

Name of Claimant K UWABARA, Kina

Case 1342

Custodian File 10844

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
2200 700	145.00 25.00									170.00
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 & 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 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			
637.25	206.75	62.02	34.45%	164.00	53.21			115.23	115.23	
TOTAL RECOMMENDATION										285.23



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Montreal

CASE NO: 1342.

JAPANESE PROPERTY CLAIMS COMMISSION

Toronto, Ontario,
November 29, 1948.

IN THE MATTER OF THE CLAIM OF
MRS. KINE KUWABARA

PROCEEDINGS AT HEARING

Original.



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

JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E

HIS HONOUR, JUDGE J.A. MCGIBBON, SUB-COMMISSIONER.

Toronto, Ontario,

November 29, 1948.

IN THE MATTER OF THE CLAIM OF

MRS. KINE KUWABARA

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,

G.N.R. UPTON, ESQ., Official Interpreter,

A.G. VEITCH, ESQ., Official Reporter.



1
2 MR. CHRISTIE: I have received instructions
3 to examine Dr. Kuwabara, the son of the claimant, in
4 respect of certain matters which were covered in
5 evidence at the sittings of the Commission at Montreal
6 last June before the Honourable Mr. Justice Bird.

7
8 DR. EDWARD KUWABARA, being first duly sworn,
9 testified as follows:

10 DIRECT EXAMINATION BY MR. CHRISTIE:

11 Q. Dr. Kuwabara, are you the son of Mrs.
12 Kine Kuwabara?

13 A. Yes, sir.

14 Q. I understand that she resides in the city of
15 Montreal? A. Yes.

16 Q. She made a claim for certain real property,
17 properties, in Montreal?

18 A. Yes, sir.

19 Q. First of all, in regard to a property located
20 on Selkirk Avenue --- A. Street.

21 Q. They have "Avenue." A. The Avenue is
22 in the north end of town.

23 Q. In regard to a house situated at 8864 Sel-
24 kirk Avenue, in whose name is this property registered?

25 A. I would not be at all sure. I could get the
26 information but I did not know what the inquiry was
27 about. I was just 'phoned yesterday, or told to come
28 down here in regard to the property but I have the titles
29 all at home, three titles. Strictly speaking it belongs
30 to her, but it was in my name. I think it was sold that
way.

Q. Are you making any claim for this real



1 property, located at 8864 Selkirk Street?

2 A. I, myself?

3 Q. Yes? Are you making any claim, yourself,
4 or have you or are you making any claim?

5 A. No. There was one property, for sure, which
6 was definitely in my name but I did not make a claim
7 for it. I have that one right here. I just happened
8 to pick it up. It is 8871 Selkirk. There are three
9 properties right around together.

10 Q. We will keep it to the one about which we are
11 instructed to get information.

12 A. The 8864 was in her name and I think the
13 main property was in both her name and myself.

14 Q. You have not made a claim or you are not
15 making a claim with reference to the 8864 Selkirk
16 Street property?

17 A. Not myself. I do not even know that that is
18 my property.

19 Q. Would you be willing to give or have you
20 given authority to your mother to make the claim for
21 that particular property?

22 A. Verbally, yes.

23 Q. Pardon?

A. Verbally, yes.

24 Q. Have you given her any written authority?

25 A. No, no written authority. I am not sure
26 that is my property.

27 Q. If it is your property are you prepared to
28 authorize your mother to make a claim on your behalf?

29 A. Yes, sir.
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Q. And would you furnish the Custodian with the title deeds which you have at your own home in connection with this property at 8864 Selkirk Street? Will you arrange to furnish the title deeds to the Custodian on this property so that we can proceed with the claim which was made in Montreal?

A. I could, sir. Just the No. 8864?

Q. Yes. A. Yes.

Q. I understand that this property was sold. Did you ever receive any funds from the sale of this property or do you know whether it was credited to your account - No. 8864?

A. It could have been credited to my account.

Q. You never actually received the funds?

A. No, not the whole thing at once, no. We never did at any time accept their offer. We never did accept any offer of it being sold. They asked us but we replied in each case we did not wish to sell.

Q. In regard to a floor lamp, you received a number of cases which were shipped by the Custodian to yourself containing various goods?

A. Yes, sir.

Q. Did you receive a tri-light standard lamp, floor lamp from the Custodian's office?

A. Yes, sir; but I think there was a part missing. I just cannot recall which part it was.

Q. Were those received by you when you were in Slocan? A. Yes, sir; right, sir.

Q. Have you still got that lamp?



1 A. No, sir, I have not.

2 Q. What happened to it?

3 A. I just cannot remember. She was moved four
4 times since that, you see.

5 Q. You do not recall what part was missing from
6 the lamp? A. I think she has the copy of

7 the letter which I sent in. I think you must have it,
8 too. I am not familiar with all the proceedings here.

9 Q. This case was heard in Montreal. I only have
10 the transcript of evidence.

11 A. All the letters were filed.

12 Q. Then, there is no further information today
13 which you can give us with reference to this lamp, except
14 that you received part of it and you said that some
15 part was missing?

16 A. Yes; but, it is all in correspondence, sir.

17 THE SUB-COMMISSIONER: In regard to these titles,
18 do you not think he ought to bring them here?

19 MR. CHRISTIE: Yes.

20 THE SUB-COMMISSIONER: Doctor, you bring your
21 title deeds and give them to the Secretary of the
22 Commission.

23 THE WITNESS: Do you want the three?

24 THE SUB-COMMISSIONER: Bring them all. Mr.
25 Christie will take what he needs and give the rest back
26 to you.

27 THE WITNESS: Could I do it this afternoon or
28 tomorrow morning?

29 MR. CHRISTIE: Tomorrow morning.

30 THE WITNESS: Very well.



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(PROCEEDINGS ADJOURNED SINE DIE)

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

A.G. Veitch,
Official Reporter.

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

John A. McGibbon,
Deputy Commissioner.

CASE NO: 134 2.

JAPANESE PROPERTY CLAIMS COMMISSION

Montreal, P.Q.,

June 2, 1948.

IN THE MATTER OF THE CLAIM OF

(MRS.) KINA KUWABARA.

PROCEEDINGS AT HEARING.

Original.

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
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

10

Montreal, P.Q.,
June 2, 1948.

IN THE MATTER OF THE CLAIM OF
(MRS?) KINA KUWABARA.

PROCEEDINGS AT HEARING.

20 APPEARANCES:

J.W.G. HUNTER, Esq., appearing for the
Dominion Government.

ROGER OUMET, Esq., K.C., appearing for the
Claimant.

A. WATSON, Esq., Secretary.
MRS. F.L. HANDFORD, Official Interpreter.
A.G. VEITCH, C.S.R., Official Reporter.

30

Mrs.K. Kuwabara,
Discussion.

(MRS.) KINA KUWABARA, the claimant herein,
being first duly sworn, testified through
the interpreter as follows:

MR. OUIMET: My lord, unfortunately the original claim
has to be amended ---

THE COMMISSIONER: Yes?

MR. OUIMET: ---to a large extent.

10 First of all, there was only a claim for
one property, one claim in respect of real estate,
and now there are two for reasons which will be
explained.

THE COMMISSIONER: Yes?

MR. OUIMET: And as for the personal chattels claim
the amount received from the Custodian had not
originally been credited. I believe that, for
proper understanding, it would be much better if
we could disregard the first claim except for
reference, if it could be of any use to us, and
take this claim as the original claim by
Mrs. Kina Kuwabara.

20 THE COMMISSIONER: Very well.

MR. HUNTER: We shall not be in a position to be of
much help with respect to the second real estate
claim as there is nothing on the file about it
at all, not having been originally claimed, and
the master files not having arrived yet.

MR. OUIMET: There is some correspondence from the
Montreal Trust Company to the Custodian mention-
ing a second property.

30 I may say also the claimant most likely will
swear to the fact that she feels her son,

Mrs. K. Kuwabara,
Discussion.

Dr. Kuwabara, who is in Toronto, and who has made a claim or who will be making a claim in the fall before your Lordship---

THE COMMISSIONER: Not before me.

MR. OUIMET: Well before a sub-Committee, sub-Commission, will not be claiming for that property. The reason why this second property was not claimed was because Mrs. Kuwabara thought it had been originally registered in her son's name, but both
10 properties are registered in her name, which we can prove.

THE COMMISSIONER: I wonder if it would be advantageous to hold this off until the first of next week and by that time Mr. Hunter might have his master file, in order that we could deal intelligently with the whole matter?

MR. OUIMET: Of course, in order to permit Government counsel to adduce all the proper evidence, I believe it would be proper for us to await that.
20 I know Mrs. Kuwabara will understand but I would like the Interpreter to tell her the reason why.

THE COMMISSIONER: Yes. Mrs. Haddford, please tell Mrs. Kuwabara that I think it is desirable to stand this over until Monday next so that Government counsel can get instructions to permit me hearing evidence on the second piece of real estate which was not included in the first claim.

Ask her to return on Monday next.

MR. OUIMET: Might it be possible that we be informed
30 of the date my friend will be receiving the

Mrs. K. Kuwabara,
Discussion.

master files concerning this matter, so that the claimant need not come here needlessly.

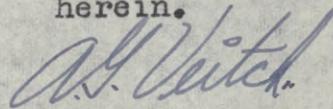
THE COMMISSIONER: Yes. You can communicate with her readily?

MR. OUMET: Yes. Will you kindly tell the claimant that we will tell her in advance at what time she should come back here and that she need not come back before the date in respect of which we inform her?

10 THE INTERPRETER: Yes.

(PROCEEDINGS ADJOURNED SINE DIE)

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



"A.G. VEITCH, C.S.R."
OFFICIAL REPORTER.

Discussion.

June 9th, 1948. 10:00 A.M.

(PROCEEDINGS RESUMED PURSUANT TO ADJOURNMENT)

D.J. HANDFORD, Esq., Official Interpreter.

A.G. VEITCH, Esq., C.S.R., Official Reporter.

MR. OUIMET: My lord, we had started this claim, No. 1342 of Mrs. Kina Kuwabara. If your Lordship will remember, it was postponed to enable my friend to get the master file because I had said that a further claim of real estate would be added to the original claim by her.

10 THE COMMISSIONER: Yes.

MR. OUIMET: I do not know whether my friend has received any definite information.

MR. HUNTER: The main file came in. There is not a great deal on it about the other parcel, I can give what there is.

MR. OUIMET: The witness has been sworn.

THE COMMISSIONER: Yes.

MR. OUIMET: I just do not remember whether I had mentioned that the original claim for one property situated at 8859 Selkirk Street, Vancouver, British Columbia, remained unchanged.

20

THE COMMISSIONER: Yes.

MR. OUIMET: But a further claim for real estate for a house situated at 8864 Selkirk --

MR. HUNTER: Before we go on with this claim I would like to point out that the additional claim which has been added, 8864 Selkirk Street, is originally in the name of Edward Hironori Kuwabara, and has been treated on his file accordingly.

30

#1342
Mrs. Kina Kuwabara

Discussion.

MR. OUIMET: There is some correspondence in my friend's file, including a letter from the Montreal Trust Company, stating that the two properties are in her name and were administered by them for her.

THE COMMISSIONER: Who is Edward Kuwabara?

MR. OUIMET: He is most likely her son, Dr. Kuwabara, who is living in Toronto at present. At the time she made only one claim because she was under the impression that the property was registered in her son's name. Her information now is that the property is registered in her own name.

THE COMMISSIONER: And we have not any concrete proof that is the case.

MR. OUIMET: I have the letter of June 24, 1942, from the Montreal Trust Company which I will ask my friend to file. It does not, of course, establish evidence of ownership but there must be one reason why they mentioned that.

THE COMMISSIONER: If it is found the claim is registered in the name of Edward Kuwabara, I will give you leave to file a letter from him authorizing the present claimant, Kina Kuwabara, to present the claim on his behalf.

MR. OUIMET: Very good, my lord. I think that is really the solution.

Subject to this I wish to make three claims, together. The second claim for the house at 8864 Selkirk Avenue, being for a balance of \$800.00, the original estimated value established at \$1,500.00, less \$700.00, sold by Custodian, leaving

Discussion.

a net claim of \$800.00. There is a personal chattels claim of \$660.25 which is also an amendment of the original claim.

THE COMMISSIONER: Well now, the original claim as shown on the claim form which I have is for ---

MR. OUIMET: \$279.50.

THE COMMISSIONER: No; \$893.00. \$613.50 plus \$279.50, making a total of \$893.00.

10 MR. OUIMET: It was originally \$893.00 but there had been no credit given for what was sold by the Custodian and the credit should have been \$232.75, leaving a net balance of \$660.25.

THE COMMISSIONER: The total claim is made by Mrs. Kina Kuwabara. The only claim in which Edward Kuwabara may be interested in respect of the 8864 Selkirk Street property.

MR. OUIMET: Yes.

20 THE COMMISSIONER: On the previous occasion of the hearing of this claim I think you said you were amending Kina Kuwabara's claim as would be shown by Exhibits 1, 2, and 3. That is the notation I have.

MR. OUIMET: I have not filed the exhibits, though.

THE COMMISSIONER: No, but you were about to do so.

MR. OUIMET: Yes.

THE COMMISSIONER: Very good. Proceed.

(MRS.) KINA KUWABARA, resumed the stand:

DIRECT EXAMINATION BY MR. OUIMET:

30 Q Mrs. Kuwabara, would you take communication of a

Mrs. K. Kuwabara,
In Chief.

real estate claim for a house situated at 8859 Selkirk Avenue, the original claim being for \$3,150.00, less the amount for which it was sold by the Custodian --that is, \$2,200.00 ---leaving a net balance of \$950.00. Will you look at this real estate form bearing your signature, identify your signature and file your claim as Exhibit 1?

A Yes.

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

10 Q Will you take communication of a real estate claim form for a house situated at 8864 Selkirk Avenue, the claim being for \$800.00, balance of a larger amount of \$1,500.00 and say whether this claim bears your signature? A: Yes.

Q Identify the claim and your signature and file this form as Exhibit 2? A: Yes, I do.

(PARTICULARS REAL ESTATE, OTHER THAN FARM,
MARKED EXHIBIT NO. 2).

20 Q As regards this particular claim I understand that you thought this house was registered under your son's name? A: Yes.

Q What is your son's name? A: Edward Hironori Kuwabara.

Q Do you know where he is living at present?

A In Toronto.

Q When did you learn about the house being registered in your name rather than in his name?

A Just about two weeks ago.

30 Q Had you ascertained the actual title deeds of the house being under his name or under your name?

Mrs. K. Kuwabara,
In Chief.

A I am afraid I am not quite sure. The house at 8864 I am not sure of but I know 8871 is in his name. The one at 8864 I am not quite sure of.

THE COMMISSIONER: Should we go into any detail in that regard, because since if it is found to be in Edward's ---

MR. OUIMET: I understand, my lord. She will file the necessary authority.

THE COMMISSIONER: I will take that as read and information can be filed later, additional information can be filed later, if necessary.

MR. OUIMET: Very good, my lord.

Q Take communication of a personal chattels claim for \$660.25, together with additional comments, identify the claim, your signature and file the claim as Exhibit 3? A: Yes, I do.

(PARTICULARS OF PERSONAL CHATTELS MARKED EXHIBIT NO. 3).

MR. OUIMET: Would my friend tender a letter of the Montreal Trust Company to the Custodian, if I am not mistaken, dated June 24, 1942?

THE COMMISSIONER: Is this the letter relative to the registration?

MR. OUIMET: Yes.

THE COMMISSIONER: I do not think that is necessary.

MR. OUIMET: It will explain the situation.

THE COMMISSIONER: You have made a statement to that effect. That is sufficient.

There is no occasion to worry about that ---
or, do you think there is?

Mrs. K. Kuwabara,
In Chief.

MR. OUIMET: No, my lord, but I just want it to confirm my statement.

Mrs. Kuwabara has protested the selling in a letter of October 13, 1944, if my friend would admit that. I presume I do not need to have the letter filed.

MR. HUNTER: I will admit that, my lord.

THE COMMISSIONER: Very well.

10 MR. OUIMET: Would my friend tender the analysis of personal property?

MR. HUNTER: I tender the analysis of personal property claim as Exhibit 4.

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

MR. OUIMET: And the analysis of real property as Exhibit 5.

MR. HUNTER: I tender the analysis of real property claim covering 8859 Selkirk Street, Vancouver, as Exhibit 5.

20 (ANALYSIS OF REAL PROPERTY CLAIM, MARKED EXHIBIT NO. 5).

MR. OUIMET: Of course, I have not seen the file about 8864 Selkirk Street, so I am in no position to ask my friend to file any documents about it, but I take it he will file the usual documents, including the analysis of personal property --- not the analysis of personal property, because most likely there is none --- as well as the different appraisals.

30 Subject to this I have no more questions to ask.

Mrs. K. Kuwabara,
Discussion.

MR. HUNTER: It is submitted, my lord, that both these real properties were sold for their fair market values.

It is submitted that 8864 Selkirk Street is not owned by the claimant but is owned by her son and that the claim must be properly brought by him or by her on his behalf.

I tender the appraisal of F.A. Cleland, covering the premises, No. 8859 Selkirk Street, dated
10 October 27, 1943, the valuation being \$2,200.00.

(VALUATION, F.A. CLELAND, OCT. 27, 1943,
MARKED EXHIBIT NO. 6).

Exhibit 5 will indicate to your Lordship the tenders and sale. The only information I can give your Lordship about 8864 is that a copy of the real property summary was put, for cross-reference purposes, on this file. It shows the property registered in the name of the son and it shows after the sale the funds were credited to the son. There is no indication of what tenders
20 were received, or anything like that. All it does is show the actual sale price.

It shows that it was valued by F.A. Cleland at \$550.00 and it quotes from an extract from the appraisal wherein it says this is a very old five roomed bungalow with living room, dining room, kitchen and two bedrooms. The only plumbing consists of a toilet on the back verandah. The entire property is in a badly run down state of repair.

30

"My valuation \$550.00."

Mrs. K. Kuwabara,
Discussion.

It says that it was advertised under catalogue 258 and that it was sold to Sidney Albert Underwood and Edith Agnes Frances Underwood for \$700.00 as of November 23, 1943, the approval of the Advisory Committee having been obtained on November 17, 1943.

THE COMMISSIONER: I notice Exhibit 2 refers to these premises as having been built in 1918.

10 MR. HUNTER: The personal property would appear to be amply covered in the analysis. Your Lordship will notice there are certain things which are missing, the picture frames.

THE COMMISSIONER: In one of the exhibits there is a notation, the claimant says the 7-way floor lamp was not received by her. Perhaps you might ascertain from her what happened, if she knows.

MR. HUNTER: There is quite a mass of correspondence with respect to the floor lamp and so forth.

THE COMMISSIONER: There is?

20 MR. HUNTER: There were a number of cases shipped. The floor lamp is shown as one of the things shipped but apparently Dr. Kuwabara claimed he did not get it.

THE COMMISSIONER: Perhaps it would be as well to file that correspondence if Mr. Ouimet has no objection so that we will have it on record.

MR. OUMET: I certainly have no objection, my lord.

THE COMMISSIONER: It is a matter which can be investigated later.

30 MR. HUNTER: I think it would be better to just place

Mrs. K. Kuwabara,
Discussion.

on the record, so there will be no reason for anybody to be surprised, that as of August 14, 1945, all the furniture had been sold at auction with the exception of the floor lamp, one 9-piece walnut dining room suite and one Guerney rangewith sawdust hopper. These letters are not conclusive one way or the other and I think the thing should be tracked down more thoroughly. They do not really add to the merits of the situation.

10

THE COMMISSIONER: We have a note on the record, in any case, and it may be followed up later.

MR. OUIMET: May I tender a letter dated November 14, 1945, which was sent by the Administration Department to Dr. Edward Hironori Kuwabara? The last paragraph of this letter reads:

"We note what you say regarding having only received the shade of the Trilight Standard Lamp. Our Protection Department are looking into this matter immediately and will advise you at the earliest opportunity of the result of their investigations."

20

It seems to me this letter ought to be added to the ones which have been already filed, because it does not happen to be on the file.

(LETTER, CUSTODIAN TO DR. E.H. KUWABARA,
NOV. 14, 1945, MARKED EXHIBIT 7).

My friend says that he has no photograph to tender. When he is through I have one photograph to tender.

30

Mrs. K. Kuwabara,
Discussion.

THE COMMISSIONER: Very well.

MR. HUNTER: I am through.

MR. OUIMET: Q: Mrs. Kuwabara, would you take communication of a photograph and file this photograph for his Lordship?

A It is 8859 Selkirk Street, my house.

Q Your house? A: Yes.

Q Your house, which is described in claim No. 1?

A Yes.

10 Q Can you say approximately when that picture was taken? A: In 1937.

Q And who is standing on the front steps, at the front steps? A: A friend of mine.

Q Does that represent the state of the house in 1937, as it was --- the whole house is not shown-- is it the front part of the house?

A Yes.

MR. OUIMET: I tender that photograph as Exhibit 8.

20 (PHOTOGRAPH, CLAIMANT'S PREMISES, 8859 SELKIRK ST., VANCOUVER, B.C.; MARKED EXHIBIT NO. 8).

Q Is there anything else you wish to add?

A The only thing I would like to add is that I depended on the income from these properties for my living and I did not wish to sell them.

THE COMMISSIONER: All right, that is all, thank you, Mrs. Kuwabara.

MR. HUNTER: I would like this read in. It gives a clear picture of the lamp situation.

30 "On September 1st, 1945, Dr. Kuwabara stated they had decided to have the lamp

Mrs. K. Kuwabara,
Discussion.

"and dining room suite shipped to them. This was done through Bowman Storage (Bowman's receipt, September 7, 1945) and shipped via Canadian Pacific Railway on September 15, 1945, (bill of lading dated September 15, 1945, on file).

10 In a letter dated November 14, 1945, Dr. Kuwabara stated the lamp stand had not been received, only a shade, but the rest of the goods arrived in good order. The Custodian checked with Bowman Storage who informed us that on looking through their packing records they found the lamp had been packed in Case No. 4 with two dining room chairs. We so advised Dr. Kuwabara and stated it would appear that this particular case had not been unpacked by them. ~~There~~ As no further inquiry was received from the Kuwabaras regarding the lamp stand, it is
20 presumed it was found in case No. 4 as stated by Bowman Storage."

I do not think we can get any further than that.

THE COMMISSIONER: What is the date of that note?

MR. HUNTER: June 21, 1947.

MR. OUMET: I would ask the claimant if she has something to add in view of what has been read into the record. The witness wishes to make a statement concerning parcel No. 4.

THE COMMISSIONER: Very well.

30 MR. HUNTER: Grate.

Mrs. K. Kuwabara,
Discussion.

THE COMMISSIONER: Crate No. 4.

MR. OUMET: Q: You have heard what Government counsel just read. Do you have any comments to make?

A When the goods in question arrived at Slocan, I was living in Slocan with my son. When we opened up all the cases and checked on the contents, we found that there was only the shade and that the lamp was not there.

Q Very well. Is there anything else you wish to add?

102

A Although the house at 8864 Selkirk Avenue was in my son's name and he was credited with the amount sold by the Custodian, I actually received the cash.

THE COMMISSIONER: Just before the witness leaves the stand, would you explain to her that counsel for the Government has an entry in his record showing that the lamp was shipped by Bowman Storage in case No. 4, that the Custodian on receipt of that information, wrote either the claimant or her son advising to that effect and no reply was received? Would you give her those facts first and then I will ask the question.

20

MR. HUNTER: Here is the copy of the letter, if she would remember that.

THE COMMISSIONER: All I want the Interpreter to do is to give her that information.

Q Did you receive this letter which is now handed to you? Did you or your son receive that letter?

30

Mrs. K. Kuwabara,
Discussion.

MR. HUNTER: It is addressed to her son.

THE COMMISSIONER: I do not wish answers from the witness at the moment. I want her to know that counsel says that letter was sent.

Q Did you receive it? A: I did not receive it. I do not know whether my son did.

THE COMMISSIONER: You had better mark it now.

MR. HUNTER: It will be Exhibit 9.

10 (COPY, LETTER, CUSTODIAN TO DR. E. KUWABARA, NOVEMBER 14, 1945, MARKED EXHIBIT NO. 9).

THE COMMISSIONER: It is a copy of a letter of what date?

THE SECRETARY: November 14, 1945, Exhibit 9.

THE COMMISSIONER: That is simply for information, the facts to be proved later. That is all, thank you, Mrs. Kuwabara.

MR. OUIMET: So, I take it that the facts as to the ownership of No. 8864 will have to be established later.

THE COMMISSIONER: That is right.

20 MR. OUIMET: And the claimant will be advised through me as to whether or not she should file a power of attorney, affidavit, establishing that her son was the owner of No. 8864?

THE COMMISSIONER: Why not cover that situation now by filing a letter from the son to her authorizing her to speak on his behalf?

MR. OUIMET: Yes. We shall do so and file it as Exhibit 10.

(AUTHORIZATION, DR. E. H. KUWABARA TO MRS. KINA KUWABARA, MARKED EXHIBIT NO. 10).

30 MR. HUNTER: I realize the land is not a very large

Mrs. K. Kuwabara,
Discussion.

thing. This man was the registered owner. He was treated as the owner. The proceeds were credited to him. It does seem that all the correspondence was with him.

THE COMMISSIONER: It is not very satisfactory from your point of view, that he should not be here. Is that the situation?

MR. HUNTER: Exactly, my lord.

THE COMMISSIONER: The only question which arises is in
10 relation to that particular piece of real estate.

MR. HUNTER: Yes. I am wondering if he is going to have a claim in Toronto, and if he is not claiming on this parcel or on these chattels, we should be in a position in which we can cross-examine him with respect to them.

THE COMMISSIONER: I would certainly think he should be subject to cross-examination on these questions which have arisen in regard to him at this hearing.

MR. OUIMET: And he can file Exhibit 10 at that hearing?

20 THE COMMISSIONER: It would be much better that should be filed in this proceeding rather than in the other one. There are so many of these claims there will be great confusion if documents are filed in one claim relating to another.

MR. OUIMET: We should get Exhibit 10 and forward it to Mr. Watson?

THE COMMISSIONER: Yes.

(Witness aside)

(PROCEEDINGS ADJOURNED SINE DIE)

30 Certified a true and accurate transcript.

A.G. Veitch
"A.G. VEITCH, C.S.R."
OFFICIAL REPORTER.

base 1342 NOV 27 1947

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

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

ACKNOWLEDGED

10844

Montreal

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

(1) NAME KUWABARA, KINA (RCMP) Reg. No. 12988
(Print) Surname Given Name

(2) Pre-Evacuation Address 8859 SELKIRK ST., VANCOUVER

(3) Present Address 5268 ESPLANADE AVE. MONTREAL

(4) REAL ESTATE

(a) Street Address (if any) 8859 SELKIRK ST., VANCOUVER, B.C.
City or Municipality Province

(b) Legal description (lot number, block number, section number, etc.)

LOT No. 4, BLOCK No. -7, D.L. - 318

house 8864 Selkirk regd in Edward Kuwakara's
value 1500 -
sold

(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.) SOLE OWNER

(e) Fair market value at date of sale (estimate this to the best of your ability):

(i) Land - - - - - \$ 450.00

(ii) Buildings - - - - - \$ 2,700.00

(iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$

(iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3,150.00

(v) Amount at which Custodian sold property and credited your account - - - \$ 2,200.00

(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

8859 SELKIRK ST.

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

HOUSE (ATTIC) (ATTIC)

(c) How stored or packed at time of evacuation - SOME WERE CRATED,

OTHERS PACKED IN TRUNKS, SUITCASES + BOXES

(N.B. THESE ARE NOT (OVER) FURNITURES)

Read down

Amended as per Ex 1.223

(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")

MRS. R. KINNIE

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

FURNISHINGS ONLY

1.	<u>3 PCS. CHESTERFIELD WITH 2 CUSHIONS</u>	Estimated Value \$	<u>135.00</u>
2.	<u>1 WALNUT COFFEE TABLE</u>	Estimated Value \$	<u>18.00</u>
3.	<u>7 WAY FLOOR LAMP</u>	Estimated Value \$	<u>22.00</u>
4.	<u>9 PCS. SILK WINDOW CURTAINS</u>	Estimated Value \$	<u>60.00</u>
5.	<u>3 PCS. SIDE CURTAINS</u>	Estimated Value \$	
6.	<u>8 WINDOW BLINDS</u>	Estimated Value \$	<u>12.00</u>
7.	<u>26" X 21" PICTURE FRAME</u>	Estimated Value \$	<u>16.00</u>
8.	<u>19" X 15" " " "</u>	Estimated Value \$	<u>8.00</u>
9.	<u>18" DIAMETRE " " "</u>	Estimated Value \$	<u>4.00</u>
10.	<u>20" X 13 DIAMETRE #</u>	Estimated Value \$	<u>4.00</u>
		(PARTIAL) TOTAL CLAIM FOR PROPERTY LOSS \$	<u>\$ 279.50</u>

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) - - - - - \$ 1,943.00

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

MONTREAL

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

DOMINION OF CANADA)
of)
TO WIT:)

I, KINA KUWABARA, of the City of Montreal, in the Province of Quebec,

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 Montreal,)
in the Province of Quebec)
this 25th. day of November)

Kina Kuwabara

A.D. 1947. Yves Marie, Notary 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.

PERSONAL PROPERTY

	ESTIMATED VALUE	\$
11. 9' x 10' AXMINSTER RUG		76.00
12. 7' x 4' REVERSIBLE "	" "	22.00
13. 1 WALNUT SMOKING STAND	" "	12.00
14. 1 HALL STAND WITH MIRROR	" "	18.00
15. 4 LAMP CHANDELIERS	" "	62.50
16. 4 Pcs. BEDROOM SUITE (INC. MATTRESS) "	" "	165.00
17. { 9' x 10' LINOLEUM	" "	{ 6.00
{ 10' x 12' "	" "	
18. 1 OFFICE TABLE WITH GLASS TOP + 2 CHAIRS.	" "	56.00
19. 1 BAMBOO SCREEN	" "	2.50
20. 1 WIRE FIRESIDE GRATE SCREEN	" "	7.50
21. 1 KITCHEN STOVE (NEW) WITH SAWDUST JUMPER	" "	165.00
22. KITCHEN CUTBOARD	" "	15.00
23. 1 ROUND TABLE (24" DIA.)	" "	6.00

FURNISHINGS
ONLY
ARE LISTED

TOTAL CLAIM

613.50
1582.00
279.50
<hr/>
\$ 861.20
\$ 893.00

TOTAL ~~\$ 1582.00~~
175.00
\$ 613.50

Sold at. 232 75.

660.25.

KUWABARA, Kina (Mrs.)

(Claimant's Name)

REAL ESTATE
(Other than farm)

12988

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
8859 Selkirk Ave.

57 main floor
2 unfinished
9

Frame

Residence

50 x 120

1920

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

1925 \$3850.00 Land \$ 450
Material 3400
\$3850

2 room additions on main floor 1931 \$1500

\$4000.00

Stainless steel kitchen counter and aliding door cupboards 1942 300.

Green lawn, flower beds, fruit trees around house 1925-1940 500.

New roof 1931 300.

Completely painted outside 1942 100.

New furnace (hot air) 380.

1938 New Garage 400.

Japanese flowers, trees, etc. - costing \$500.00

Comments re upkeep of premises:

The claimant had all new fixtures in the home.

The claimant had a beautiful garden of Japanese flowers, trees, etc. - costing \$500.00

Comments re Appraiser's report not covered above:

Assessed value: 1943 Land \$400.00
Improvements 1900.
\$2300.00

Summary Estimated Value \$4000.00

Original claim \$3150.
Sold by custodian 2200.
Claim \$ 950.00

Rent \$35.00 per month (plus water taxes, etc. and minor repairs)

EXHIBIT No. 1342-1
DATE 9 June 1948
FILED BY R. Ormish

Kina Kuwabara
Signature

KUWABARA, Kina (Mrs.)
(Claimant's Name)

REAL ESTATE
(Other than farm)

12988

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
8864 Selkirk Ave.

5

Frame

Residence

33 x 160

about 1918

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Residential

about \$1800.00
Lot and building bought

New roof and paint on outside 1938)
Concrete foundation 1938
Calsomined inside 1942
Green lawn, flower beds,
fruit trees around house
1923-1940

\$450.00

\$1500.00

50.00

200.00

Comments re upkeep of premises:

Comments re Appraiser's report not covered above:

Rent \$15.00 per month (plus water taxes and minor repairs)

EXHIBIT No.

1342-2

DATE

9 June 1948

FILED BY

R. D. Smith

Summary

Estimated Value \$1500.

Sold by custodian 700.

Claim \$ 800.

Mrs. Kina Kuwabara thought that the above home was registered under the name of her son. Therefore she made no claim for it in her original claim form.

Kina Kuwabara
Signature

KUWABARA Kina (Mrs.)
(Claimant's Name)

PERSONAL CHATTELS

12988

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
			180.00		\$135.00
3 Pc Chesterfield and 2 cushions	1936	New	95.00	Good	76.00
9' x 10' Axminster rug	1938	"	210.00	"	165.00
4 Pc Bedroom suite with mattresses	"	"	180.00	"	165.00
1 kitchen stove with sawdust jumper	1940	"	175.00	"	165.00

The claimant is claiming on the chattels listed in column 3 of the Analysis of Personal Property valued at \$893.00

Description of Storage of Goods:

Goods left in care of Mrs. Kinnee at 8859 Selkirk Street, Vancouver, B.C.

EXHIBIT No. 1343-3
DATE 9 June 1948
FILED BY R. Quinn

General Statement as to Chattels not Described above:

Summary

Estimated Value \$893.00
Sold by Custodian 232.75
Claim \$ 660.25

Additional Comments, if any:

The 7 way floor lamp estimated at \$22.50 was not sent to the claimant in Slocan. She received only the shade and a 300 watt bulb.

Kina Kuwabara
Signature

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 10844

EXHIBIT No. _____

NAME Kina KUWABARA (Mrs. Peter)

REG. No. 12988

DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND
			AUCTION	TENDER &c		
DECLARATION <u>June 18/42</u> EVACUATION <u>July 3/42</u>	TAKEN BY <u>Montreal Trust Co.</u> (agent for Japanese) DATE <u>Aug. 12/44</u>					
JP DECLARATION: <u>8859 Selkirk St., Vancouver.</u>		Left in Mrs. Kinnie's care at 8859 Selkirk Street, Vancouver, B.C.:				
Furnishings of house:		Inventory agrees with JP declaration with following exceptions:				
3 pc. Chesterfield suite with 2 cushions		1. 3-pc. Chesterfield with 2 cushions	135.00	35.00		
1 walnut coffee table		2. 1 walnut coffee table	18.00	12.00		
7-way floor lamp		3. 7-way floor lamp	22.50			
9-pc. silk window curtains 3 prs. side		4. 9 pcs. silk window curtains)				
8 window blinds		5. 3 pcs. side curtain	60.00	2.25		
4 picture frames		6. 8 window blinds	12.00		12.00	
9'x10' Axminster rug		7. 26"x21" picture frame	16.00			
7'x4' Rug		8. 19"x15" picture frame	8.00			
1 walnut smoking stand		9. 18" dia. picture frame	4.00			
1 hall stand with mirror		10. 20"x13" dia. picture frame	4.00			
4 lamp chandeliers		11. 9' x 10' Axminster Rug	76.00	19.00		
4 pc. bedroom suite with mattress		12. 7' x 4' Reversible Rug	22.00	3.25		
9'x10' Linoleum		13. 1 Walnut Smoking Stand	12.00	3.00		
10'x12' Linoleum		14. 1 hall stand with mirror	18.00	2.00		
9 pc. dining room set (new) \$185.00		15. 4 lamp chandeliers	62.50		62.50	
1 office table with glass top & 2 chairs		16. 4 pcs. bedroom suite including mattress	165.00	26.00		
1 bamboo screen		17. 9' x 10' Linoleum)				
1 wire fireside grate screen		18. 10' x 12' Linoleum)	6.00	3.50		
1 kitchen stove (new) \$165.00 with sawdust hopper & hot water tank		18. 1 office table with glass top and 2 chairs	56.00	15.00		
1 kitchen cupboard		19. 1 bamboo screen	2.50	4.00 (1)		
1 round table		20. 1 wire fireside grate screen	7.50	2.00		
Stored in basement:		21. 1 kitchen stove (new) with sawdust jumper	165.00	76.00		
1 poultry incubator (6 doz. cap.)		22. Kitchen cupboard	15.00	5.25		
2 shovels		23. 1 round table (24" dia.)	6.00	.50		
1 rake						
2 hoes						
1 pitchfork						
1 lawnmower						
1 edge cutter (garden)						
1 wood & coal furnace						
In Garden:						
Shrubs & Trees as per list in JP Form.						
Reported by Dr. Kuwabara (son of Kina Kuwabara) in letter of May 2/45						
1 large office table in addition to that on JP list						
1 framed picture (round) in addition to those on JP						

RECAP. of CLAIM:

Goods for which Japanese claims	\$761.50	- sold at auction for	\$208.75
" " " "	74.50	- sold with real property	
" " " "	34.50	- lost through theft, etc.	
" " " "	22.50	- shipped	
	<u>\$893.00</u>		

Other Sales at auction:

Ice Box	10.00
Lawnmower	8.50
Tools	5.10

\$232.35 (Total auction sales)

SALES		SOLD WITH REAL PROP.	DECL. NOT FOUND	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	Shipped	REMARKS
AUCTION	TENDER &c								
35.00									
12.00								22.50	See General Remarks. See memo Apr.30/45.
2.25		12.00			X				
						16.00			
						8.00			
						4.00			
						4.00			
19.00									
3.25									
3.00									
2.00									
		62.50							See memo Apr.30/45
26.00									
3.50									
15.00									
4.00 (1)						2.50			
2.00									
76.00									
5.25									
.50									
208.75		74.50				34.50		22.50	
10.00									
8.50									
5.10									
\$232.35 (Total auction sales)									

EXHIBIT No. 1342-4
DATE 9 June 1948
FILED BY Jwg Hunter

GENERAL REMARKS:

Under Lease dated April 30/42, Mrs. Kina Kuwabara leased the premises (8859 Selkirk Street) together with the household furniture to Mrs. R.M.Kinnie for one year, tenancy to commence when Mrs.Kuwabara vacated the premises. According to letter of June 24/42 (on real property section of claim file) from The Montreal Trust Company (agent for the Japanese) Mrs. Kinnie was to take possession June 24,1942. The chattels were in Mrs.Kinnie's care from that date until the end of May, 1945, when everything was moved to Custodian storage, with the exception of the dining room suite, floor lamp and kitchen stove.

The dining room suite and floor lamp were shipped to Kuwabaras in September 1945 (see Bowman Storage receipt Sept.7/45 and Bill of Lading Sept.15/45). Kuwabaras advised in letter of Nov.6/45 that only the lamp shade arrived in the shipment, the stand was missing. Custodian letter of Nov.14/45 advised Kuwabaras that Bowman Storage informed us they checked their shipping records which revealed that the lamp stand had been packed in Case No.4 with 2 dining room chairs. No further word was received from the Japanese regarding the lamp stand and it was taken for granted that they had found the lamp stand in the Case mentioned by Bowman Storage.

- sold at auction for \$208.75
- sold with real property
- lost through theft, etc.
- shipped

J.R. Robertson
Apr. 22/48

ANALYSIS OF REAL PROPERTY CLAIM

April 21, 1948

CLAIMANT: Kina KUWABARA Reg. No. 12988 File No. 10844

SUBJECT
of CLAIM: Lot 4, Blk. 7, D.L. 318, Group 1, N.W.D., Plan 1749.

ADDRESS: 8859 Selkirk Street, Vancouver, B. C.

ASSESSED
VALUE: 1943 - Land \$ 400.00
Improvements \$1900.00 - \$2300.00.-----
CATALOGUE NO.: 257 (Tenders closed October 4, 1943)

APPRAISAL: \$2200.00. F. A. Cleland, October 27, 1943.

TENDERS: None received.

OFFERS: \$1010.00 - (Undated). Moore & Moore. **Rejected.**
\$1500.00 - April 29/44. James Johnson. **Rejected.**
\$1550.00 - May 3, 1944. W. Couper. **Rejected.**
\$1600.00 - May 8, 1944. Mrs. F. R. Kinnee. **Rejected.**
\$2200.00 - August 17, 1944. Mrs. Olive Sophia Babuin. **Accepted.**
Approved by Advisory Committee August 25, 1944.
Mrs. Kuwabara advised of sale - September 29, 1944.

SOLD: \$2200.00 - to Francisco BABUIN and Olive Sophia BABUIN.

Date of Adjustments - September 12, 1944.

Actual net credit derived from sale - \$2109.71, as
per statement of Sale on Claim File.CLAIM: Estimated value of land as given by Claimant \$ 450.00
" " " buildings as given by Claimant 2700.00
Total estimated value \$3150.00
Less amount at which Custodian sold property \$2200.00
Loss now being claimed - - \$ 950.00/ER
April 21, 1948
"E. Robertson"EXHIBIT No. 1342 - 5
DATE 9 June 1948
FILED BY J.W.G. HunterI hereby certify that the foregoing words are a true copy
of the original whereof they purport to be a copy.

July 30/48

W. J. Hunter
J. Y.

F. A. CLELAND

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

Oct. 27th, 1943.

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

Dear Sirs:-

Re Catalogue # 257.

Lot 4, Block 7, D.L. 318, known as 8859 Selkirk St.

This property consists of a two storey, 7 room Dwelling with Living room, Dining Room, Kitchen, two Bedrooms, Bath and Toilet on ground floor. Two rooms on second floor unfinished.

Full cement basement, cement floor, hot air furnace, fireplace.

The entire property is in fair state of repair.

My valuation is \$2200.00.

Yours very truly,

"F.A. Cleland"

FAC/C

1342 - 6

EXHIBIT No. _____
DATE..... 9 June 1948
FILED BY J.W.G. Hunter

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

July 30/48

M. J. Stacey
J. J.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131

PLEASE REFER TO

FILE NO. 10843 - 10844

506 ROYAL BANK BLDG.
HASTINGS AND GRANVILLE
VANCOUVER, B. C.

November 14th, 1945

Dr. Edward Hironori KUWABARA,
Registration No. 05549,
Box 51,
Slocan, B. C.

Dear Sir:

With reference to your letters of October 16th and November 5th we have telegraphed and written to Mrs. Kina Kuwabara respecting \$1000.00 we have had transferred to her by telegraph to The Royal Bank of Canada, Nelson, B. C. This leaves in her account the sum of \$180.71.

In your own account there is a small credit balance of \$20.87.

It is regretted that your files have not yet been completely reviewed but this will be done at an early opportunity and the above amounts remitted.

We note what you say regarding having only received the shade of the Trilight Standard Lamp. Our Protection Department are looking into this matter immediately and will advise you at the earliest opportunity of the result of their investigations.

Yours truly,

"P. Douet"
P. Douet,
Administration Department

PD/ER

1342 - 7
EXHIBIT No. _____
9 June 1948
DATE _____
FILED BY
J.W.G. Hunter

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

July 30/48

M. J. Hunter
J. J.



5/11 8.

AUX
LE
Z
E
CH
CANADA
MADE IN
©

10843

November 14th, 1945.

Dr. Edward KUWABARA,
Registration No. 05549,
P. O. Box 51,
SLOCAN CITY, B.C.

Dear Sir:

In reply to that portion of your undated letter just received regarding your Tri-lamp. We have consulted Bowman Storage Ltd., who have examined their packing record, and they have informed us that the lamp stand was packed in case No. 4, together with 2 dining chairs. It would seem to us that you have not yet opened that particular case, otherwise you would have discovered the lamp stand therein.

Yours truly,

G. B. Spain
Protection Department

GBS:LBM

"No reply
assumed lamp found"

1342 - 9

EXHIBIT No. _____
9 June 1948
DATE.....
FILED BY J.W.G.Hunter

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

July 30/48

M. J. Hunter
D. J.

BEMERS, MONET, QUIMET & LEFEBVRE
BARRISTERS & SOLICITORS

ANDRÉ BEMERS, B.C.
FABIO MONET, K.C.
ROGER QUIMET, K.C.
PAUL LEFEBVRE, B.A., LL.B.

MARQUETTE 2228-9
LA SAUVEGARDE BUILDING
152 NOTRE DAME ST., EAST
SUITE 52-53-54

MONTREAL 1, September 11th 1948

Mr. A. Watson,
Secretary,
Japanese Property Claims Commission,
Court House,
Vancouver,
B.C.

re: Case #1342 Mrs Kina Kuwabara - Montreal

Dear Sir,

Please find enclosed copy of a letter
received from Mrs Kina Kuwabara in the above matter. When the picture
will be forwarded to this office, I will send it to your office.

With kindest personal regards, I am,

Yours very truly,



ROGER QUIMET

RO/CL

Encl.

C
O
P
Y

5268 Esplanade Ave.
Montreal.

August 16/48

Mr. R. Ouimet, K.C.
152 Notre Dame est,
Montreal.

Dear Sir,

Thank you for your letter of August 12th. regarding property claim. In regard to the property situated on 8864 Selkirk Street, I have decided to drop this issue in order that you would be able to concentrate more towards the property situated on 8859 Selkirk street which has been crossed-examined.

Please regard this latter property solely, as it has been auctioned at a ridiculous low sum.

I will have a picture taken of this property and will send to you in the near future.

Thank you again for your appreciative information.

Yours very truly,

(signed) Kina Kuwabara



From Certificate No. 86843'E'

This Certificate of Indefeasible Title is void as against the title of any person adversely in actual possession of and rightly entitled to the hereditaments included in same at the time of the application upon which this Certificate was granted, and who continues in possession, and is subject to—

- (a.) The subsisting exceptions or reservations contained in the original grant from the Crown:
(b.) Any Dominion or Provincial tax, rate, or assessment at the date of the application for registration imposed or made a lien or which may thereafter be imposed or made a lien on the land:
(c.) Any municipal charge, rate, or assessment at the date of the application for registration imposed or which may thereafter be imposed on the land, or which had theretofore been imposed for local improvements or otherwise and which was not then due and payable, including any charge, rate, or assessment imposed by any public corporate body having taxing powers over an area in which the land is situate:
(d.) Any lease, or agreement for lease, for a period not exceeding three years, where there is actual occupation under the same:
(e.) Any public highway or right-of-way, water-course, or right of water, or other public easement:
(f.) Any right of expropriation by Statute:
(g.) Any lis pendens or mechanics' lien, judgment, caveat, or other charge, or any assignment for the benefit of creditors or receiving order or authorized assignment under the "Bankruptcy Act," registered since the date of the application for registration:
(h.) Any condition, exception, reservation, charge, lien, or interest noted or endorsed hereon:
(i.) The right of any person to show that the whole or any portion of the land is by wrong description of boundaries or parcels improperly included in this certificate:
(j.) The right of any person to show fraud, wherein the registered owner or wherein the person from or through whom the registered owner derived his right or title otherwise than bona fide for value has participated in any degree.

Certificate of Indefeasible Title

Date of Application for registration, the 26th day of November

Register, Vol. 989

This is to certify that

EDWARD HIRONORI KUWABARA
1302 S.W. Marine Dr.,
(In trust, filing 31825)

is absolutely and indefeasibly entitled in fee-simple, subject to interests as are notified by endorsement hereon, and subject to the reservations set out hereon, to that piece of land situate in the City of Vancouver and Province of British Columbia, and more particularly known and

Lot Five (5)
Block "B"
District Lot Three hundred and eighteen
Group One (1)
New Westminster District
Plan 1903

THE FOLLOWING PIECES OF LAND HAVE BEEN TRANSFERRED:

Table with 2 columns: Land, Cert. No.

In witness whereof I have hereunto set my hand and seal of office at Vancouver, British Columbia, this 27th day of November 1940.

Registrar signature

Miss Robertson:
Re Mrs. Kina Kawabara
Case 1342 Montreal,
#15 on our list.

Evidence shows that Dr. Edward Hironori Kawabara is to file authority (as Exhibit 10) to Mrs. Kina K. regarding her giving evidence re ppty registered in his name. Evidence of ownership to be established.

Dr. Kawabara to be heard regarding claim in Toronto, for cross-exam'n.

See that this is put on list.

The Custodian has a letter from
Mr. Hunter re claim of
Dr. Hironori Kawabara,-

"It would appear that the claim
is to be heard before the Sub-Comm(r.
in Toronto. If I am wrong about
Toronto, it is certainly to be
heard before one of the Sub-Commissioners

Re claim of Kina Kawabara.

"Inasmuch as in the above claim
the question arises as to whether the
Commissioner directed that Counsel
cross-examine the Doctor in relation
to this lamp....."

August 4th 1948.

M. Roger Quimet, Esq., K.C.,
Messrs. Demers, Monét, Quimet & Lefebvre,
152 Notre Dame St.,
Montreal.

Dear Sir,

Re Case #1342. Mrs. Kina Kuwabara - Montreal

According to the transcript of evidence in this case heard at Montreal, Dr. Hironori Kuwabara is to appear before the Sub-Commissioner at Toronto for cross-examination in connection with certain property which is the subject of this claim. We presume that you are keeping this in mind.

The Sittings of the Sub-Commission in Toronto commence on October 4th next, in Lodge Room No.1, Canadian Legion Memorial Hall, 22 College St. The Secretary of the Sub-Commission is Mr. Arthur Smith, 134 Hopedale Ave. Toronto.

Upon hearing from you in this connection, we shall forward the transcript of evidence in this case to the Secretary at Toronto with full instructions, and if you have any preference as to the date for Dr. Kuwabara's appearance, you might communicate with Mr. Smith as soon as possible, so that he may set a suitable date when making up his schedule for the hearings.

In this matter also, we have not yet received from you Exhibit No.10, which according to the evidence is an authorization from Dr. Kuwabara to Mrs. Kina Kuwabara, and was to be secured by you and forwarded to this office. We shall be glad to receive this Exhibit from you as soon as possible.

We shall be pleased if you will kindly acknowledge receipt of this letter.

Yours truly,

AW/W.

A. WATSON