

Hall:                        ~~S Hat Stand~~  
                                 ~~S Hall Seat~~

East Bedroom:            { ~~Bed and Mattress~~  
                                 { ~~Dressing Table~~  
                                 { ~~Chest-of-drawers~~

S. W. Bedroom:           ~~S Bed and Springs~~

N. W. Bedroom:           ~~S Two Beds~~  
                                 ~~S Two Springs~~  
                                 ~~S Two Mattresses~~  
                                 ~~S Couch with Mattress~~  
                                 ~~S Vacuum Cleaner~~  
                                 ~~S 2 Lamp Stands~~  
                                 ~~S 2 Packing Cases~~  
                                 ~~S 1 Easy Chair~~

*1 bedroom suite sold 18/10/44**S: sold by auction**19/10/44 - Van. 514**This list is very incomplete,  
for list of items sold see  
extract above  
date.*(Signature) "Kazue Noda"

These are all the chattels that I own in the restricted area of British Columbia.

Date "October 20th, 1942"

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

Feb. 24, 1949

*C. McLaughan*



Exclusive Connection  
with  
WESTERN UNION  
TELEGRAPH CO.  
Cable Service  
to all the World  
Money Transferred  
by Telegraph

# CANADIAN NATIONAL TELEGRAPHS



W. M. ARMSTRONG, GENERAL MANAGER, TORONTO, ONT.

## CLASS of SERVICE DESIRED

Full-Rate Message

Day Letter

Night Message

Night Letter

Patrons should mark an X opposite the class of service desired; OTHERWISE THE MESSAGE WILL BE TRANSMITTED AS A FULL-RATE TELEGRAM

RECEIVER'S No.

TIME FILED

CHECK

Send the following message, subject to the terms on back hereof, which are hereby agreed to

XCA - 2

95 A M W8 NL VIA ASH

MINTO MINE BC OCT 12

MR CHARLIE MOORE

392 POWELL STREET VANCOUVER BC

CAN YOU GET A BETTER PRICE ON LAST OFFER NAME YOUR OWN PRICE

ON BEDROOM SUITE IF WANTED.

K NODA

520P

EXHIBIT No. 1166-11  
DATE Oct 25 1948  
FILED BY K. A. Christie  
W

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

February 24, 1949.

*G. Norington*

390 Powell Street  
Sept. 18th.1944

The Custodian Enemy Property  
Royal Bank Building  
Vancouver.

Dear Sir,

This is to inform you that, acting under instructions received from Mrs K Noda, Minto Mines B C., I have shipped to her from her house at 320 Alexander Street the following goods:-

- 2 willow cases containing Bed Clothes
- 1 wooden case containing various sporting goods.
- 1 Sewing Bench.

Also, acting under same instructions and sanction as to price, I have sold one safe from same address. Enclosed please find Certified Check in the amount of One Hundred and Twenty dollars.

Yours Truly,

"W.C. MOORE"

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

February 24, 1949.

*G. Narin*  
.....

File No. 8277

-- SUMMARY ----

January 9th, 1947

-- REAL ESTATE --

Reg. No. 06552

Catalogue No: 5

EXHIBIT No. 1166-12  
DATE Oct 25 1945  
FILED BY R.A. Bluntie

Japanese Name: Kazue NODA (Miss)

Civic Address: 320 Alexander Street, Vancouver, B.C.

Legal Description: Lot 5, Block 40, District Lot 196, Plan 196, Vancouver, B.C.

Classification: Dwelling,

-----

Registered in the name of: Kazue NODA ( spinster)

Title: clear

Sold to: Sophia Horner(widow) for \$1,000.00 Cash as August 9th, 1944.

Title delivered to: Sophia Horner as November 23, 1944. Certificate No. 110055-L. Adjustments completed.

Funds released to account of: Kazue NODA as November 18, 1944.

Chattels: Not involved.

Fire Insurance:  
Building - Transferred to New Owner.

Remarks: These premises were placed in charge of Macaulay, Nicolls, Maitland & Co. Ltd., Agents, and as per arrangements by Miss NODA were occupied by George Dodds as from Sept. 12, 1942. No rental was to be paid by Dodds except water and Electric rates for the duration of the War, the owner agreeing to keep Real Property taxes paid. This arrangement was carried out and when property was sold Mr. Dodds moved out, as indicated in memo Oct. 5/44 (Milson).  
The property is reported by the Agents as June 1, 1942 as consisting of an old 7 room dwelling with no bath or basement. However the file does not indicate any upkeep charges and no revenue received for reason noted above.  
No unusual attention was required in the administration.

Assessed Value 1944 -

Land - \$750.00  
Improvements - 700.00

(over)

SUMMARY - REAL ESTATE - continued.

Remarks:

Appraisal - \$1000.00 (Reeve)  
" 800.00 (Pembertons)  
Sale Price - 1000.00

The above Summary is certified to be in accordance with the information on file, January 9th, 1947.

"B.R. DUSENBURY"

B.R. Dusenbury  
Office of the Custodian.

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

February 24, 1949.

*G. Newington*  
.....

January 9th, 1947

File No. 8277

--- PERSONAL PROPERTY ---

Re: Kazue NODA,  
Reg. No. 06552

CHATELS:

See Chattels Schedule.

It appears that the Furniture and Personal Effects indicated in the file have been disposed of - by Auction.

- " private sale
- " abandonment (Oct. 18/44)
- " shipment to her.

The total from sales as per Accounting Statements on file- is made up as follows:-

Sale of Safe -	\$120.00
"    "  bedroom suite -	110.00
Auction Sale #514 -	<u>304.96</u>
	\$534.96
To these are added -	
Auction #55 -	4.88
and " #56	<u>.73 &amp; \$5.61</u>

All of \$534.96 was forwarded to NODA as per our letter December 28, 1944

ACCOUNTS  
RECEIVABLE

On Page 3 of registration of Kazue NODA dated May 9th, 1942 is recorded under "Moneys owing to you" the following:-

"By M. Kasho, 320 Alexander St., Van.B.C. \$25.00 rent (for month of May)

Considerable correspondence in regard to this item is shown on the file and finalized by Ross & Sons' letter February 10/44 and our letter to Kazue NODA as February 11/44, establishing the claim as \$15.00. Balance of March 1942 rent as against J. KASHO CO.LTD. However, no answer to our letter of February 11/44 to Kazue NODA appears on the file. Kazue NODA in letter January 29/44 says "property on 320 was rented to J. Kasho Co." and "J. Kasho & Co. paid the rent". No settlement of account appears on the file.

LIFE INSURANCE: Under this headline on Page 3 of registration of Kazue NODA dated May 9 1942 is recorded, :-

"\$2,000.00 Investors Syndicate of Canada Ltd. Vancouver, B.C. #2444.  
Policy in possession of mother.

As this did not vest in the Custodian, no action was taken by this office in respect to same.

SPECIFIED ARTICLES: No Cameras, radios, Fire Arms or Vessels are revealed in the registration or the file.

No other Personal Property of Kazue NODA is revealed on the file.

January 9th, 1947

SUMMARY - PERSONAL PROPERTY - continued.

File No. 8277

The above Summary is certified to be in accordance with the information on file, January 9th, 1947.

"B.R. BUSENBURY"

B.R. Dusenbury,  
Office of the Custodian.

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

February 24, 1949.

*B. N. ...*  
.....

# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8277

EXHIBIT No. \_\_\_\_\_

NAME (Miss) Kazue NODA

REG. No. 06552

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>May 9/42</u> EVACUATION <u>May 11/42</u>	TAKEN BY _____ DATE <u>Oct. 27/42</u>					
Located at 320 Alexander St. Vancouver, B.C. & will be left in care there by Mr. Geo. Dodds, 392 Powell St., Vancouver, B.C.	Signed by George Dodds, tenant, 320 Alexander St., Vancouver, B.C. and by Kazue NODA as follows:-	Itemized personal property attached to claim showing total of \$1356.93 after deduction by Claimant of "amount credited by Custodian". Gross amount as list \$1668.50 as follows:-				
5 pce bedstead 1 Gas stove 8 chairs	Inventory of Furniture left at 320 Alexander Street,					
Key given to Geo. Dodds	Kitchen: 2 Deal Tables Lawn Mower Small Gas Plate	Step ladder 1.00 Basket of Sealers 1.00 Sleeve Board 1.50 3 Small Cabinets 10.00 Brass kettle 16.00 Lawn Mower 27.00 Baskets 2.00 Bowls 15.00 Jardinier 2.00 Jars 5.00 Plant pots 3.00 2 Burner Gas Plate 15.00 Box of cups 7.50 tea pots 6.00 Decanter 2.00 Rice bowl 1.00 Electric heater 12.00 miscellaneous & light shade 3.00 Metronome 6.00 Electric iron 8.00 Glassware 9.00 tay horse 5.00 box of junk 4.00 Xmas decorations 6.00 miscellaneous cutlery 2.00 rice bowl 2.50 Box of plates & forks 10.00 Vases 3.00 Dishes 8.00 2 Ornaments 7.00 Tea set 18.00 Crockery 5.00 2 Ornaments 12.00 Ink Stand 5.00 Lacquer vase 8.00 Vases 10.00 Vases 10.00 dolls 6.00 Tea set 20.00 Plates 10.00 Tray 18.00 Cruet 3.00 Sewing basket 2.00 Light shades 5.00 Cups and saucers 9.00 Box of cups 15.00 Dishes 10.00 Tins 1.00 case of talcum powder 8.00 Lamp fixture 13.00 straw hats 1.00 2 Suit cases 5.00 gun cleaning rods 1.00 tools 2.00 Floor polisher 6.00 tools (garden) 12.00 Miscellaneous 6.00 rods for drapes 3.00	27.00 1.00 1.00 9.00 27.00 1.00 3.55 .95 1.00 .45 5.00 1.60 .90 .75 .35 4.25 1.00 2.25 1.60 3.50 2.25 1.70 2.60 .50 .60 1.40 .75 1.25 2.20 2.00 2.30 2.10 1.00 2.65 2.05 2.50 1.00 2.00 1.75 1.00 1.00 .85 .25 3.70 5.00 2.50 .20 2.75 3.50 .50 1.00 .25 .60 2.00 4.05 2.30 1.00			
3 pce Chesterfield 1 Rug Picture frames 1 Table 1 Coal stove Kitchen utensils 1 Safe 2 Sofas and for his use".	Office: Kitchen utensils (stored in cupboard) Ironing Board Dining Room: Safe (large possible 1000 lbs) Couch Small wood stove Front Room:- Chesterfield with two chairs, Centre table Dressing table Hall: Hat Stand Hall Seat East Bedroom:- Bed & Mattress Dressing table Chest of drawers N.W. Bedroom: Two beds Two springs Two mattresses Couch with mattress Vacuum Cleaner 2 Lamp Stands 2 Packing Cases 1 Easy chair S.W. Bedroom: Bed and springs					

42450  
13090





# ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 8277

EXHIBIT No. \_\_\_\_\_

NAME (Miss) Kazue NODA

-2-

REG. No. 06552

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>May 9/42</u>	TAKEN BY _____					
EVACUATION <u>May 11/42</u>	DATE _____					
		<div style="text-align: right; margin-right: 20px;">42450</div> 3 empty drawers 3.00 Display stand 6.00 child's clothes rack 2.00 2 H.M. tables 4.00 Small bench 1.00 Drop leaf table 4.00 Wicker arm chair 20.00 cocoa mat 3.00 3 Chairs 4.50 2 child's chair 1.00 Old Wall clock 3.00 Old Bridge lamp 3.00 Winnipeg couch 18.00 Bed & coil spring 30.00 Ext. couch & mattress 15.00 Small table 3.00 Oak hall seat 6.00 Bamboo stool 1.00 Hall seat 6.00 chest of drawers 65.00 vanity & bench 71.00 carved table 8.00 Umbrella stand 6.00 5 piece bedroom suite 350.00 tri-light lamp 25.00 dining-table & 6 chairs 40.00 Bridge lamp 6.00 End table 15.00 Chesterfield table 25.00 End table with shelves 5.00 3 piece chesterfield heater 300.00 heater 11.00 lumber 6.00 3 crocks 8.00 basket & plaque 2.00 ornament 1.50 coat hangers 1.00 dinner set for 6 110.00 japanese mandolin 35.00 books etc. ) carton festival goods) 7.00 trunk 10.00 charts 3.00	<div style="text-align: right; margin-right: 20px;">13090</div> .55 1.25 .45 .10 .35 1.00 2.00 .65 .50 .25 1.00 .70 3.75 11.75 5.00 .45 2.20 .45 2.00 25.50 28.00 2.75 .75 76.00 16.00 13.00 3.00 1.95 8.00 1.65 25.00 3.25 .50 2.95 .60 .70 .10 1.25 3.00 2.75 1.00			
		Grand total of Personal Property Claim - <u>\$1668.50</u>	<u>383.00</u>			
		RECAP: Japanese Claim 1558.50 Sold for - 383.00 at Auction as " " 110.00 no record at any time				
		Grand total of Personal Property Claim <u>\$ 1668.50</u>				

S

1175 50  
110

No. 8277

EXHIBIT No. \_\_\_\_\_

CASE No. \_\_\_\_\_

No. 06552

VENUE TORONTO

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NOT ACCOUNTED FOR THEFT &c	UNSOLD	REMARKS
ON	TENDER &c							
0.90								
.55								
1.25								
.45								
.10								
.35								
1.00								
2.00								
.65								
.50								
.25								
1.00								
.70								
3.75								
11.75								
5.00								
.45								
2.20								
.45								
2.00								
25.50								
28.00								
2.75								
.75								
76.00								
16.00								
13.00								
3.00								
1.95								
8.00								
1.65								
25.00								
3.25								
.50								
2.95								
.60								
.70								
.10								
1.25				110.00				
3.00								
2.75								
1.00								
<hr/>								
383.00				\$ 110.00				

id for - 383.00 at Auction as shown on Auction sheets  
 record at any time

1175 50  
 110