

Custodian File

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	80% of all Sale Prices		Sale Price	125% of all Sale Prices:	
						% of Total	Amount		% of Total	Amount
2500.00	125.00 6.25									131.25
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 Declared Not Found, & Recorded Now Missing		Apply % ratio to Claim	Deduct Custodian Sale Price	
MISCELLANEOUS CHATELS										
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			
			46%	183.50		84.41			84.41	
TOTAL RECOMMENDATION									215.66	

CASE NO: 1375.

JAPANESE PROPERTY CLAIMS COMMISSION

Montreal, P.Q.,

June 9th, 1948.

IN THE MATTER OF THE CLAIM OF

SEIHACHI NOSE.

PROCEEDINGS AT HEARING.

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

= JAPANESE PROPERTY CLAIMS COMMISSION

B E F O R E
(THE HONOURABLE MR. JUSTICE H.I. BIRD, COMMISSIONER).

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Montreal, P.Q.,
June 9th, 1948.

IN THE MATTER OF THE CLAIM OF
SEIHACHI NOSE.

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.
D.J. HANDFORD, Esq., Official Interpreter.
A.G. VEITCH, Esq., C.S.R., Official Reporter.

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Discussion.
S. Nose,
In Chief.

SEIHACHI NOSE, the claimant herein, being first duly sworn, testified as follows:

MR. OUIMET: My lord, in this case the original claim was for a half interest in real estate, the half interest being in the amount of \$1,076.82. This claim has been amended.

THE COMMISSIONER: Who has the other half interest?

MR. OUIMET: The other half interest belongs to one Masuo Matsuyamiya, which we abandoned. He was not
10 resident in Canada when the Order-in-Council was passed.

THE COMMISSIONER: All right. That clears it up.

Mr. Secretary, referring to Claim No. 22 on the Montreal list, which was endorsed as abandoned yesterday, would you please endorse on the claim form that the abandonment was due to the fact that the claimant was not resident in Canada at the date of the Order-in-Council and had returned to
Japan.

20 MR. OUIMET: I take it the relevant date is July 18, 1947 and not the date of the amendment.

THE COMMISSIONER: No. It is the date of the original Order-in-Council.

MR. OUIMET: The original claim is amended to read half interest of a balance of \$3,000.00 instead of half interest of a balance of \$2,153.64.

THE COMMISSIONER: How does that arise?

MR. OUIMET: The original estimated value as given by the claimant was \$6,889.64 less \$4,736.00 received from the Custodian. The amended estimated value---

30 THE COMMISSIONER: Who received it?

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MR. OUIMET: I believe it was received by Mr. Nose.

THE WITNESS: And my partner received half of it.

THE COMMISSIONER: The man who subsequently returned to Japan?

MR. OUIMET: Yes. We are making a gross claim and we are dividing it in half. Instead of giving the result of the division, we are giving the claim originally, we are making a claim for \$8000.00---

10 THE COMMISSIONER: You are away ahead of me now. You will have to explain that. The claim as made was \$6,889.64.

MR. OUIMET: Yes, the claim as made was \$6,889.64, t the amount credited \$4,736.00, leaving a net balance of \$2,153.64, of which Mr. Nose's claim is for a share of 50%, namely \$1,076.82. That is the original claim. The claim as amended is for an estimated value of \$8000.00 less \$5000.00 credited by the Custodian, leaving a net claim of \$3000.00 of which Mr. Nose is claiming half, or claiming \$1,500.00.

20

THE COMMISSIONER: Is it not a little late to come along with an increased valuation?

MR. OUIMET: There is an explanation attached to the claim.

THE COMMISSIONER: I will want to hear the explanation. This claimant has, under oath, declared that a certain amount was what he believed to be the value of this property as of the year 1947. How does he justify a substantial increase in valuation eight months later?

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MR. OUIMET: Originally, I am instructed, Mr. Nose thought he could only claim the cost price of the house, that is, \$5,000.00 together with the improvements, that is, \$806.08, plus \$843.56, arriving at approximately \$6,889.64, whereas naturally the estimated value had some relationship with the cost price but could be higher than the cost price. That is the reason why the claimant now makes a move to amend. It will be seen
10 that the assessment in 1943 for the land was \$3,920.00, for the improvements \$3,200.00, making a total of \$7,120.00; so the claim, as originally filed, would be lower than the assessment, which does not seem sensible.

THE COMMISSIONER: No. The assessment was \$3,000.00 odd and the claim was for \$6,800.00.

MR. OUIMET: The assessment according to the claim was \$3,920.00, plus \$3,200.00, making a grand total of \$7,120.00.

20 THE COMMISSIONER: I do not look with favour on after-thoughts in regard to valuation of real estate.

Q Mr. Nose, whom did you consult at the time you prepared and filed this claim in the fall of 1947?

A I did not consult anybody but I understood according to the New Canadian Japanese publication I should claim the cost. After my consultation with Mr. Boyer and Mr. Ouimet, I understand that I can put in the fair market value.

MR. OUIMET: Schedule No. 4 (e) attached to the
30 original claim explains how the original claim

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was arrived at and the original valuation of the estimated value. Schedule 4 shows that on August 25, 1941, the purchase price was \$5000.00. Then, capital expenditures, together with allowance for completion of alterations deducted from rentals as per lease, amounted to a grand total of \$1,889.64, making a grand total estimated value of \$6,889.64 as given in the original claim. It appears from the original claim that that claim was sworn to before a Commissioner of the Superior Court, Mr. Boyer, who happens to be the bailiff, and I am quite sure he was not consulted on that. I remember Mr. Nose having come to the office but at that particular date in November, I was busily engaged in a long, protracted trial at St. Jerome, outside of the district, and I did not have an opportunity of discussing that with Mr. Nose.

10
20 THE COMMISSIONER: I observe the claim is based on original cost, plus cost of various alterations.

I will allow you to amend.

MR. OUMET: Thank you, my lord.

THE COMMISSIONER: What are the details of the amendment? Instead of a total ---

MR. OUMET: ---of \$6,889.64, the estimated value would now be \$8000.00. Instead of a credit of \$4,763.00 the credit is \$5,000.00 leaving a net claim of \$3,000.00, of which the claimant is entitled to 50%.

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With respect to the personal chattels there is a slight amendment; Instead of \$212.50 it is \$218.50 , or \$6.00 added.

THE COMMISSIONER: That is as appears in the endorsement.

MR. OUIMET: Yes. There was a mistake made in the original claim, because in the original claim personal property was valued at \$218.50 but the list attached mentioned a total of \$212.50 at
10 the back of the original form.

THE COMMISSIONER: It does not on mine. Perhaps your copy is different from mine.

MR. OUIMET: My copy shows \$212.10.

THE COMMISSIONER: All right.

DIRECT EXAMINATION BY MR. OUIMET:

Q I understand you are the claimant?

A Yes, sir.

Q Will you take communication of a real estate claim,
20 with valuation statement attached thereto?

A Yes.

Q Bearing your signature? A: Yes.

Q Identify these documents and your signature and file this claim as Exhibit 1.

A Yes.

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

Q Will you take communication of a personal chattels claim for \$218.50, identify your signature and the
30 claim, and file the claim as Exhibit 2?

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A Yes.

(PARTICULARS, PERSONAL CHATTELS, MARKED
EXHIBIT NO. 2).

MR. OUIMET: Would my friend tender the analysis of
personal property claim, which will be filed as
Exhibit 3?

MR. HUNTER: I tender the analysis of personal property
claim as Exhibit 3.

(ANALYSIS OF PERSONAL PROPERTY CLAIM MARKED
EXHIBIT NO. 3).

10 MR. OUIMET: As well as the real property summary for
the claim, dated April 6th, 1948, which can be
filed as Exhibit 4?

MR. HUNTER: As requested, I tender the real property
summary as Exhibit 4.

(REAL PROPERTY SUMMARY MARKED EXHIBIT NO. 4).

MR. OUIMET: That is all, my lord.

MR. HUNTER: It is submitted, my lord, that the real
property was sold for its fair market value.

20 It is submitted that the personal property
was not reported until 1946 and that accordingly
the property which was not found should not be
considered within the terms of reference. Know-
ledge of the same was deliberately withheld by
the claimant.

THE COMMISSIONER: There was some personal property sold?

MR. HUNTER: A very small amount. I do not think it
is included in that which is claimed. Is it?

MR. OUIMET: No.

30 MR. HUNTER: There was the electric stove and the

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electric fire place. I do not think claim is made for that. It says claim was made for chattels listed in column 3 on the analysis for personal property. The stove and the fireplace are listed in column 3 on the analysis. Whether that means they are claiming on the stove ---

MR. OUIMET: It should be valued at \$218.50.

MR. HUNTER: That is, the full amount of your claim is \$218.50?

MR. OUIMET: Yes.

10 MR. HUNTER: In other words, the stove and electric fireplace are not included in those items for which claim is made?

THE COMMISSIONER: Yes.

MR. HUNTER: I would tender the appraisal of Messrs. Loewen & Harvey Ltd., dated June 15, 1944. The property is appraised at \$5000.00. The appraisal is somewhat detailed.

(APPRAISAL, LOEWEN & HARVEY LTD., JUNE 15, 1944, MARKED EXHIBIT NO. 5).

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CROSS-EXAMINATION BY MR. HUNTER:

Q Is that a photograph of your property at 229-31 Powell Street? A: Yes, sir.

MR. HUNTER: I tender a photograph taken April 8th, 1943, of the property at 229-31 Powell Street, Vancouver, which has been identified by the witness, as Exhibit 6.

(PHOTOGRAPH, CLAMANT'S PROPERTY, MARKED EXHIBIT NO. 6).

30 THE COMMISSIONER: Q: On what corner of Powell Street is this property? A: It is on

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the main corner near Main Street.

Q It is between Gore and Main? A: Yes.

MR. OUIMET: Your Lordship will have particulars in
the real property summary of the sale price.

THE COMMISSIONER: Yes.

MR. HUNTER: Q: Is that your signature on that J.P.
form? A: Yes.

Q This J.P. form was made out according to your
instructions? A: Yes.

10 MR. HUNTER: I file the J.P. form as Exhibit 7.

(J.P. FORM MARKED EXHIBIT NO. 7).

Q Is that your letter? A: Yes, sir.

Q And that is your signature on that letter?

A Yes, sir.

Q Dated February 11, 1946? A: Yes.

Q And was that attached to the letter at the time
you sent it? A: Yes.

Q This list, inventory of personal property?

A Yes, sir.

20 MR. HUNTER: It is a letter dated February 11, 1946,
from the claimant to Mr. B.R. Dusenbury, the
Custodian's office, enclosing an inventory of his
personal property.

I tender that as Exhibit 8.

(LETTER, CLAIMANT TO CUSTODIAN, AND INVEN-
TORY, MARKED EXHIBIT NO. 8).

Q Where was that personal property kept?

A It was stored in the locker room in the business
premises.

30 Q Did you advise the Custodian that it had been

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stored there? A: Not until the store was sold. I was going to make a declaration at the time of departure but all of a sudden I had to move to Cornwall at the instructions of the Security Commission. At Cornwall there was no house to be rented and I had to go to a hotel. At the last minute I put the furniture into the ---

Q When did you first go to Cornwall ?

A I think about June 7th, 1942.

10 Q June 7th, 1942? A: Yes, sir.

Q And you never at any time after that made an effort to notify the Custodian? A: No. I think I have a letter here from Pemberton to the effect that everything is in ordered condition.

Q You never disclosed these items to the Custodian?

A No, sir.

Q What was the position of Pemberton Realty Corporation of
entire

A They were my agents. They were looking after the/ property.

20 Q They were looking after the entire property?

A Yes.

Q Were they supposed to be looking after all your showcases and stuff? A: Yes, even the showcases, too, which I am not claiming for.

Q What about your personal things? Were they supposed to be looking after those, too?

A Yes. I have a letter here to that effect, too.

MR. HUNTER: In that event it is submitted, my lord, these chattels were left under the custody, control or management of some person other than the

Custodian appointed by the owner and that accordingly only those chattels which came under the custody, control or management of the Custodian are within the terms of reference.

THE WITNESS: May I raise a point, if I can?

THE COMMISSIONER: Yes.

THE WITNESS: That the Custodian moved all the chattels from my premises when they sold the store so, therefore, it came into the hands of the Custodian, although I did not make a report to the Custodian previously.

10

MR. HUNTER: At the time this property was sold the Custodian had no knowledge these things were in there. It was upon receipt of the claimant's letter that they went back, asked the new owner whether they could go into the premises. They discovered that there was a locked room in the premises and at that time these chattels were removed and everything which was removed was either shipped or sold.

20 THE COMMISSIONER: That, again, is information which is furnished to me as such and which is subject to later proof.

When did the sale of the real property take place?

MR. HUNTER: I have not the date. It is on the real property summary filed.

THE COMMISSIONER: Yes. I have it here; apparently sold as of October 19, 1944, but there had been tenants in the premises in the interval between

30

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evacuation and the date of sale.

MR. HUNTER: Q: Is this your letter?

A Yes. That is my signature.

MR. HUNTER: This is a letter dated December 31, 1945,
from the Custodian, which he has acknowledged.

In the third paragraph it says:

10 "The household effects and the safe of
Matsumiya & Nose Ltd. are the ones stored in
special locker built underneath the
Mexannine floor of the store, 229 Powell St.,
and they were still there intact on March
18th 1943 according to the letter received
from Messrs. Pemberton Realty Corporation,
a facsimile copy of the letter enclosed
herewith for your information."

The letter gives various other information. I
tender that as Exhibit No. 9.

(LETTER, CLAIMANT TO CUSTODIAN, DEC. 31, 1945,
MARKED EXHIBIT NO. 9).

20 Q Did you receive a copy of this letter?

A Yes, sir.

Q You received the original. That is a copy.

A Yes, sir.

MR. HUNTER: A letter dated February 4, 1946, which
reads as follows:

"Dear Sir:

We received your letter of the 31st
December last and have noted the contents.

Re: Household effects and Safe.

30 The discovery of these was given special
attention on receipt of your letter. Pember-

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"ton's, Mr. Hall and Mr. Sims were contacted and while they were willing to assist, no information of importance was obtained from them. Our representative went to 229 Powell Street and found the building unoccupied. After some inquiry and delay he found the new owner and was allowed access to the building to look for the locked room, to which you referred. Such a room was located and the contents of same, including the Safe, were removed to our warehouse at 504 E. Cordova Street. Among other things these contents consisted of boxes, cartons, packages, etc., some of which were labelled with the following names:- S. Tazawa, S. Tasawa, C. Nishimura, I. Nishimura, Morino, S. Furukawa, Mrs. Emi Yano.

10

"To enable us to segregate all of the chattels removed, we shall require you to supply the following important information:-

20

1. List of all articles belonging to each of the above named persons, together with the full name, former address, Police registration number, and any other information necessary for us to identify them.

2. List of all articles belonging to you personally.

3. List of all articles belonging to MATSUMIYA & NOSE LTD.

30

4. List of all articles belonging to any one

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Discussion.

"else other than the foregoing.

"As you seem to be of a critical mind, perhaps you are methodical too, and will be able to forward these lists by return.

"It is the expectation that these chattels will go to auction sale in the near future. Unless advised to the contrary everything will then be sold. If you will let us have the combination and key to the safe we shall remove any private books, papers or personal articles and store them away to hold pending your instructions regarding them."²

10

It was from that letter I was giving you the information I formerly gave. Of course, that will have to be proven by the witnesses. The original is in my friend's file and was obviously received.

THE COMMISSIONER: Very good.

(LETTER, Custodian to CLAIMANT, FEB. 4, 1946, MARKED EXHIBIT NO. 10).

MR. HUNTER: There are no further questions.

20 THE COMMISSIONER: Any re-examination?

MR. OUMET: Yes. In order to complete the record, May I quote excerpts from a letter which was sent by Mr. Nose to Mr. Dusenbury on February 11, 1946, in reply to a letter of February 4.

"Dear Mr. Dusenbury:

I am very pleased to be informed by yours of Feb. 4th that you have at last located the Household effects and safe I have been enquiring.

30

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Discussion.

"If I had any complaints in connections with the matter, I have nothing against yourself whatever, rather I am thankful with the manner you have been handling our affairs since you took over. Prior to your taking over, at least more than two persons changed hands and we did not receive much attention to our correspondence. I wish to take this opportunity of thanking you for the prompt and efficient manner you have been giving to our affairs, and hope to receive your continued assistance in future.

10

The packages of the following persons, please forward as follow:

1. S. Tazawa	to Mr. Masuo Matsumiya,	Grand Forks,
		B.C.
S. Tasawa	"	"
G. Nishimura	"	"
I. Nishimura	"	"
S. Furukawa	"	"
Morino	"	"

20

I knew the above persons well, but since the evacuation I have not communicated with and do not know whereabouts at present. They are more intimate friends of Mr. Matsumiya and I would ask you to forward to Mr. Matsumiya at GrandForks, B.C. I am asking Mr. Matsumiya to give you more information if necessary. However, since these persons left the packages in our trust I think it is quite in order for your to forward to care of Matsumiya and you would not be responsible for after that.

30

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"Mrs. Emi Yano (Wife of Mr. Takeo Yano) present address is New Denver, B.C. Please forward to her at New Denver. I have already written to her about the matter.

2. As to articles belong to myself, please see the separate list attached.

3. Articles belong to Matsumiya & Nose Ltd. are:

One safe and all its contents,

Old accounting books of the business, not packed (in loose.) Please destroy them or send to Matsumiya.

A large quantity of printed price pin tickets, if you can sell them please do so, otherwise dispose of them best way you can.

4. As far as I know, there are no other articles of any other persons. Any articles not mentioned in above belong to S. Nose, myself.

Re the safe: I mislocated at present the combination and the key to the safe. There is not much of valuable articles in the safe except some records. I would ask you to remove the safe to Crone Storage Co's warehouse as it seems that you are anxious to dispose of the matter as soon as possible. I will arrange to pay for the storage. Also in the meantime I will try to locate the combination and key going through my trunks. However, I expect to visit Vancouver this summer when I will personally attend to the disposal of the safe.

All other articles are my own, and for that please refer to the separate list enclosed herein."

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which I would like to be permitted to file. My friend has the original.

MR. HUNTER: I thought it was already filed.

THE COMMISSIONER: I think not.

MR. HUNTER: Or, was it January 11?

MR. OUIMET: It is February 11.

MR. HUNTER: No; I am sorry.

MR. OUIMET: So, I will tender this copy of the original letter as an exhibit.

10 MR. If my friend has the original I would ask him to identify it.

MR. HUNTER: I do not seem to have it.

THE COMMISSIONER: Probably he can identify the copy.

MR. OUIMET: Will you take communication of copy of a letter dated at Montreal, February 11, 1946, and say whether you sent the original to Mr. Dusenbury of the Office of the Custodian?

A Yes, I did.

20 Q Will you file this copy as a true copy of the original as Exhibit 11? A: Yes.

(LETTER, CLAIMANT TO CUSTODIAN, FEB. 11, 1946, MARKED EXHIBIT NO. 11).

Q As a matter of fact, is there not a third page to this, concerning Question No. 2, articles belonging to S. Nose? A: Pardon?

Q Is there a third page to that letter?

A I do not think so. I thought there were only two pages.

Q The former letter I showed you---

A I do not quite remember, though.

30 Q ---has two pages. There is a copy of an original

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Re-Direct Exam.

mentioning Question No. 2, articles belonging to S. Nose. Would that be related to the letter filed as Exhibit 11? A: I do not quite get your explanation. There should be a third page to this letter?

Q Yes. A: I do not think so.

Q I just wanted to know.

10 Now, about the Loewen & Harvey valuation of June 15, 1944, which has been filed by my friend, it is said that the fair valuation as of February, 1944, would be \$5000.00. Do you think this was a fair valuation at the date you left?

A No, sir, I do not think so.

Q Do you think \$8000.00 represents a fairer valuation?

A Yes.

Q You have in your memorandum attached to your claim given the reasons why you had paid only \$5000.00?

A Yes.

20 Q And I understand that it was because the former owner was in a poor state of health, wanted to have cash and decided to sell for \$5000.00?

A Yes.

Q I also understand that he died—

A Soon after we bought it.

Q Soon after having sold the property to you?

A Yes.

30 Q Now, as to the personal property in the J.P. form you said that complete household furnishings were in your possession at 2761 Triumph Street? is that where you lived? A: Yes, that is

where I lived.

Q And will all be sold either by auction or private sale? A: Yes.

Q You are not claiming for those?

A No.

Q Why did you not report the personal property which you are now claiming for? A: Well,

10 large furniture such as I sold from 2761 Triumph Street and those things which I stored in the store locker room are the ones I was going to bring to Cornwall with me. My wife all of sudden had to go to hospital for operation. I did not have time to do the packing. After my wife came home from hospital I thought the Security Commission would give me at least 2 months for convalescence. As soon as I got the permit from the Mayor of Cornwall they ordered me to leave at once. They would not give me an extension so all of a sudden I put those in the store. At Cornwall there was no house provided for me. I had to go to a hotel, so I had to put all those things in the store.

20

Q Do you mean Cornwall, Ontario? A: Yes.

Q When you left that property in the basement of your store, did you leave it in the hands of anyone or did you leave it there without giving instructions to anyone?

THE COMMISSIONER: He has already answered that question when it was put by counsel for the Government, saying that he left those goods in the care of his agent, Pemberton.

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Re-Direct Exam.

MR. OUIMET: I did not understand him to be so precise.

THE COMMISSIONER: I did.

THE WITNESS: Yes. That is right.

MR. OUIMET: Q: Now, about the photograph which was shown to you and identified by you, did that represent the store as you left it in 1942 or are there any changes between the appearance of the store as you left it in 1942 and the way it appears on the photograph? Do you see any differences which you can readily indicate?

10

A Nothing, as far as the structure of the building is concerned, I do not see any difference.

Q As far as the outward appearance is concerned?

A Only it is more shabby looking than it was in the condition when I left there.

Q Is there anything else you wish to add?

A No, I do not think so. I think that covers everything. I had quite a bit of correspondence. One thing I want to get straight is that I wrote a letter and you must have it in my file. I asked them not to dispose of my household property because I intended coming over to Vancouver and taking care of it, myself.

20

THE COMMISSIONER: That was a matter of Government order. The Custodian had no power to do other than as he did.

THE WITNESS: Thank you.

MR. OUIMET: Q: Is there anything else you wish to add?

A I do not think so. About the property valuation, there is a statement in respect of it.

30

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Discussion.

MR. OUIMET: I wish to point out and I think my friend will readily admit on or about September 16, 1942, the Custodian wrote Mr. Nose about the insurance on the property stating that it should be at least \$5000.00 instead of the \$2000.00 which was on it.

THE COMMISSIONER: Yes. I think the summary of real property shows what insurance was carried.

MR. OUIMET: Yes, my lord.

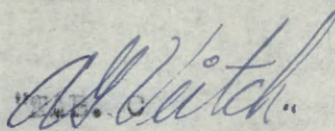
THE COMMISSIONER: That is all, thank you, Mr. Nose.

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(Witness aside)

(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.

20

30

Case 1375 DEC - 2 1947

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

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

ACKNOWLEDGED

7833

Mont.

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

(1) NAME NOSE, SEIHACHI (RCMP) Reg. No. 07242
(Print) Surname Given Name

(2) Pre-Evacuation Address 2761 Troumph St., Vancouver, B.C.

(3) Present Address 5325 Victoria Ave., Apt. #2, Montreal, Quebec.

(4) REAL ESTATE

(a) Street Address (if any) 229 - 231 Powell Street, Vancouver, B.C.
City or Municipality, Province

(b) Legal description (lot number, block number, section number, etc.)
Lot 11, Block 4, D.L. 196 City of Vancouver, B.C.
(Custodian Catalogue No. 181)

*See Mr. Matsumiya's
claim attached*

(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.).....50%

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

(i) Land - - - - - \$ 1,000.00

(ii) Buildings - - - - - \$ 5,889.64

(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) - - - - - \$ 6,889.64 8000-

(v) Amount at which Custodian sold property and credited your account - - \$ 4,736.00 5000

(f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - \$ 2,153.64 3000-
S. Nose's share 50% 1,076.82

50% 1500-

(5) PERSONAL PROPERTY

(a) Place or places at which property was left by the claimant at date of evacuation
229 Powell St. Vancr. in store, special built locker room

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

(c) How stored or packed at time of evacuation Stored in a special built locker room, locked and sealed.

(over)

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

- (e) Itemized description of personal property which is the subject of the claim: See attached
- | | |
|-----------|--|
| 1. _____ | Estimated Value \$ <u>separate list.</u> |
| 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 \$ _____ |

As per list attached TOTAL CLAIM FOR PROPERTY LOSS \$ 218.50

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

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(e) - - - - -) \$ 1,295.32

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

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

DOMINION OF CANADA)
of)
TO WIT:)

I, Sechochi. Rose of the 5325 Victoria Ave
of Montreal in the 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 day of May)
A.D. 1947.)

S. Rose
[Signature]
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.

NOSE, Seihachi, Reg. # 07242

Schedule 5 (e)

Personal Property

Silverware

6 Silver spoons in box	6.00	
1 Sugar Spoon	2.50	
1 doz. Butter Knives	15.00	
2 large Spoons	<u>6.00</u>	29.50
1 Alarm clock	2.50	
1 Table clock square shaped	10.00	
1 Large mixing bowl	2.00	
5 Cut glass, wine cups	10.00	
1 Bronz Incense brass ware	5.00	
1 "Wearever" aluminum Roast pan	7.50	
1 Aluminum water pail	<u>1.00</u>	38.00
3 table cloths	6.00	
1 Japanese Silk Screen	25.00	
1 Golf set in bag	<u>35.00</u>	66.00
1 Trunk Japanese Olemonial Toys		<u>85.00</u>
		<u>218.50</u>

The above articles were stored in a special built, locker room in store at 229 Powell St., Vancouver, and later removed by Custodian when the building was sold, and these are unaccounted goods.

Schedule 4 (e)

Re Catalogue No. 181 (Custodian)

Street address: 229 - 231 Powell St., Vancouver, B.C.

Legal description: Lot 11, Block 4, D.L. 196.

OWNERS: NOSE, Seihachi { 50% } Reg. #07242
 MATSUMIYA, Masuo { 50% } Reg. #10033

Aug. 25, 1941 Pruchase Price 5,000.00

Add: Capitall Expenditures:

Alteration No.1 Nov.22/41 - Jan.13/42.
 229 Powell St., Downstairs:

Nov. 22/41 Lumber: B.C. Fir & Cedar Co.	82.08
Jan. 3/42 " "	104.65
Nov. 26/41 B.C. Hardware, Gyprock ets.	56.49
" Paint	21.15
Dec. 12/41 Sommiya Plumbing	84.13
Dec. 31/41 Reston Electric Co.	88.79
Jan. 13/42 O. MacKenzie, Paper hanging	244.20
Dec.15/41 Carpenter, R. Uyeno	344.60
	<u>806.08</u>

Alteration No. 2, Jan.27 - Apr.15/42
 231 Powell St., upstaris:

Feb. 12/42 Lumber: B.C. Fir & Cedar	27.25
Mar. 2/42 " "	6.35
Jan. 31/42 Hardware etc. B.C. Hardware Co.	10.85
" "	86.24
" "	20.63
Feb. 24/42 Sommiya Plumbing	37.50
Mar. 13/42 J.H.McRae Co.	255.00
Feb. 25/42 Fire Escape installed	28.00
Feb. 27/42 O. MacKenzie paper hanging	59.37
Jan. 27/42 Carpenter: R.Uyeno	95.10
Feb. 2/42 " "	81.60
" 16/42 " "	23.10
" 25/42 " "	64.10
Mar. 4/42 " "	48.47
	<u>843.56</u>

Allowance for completion of alteration,
 deducted from rentals, as per Lease given to
 Ben Mnonsees, Aug. 1/42 @ \$10.00 per month for
 24 months: 240.00

Total cost of Capital expenditures: 1,889.64
6,889.64

Received from Custodian \$5,000. less \$264.00 4,736.00
 Our claim for the difference 2,153.64

S. Nose, share	1,076.82
M. Matsumiya, share	<u>1,076.82</u>
	<u>2,153.64</u>

NOSE, Seihachi (Mrs.)

(Claimant's Name)

REAL ESTATE
(Other than farm)

07242

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

Store

Store - on ground floor
occupying 22' x 100'
Suite at rear - 2 rooms
2nd storey - 5 suites of 2 rooms each
1 store rooms

Frame

Business and residence

22 x 122

1941

Aug.

Type of Locality

Cost Price

Improvements made by Claimant

Estimated Value Date of Sale

Business

\$5000.

- (a) Repairs to downstairs)
- 1. Rewiring of building)
- 2. Repartitioning of ground floor) \$806.08
- for living quarters.)
- 3. Replacing new fire escape)
- 4. Plumbing installed)
- 5. Repaired entrance to store)

\$8000.

Comments re upkeep of premises:

- (b) Repairs to upstairs)
- 1. Rewiring)
- 2. Repartitioned rooms into) 843.56
- 3 suites of 2 rooms)
- 3. Plumbing installed)
- 4. Redecorating)

Comments re Appraiser's report not covered above:

The claimant has a 1/2 interest in the property.

Assessment 1943. Land \$3920.
Improvements 3200.

Total \$7120.

Rental Revenue: (a) Store \$150. per month
(b) Rear Apt. on ground floor 15. " "
(c) 5 suites at \$15. per suite 75. " "

Total \$240. " "

Summary

Estimated Value \$8000.

Sold by Custodian 5000.

Claim \$3000.

EXHIBIT No. 1375-1
DATE 9 June 1948
FILED BY R. Quinn

See attached statement by claimant outlining reasons for claim of \$8000. as a fair market value of the property.

Signature

Re Valuation

We maintain that a fair value of the property at the time of disposal by the custodian was far in excess of the amount claimed by us, we consider the fair market value was near \$10,000.00.

Explanation:

To begin with, the purchase price of \$5,000.00 was not a normal price, was an exceptionally bargain price conceded to us from many special reasons, as follows:-

Mr. Jacob Eligh, from whom we purchased the property in August 1941, was realizing the end of his career gradually approaching, and was very anxious to wind up his estate, and put up the property "For Sale". As a matter of fact, his anticipation became to be true and passed away very shortly after we bought it. By our mutual understanding he gave us the first chance to consider his offer, which was in neighborhood of \$10,000.00 at an "as is" condition at that time. However we turned it down.

This property being on a lane corner was very suitable for a drug store, attracted interest of a Mr. Hoshino, a druggist on the same street, who offered him \$8,000. provided that he can have the immediate possession of the property. But at that time we had a four year lease and still three years to run, and we naturally refused to give up. Consequently, Mr. Hoshino, the prospective buyer, had to withdraw the offer, simply for that reason. The property was very much appealing to many interested, for the building was ideally located on the corner and producing a good revenue from the rentals, and had we not had the lease the property would have been sold very readily for that price of \$8,000.

The vendor was so anxious to dispose of the property immediately, yet we had a lease to run for three years more, and we were in a position to bargain. Finally he accepted our offer of \$5,000. cash as he was so anxious to liquade it in cash. So the purchase price of \$5,000. was not a normal. It was worth not less than \$8,000. at the condition "as is".

In addition to this, as soon as we took position of the property we immediately started alterations to increase revenue by making many improvements and re-partition of rooms. We actually spent \$1m889.64 for improvements (per statement attached) over and above regular repairs for ordinary wear and tear. Therefore, the property worth very close to \$10,000 at the time of disposal.

Besides the above stated improvement, when we first took the lease, we spent more than \$2,500. in modernizing the store front which we are not including in our claim, yet which was undoubtedly a decided improvement and additional value to the property.

NOSE, Seihachi (Mrs.)
(Claimant's Name)

PERSONAL CHATTELS

07242

Reg. No.

<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>
1 dozen butter knives	1939	New	\$20.00	Good	\$15.00
1 Japanese silk screen	1932	"	75.00	"	25.00
1 golf set	1931	"	65.00	"	35.00
1 trunk of Japanese ceremonial toys	1931	"	150.00	"	85.00

The claimant is claiming on the chattels listed in column 3 of the Analysis of Personal Property.

Description of Storage of Goods:

The goods were stored in a store room on the premises by the claimant.

General Statement as to Chattels not Described above:

EXHIBIT No. 1375-2
DATE 9 June 1948
FILED BY R. Quinn

Additional Comments, if any:

Summary

Estimated Value \$218.50

Sold by Custodian _____

Claim \$218.50

Signature [Signature]

ANALYSIS OF PERSONAL PROPERTY CLAIM

FILE No. 7833.

EXHIBIT No. _____

NAME NOSE, (Mr.) Seihachi

REG. No. 07242.

	DATE	INVENTORY	DETAILS OF CLAIM	SALES		SOLD WITH REAL PROP.	Reported DECL. NOT FOUND
	DECLARATION <u>May 6/42.</u>	TAKEN BY _____		AUCTION	TENDER &c		
XX	EVACUATION <u>June 2/42.</u>						
		No chattels decl. on JP Form(See below)					
		Reported in letter, Feb. 11/46, from NOSE.	<u>Silverware</u>				
		1 case of school books	6 Sliver spoons in box 6.00)				
		1 screen of Japanese style with flower design	1 Sugar Spoon 2.50)				
		All aluminum Kitchenware:	1 doz. Butter Knives 15.00)				
		1 Roast Pan	2 large Spoons 6.00)				
		1 Water pail	1 Alarm clock 2.50)				
		1 deep sauce pan.	1 Table clock square shaped 10.00)				
		All silver-ware:	1 Large mixing bowl 2.00)				
		6 spoons in a box	5 Cut glass, wine cups 10.00)				
		1 sugar spoon	1 Bronz Incense brass ware 5.00)				98.50
		1 doz. butter knives	1 "Wearever" aluminum Roast pan 7.50)				
		1 pr. candle stock stands	1 Aluminum water pail 1.00)				
		1 pr. salt & pepper	3 table cloths 6.00)				
		2 sliver plates	1 Japanese Silk Screen 25.00)				
		2 large spoons	1 Golf set in bag 35.00)				
		1 alarm clock of small size	1 Trunk Japanese Ceremonial Toys 85.00)				85.00
		1 small table clock, shaped square.	218.50				183.50
		All Chinaware:					
		1 large size Japanese mixing bowl.	<u>Auction Sales:</u>				
		3 large bowls	Hotpoint Electric Range 75.00				
		all dishes and cups	Electric fireplace 11.00				
		5 cut glass wine cups					
		flower vases					
		1 fruit glass bowl.					
		Other Miscellaneous:	<u>ANALYSIS OF CLAIM:</u>				
		about 5 wooden trays	\$183.50 Reported not found				
		4 or 5 table cloths of all size	35.00 No record at anytime				
		3 ornamental metal figures for living room decoration.	\$218.50				
		1 incense pot of metal(bronze)					
		Pictures of family in frame, picture of Fujiyama in embroidery.					
		1 Electrical Heater for fire place.					
		10 square Japanese trays					
		1 trunk of Ceremonial toys.					
		Reported in Letter Mar.1/46:					
		Hotpoint Electric Range -\$195.00					
XX		S. Nose declares the following on JP Form: "Complete household furnishings in owner's possession at 2761 Triumph St., Vancouver, B.C. and will all be sold either by Auction or private sale before declarant is evacuated".					

SALES		SOLD WITH REAL PROP.	Reported	NO RECORD AT ANYTIME	ABANDONED	NO ACCOUNT, THEFT &c	UNSOLD	REMARKS
AUCTION	TENDER &c		DECC NOT FOUND					

98.50

35.00

85.00

183.50 35.00

75.00
11.00

EXHIBIT No. 1375-3
 DATE 9 June 1948
 FILED BY J. W. G. Hunter

J. Spratt

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

REAL PROPERTY SUMMARY

JAPANESE NAMES: Seihachi Nose Reg. No. 07242 File No. 7833
 Masuo Matsumiya Reg. No. 10033 File No. 976 0

CATALOGUE NO: 181

PROPERTY ADDRESS: 229-31 Powell Street, Vancouver, B. C.

LEGAL DESCRIPTION: Lot 11, Block 4, District Lot 196, Group 1, New Westminster District, Plan 184.

TITLE: Registered in the names of Seihachi Nose and Masuo Matsumiya.

ENCUMBRANCES: None registered. No indication of any unregistered charges. Vesting order filed No. 34639 dated August 14th, 1942.

ASSESSED VALUES: Land \$3500
 Improvements 3200 - \$6700.00 Taxes - \$269.36

CLASSIFICATION: This two storey frame building covers the full size of the lot 25' x 122'. The ground floor is occupied by a store and behind the store with entrance on the lane is a suite of rooms. On the 2nd floor there are 11 rooms.

The valuator reports as follows:
 "the front portion of the building is plastered but the back portion is of wood walls. In each of the three (3) back rooms, there is a sink with hot and cold water and a bath has been installed in a portion of the hall at the rear. Two (2) toilets are installed about half-way down the hall and there is one (1) sink beside them, with cold water only for the common use of the front eight (8) rooms. The hall floors are patched and plaster loose in places. Wiring is in conduit."

HISTORY OF ADMINISTRATION: This property was placed in the hands of Messrs. Pemberton Realty Corporation Limited by the owners, before evacuation, to act as their rental agents. This appointment was confirmed by the Custodian.

The different portions of the property were rented as follows:
 229 Powell Street to H. L. Coey, \$35.00 per month payable in advance as from January 11th, 1943.
 229 Powell Street (Rear) to H. F. Taylor as from June 15th, 1942, \$15.00 per month payable in advance.
 231 Powell Street (rear) to B. Monsees as from August 1st, 1942, \$30.00 per month payable in advance.

There were no leases, all portions of the property were rented on a monthly basis.

Rents collected \$2095.00 against which were the following charges:

Water Rates	\$220.25
Allowed B. Monsees for repairs	260.00
Plumbing	27.75
General Repairs	19.00
Sundry	8.28

Insurance	84.25
License	10.19
Commission	<u>104.75</u>
	\$734.47

SOLD: M To: Chow Wing Chee and May Kwan Chow for \$5,000.00 as at October 19th, 1944.
Approval of Advisory Committee October 4, 1944.

Funds released to the credit of Seihachi Nose and Masuo Matsumiya's Joint Account as at February 19th, 1945, against which were the following charges: Real Estate Commission \$250.00, Valuation \$7.50, Advertising \$4.00, Registration Fees \$2.50 - \$264.00 leaving a net credit of \$4736.00 from said transaction.

Adjustments as at October 19th, 1944 to the amount of \$144.73 Unexpired Fire Insurance Premiums \$51.73 Purchasers share of 1944 Taxes and \$4.47 Purchaser's share of Water Rates - \$197.93 were placed to the credit of Seihachi Nose and Masuo MATSUMIYA's Joint Account.

The following Fire Insurance Policies:
Alliance Insurance Company Policy No. 27527 - \$2,000.00 covering two storey building occupied as rooms and dwellings.

Legal and General Assurance Society Limited Policy No. 12289 - \$1,500.00

AND

Union Insurance Society of Canton Policy No. C313429 - \$1,500.00, covering two storey frame building occupied as men's furnishings, rooms and office.
The above policies were transferred to Chow Wing Chee and May Kwan Chow January 10th, 1945.

OLD CERTIFICATE OF TITLE:

No. 65901-L Was deposited in the land Registry office, Vancouver, B. C.

Certificate of Title No. 115253-L in the names of Chow Wing Chee and May Kwan Chow was handed to them apparently on February 15th, 1945. There is an undated receipt signed by Chow Wing Chee on file.

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

April 15th, 1947.

"D. A. Cramer"

DAC:ic

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

August 6, 1948

M. Sealey

1375 - 5

EXHIBIT No.

9 June 1948

DATE

FILED BY

J. W. G. Hunter

LOEWEN & HARVEY LIMITED

751 Dunsmuir Street,

Vancouver, B. C.

June 15th, 1944.

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

Dear Sir:

Re: Catalogue No. 181, 229 - 231 Powell Street,
Lot 11, Block 4, District Lot 196

This lot is 25 x 122 feet on the North side of Powell Street, being on the North East Corner of the 20 foot lane running behind Main Street, with a 20 foot lane at the rear.

On this is a two (2) storey frame building the full size of the lot. Foundation is of cement and ventilation provided below floors. There is no basement. Exterior walls are of narrow siding and in need of paint. The roof is flat, but I was unable to see it. The ground floor is occupied by a store. Behind this, with entrance from the lane is a suite, but I have been unable to go into this. On the East side of the store and from the street, stairs with worn treads, lead to the 2nd floor, which has eleven (11) rooms. The front portion of the building is plastered but the back portion is of wood walls. In each of the three (3) back rooms, there is a sink with hot and cold water and a bath has been installed in a portion of the hall at the rear. Two (2) toilets are installed about halfway down the hall and there is one (1) sink beside them, with cold water only for the common use of the front Eight (8) rooms. The hall floors are patched and plaster loose in places. Wiring is in conduit.

In my opinion a fair valuation as of February 12th, 1944, is \$5,000.00.

Yours faithfully,

Loewen and Harvey Limited.

"A. Route Harvey"

Director.

ARH/F.

I hereby certify that the foregoing words are a true copy
of the original whereof they purport to be a copy.
August 9th 1948

M. Scoble
6.9

R.P.9

NOSE, Seihachi
MATSUMIYA, Masuo
Evac. Files #7833
#9760

229-31 Powell St., Vancouver, B. C.



Picture Taken April 8, 1943

EXHIBIT No. 1375-6
DATE 9 June 1948
FILED BY J. W. G. Hunter

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

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

PERSONAL INFORMATION

NAME: NOSE, Seihachi

EXHIBIT No. 1375 - 7

HOME ADDRESS: 2761 Triumph St., Vancouver, B. C.

DATE 9 June 1948

REGISTRATION NUMBER 07242

SEX: Male

AGE: 49

FILED BY

J.W.G. Hunter

OCCUPATION: Merchant. Runs business under the name of Matsumiya & Nose Ltd.,
 229 Powell St., Vancouver, B. C.

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

EMPLOYER: Self employer

MARRIED? yes

NAME OF WIFE OR HUSBAND: Misao

ADDRESS OF WIFE OR HUSBAND: 2761 Triumph St., Vancouver, B. C.

NAMES OF ANY LIVING CHILDREN: Roy Hiroshi (M)

ADDRESS OF CHILDREN: 2761 Triumph St., Vancouver, B. C.

AGE OF CHILDREN: 21

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

1. LOCATION AND DESCRIPTION: 229 Powell St., Vancouver, B. C. Lot 11, Block 4,
 D. L. 196, District of New Westminster, City of Vancouver, B. C. Title No. unknown.
 2761 Triumph St., Vancouver, B. C. City of Vancouver, Lot 16, Block 22, D. L.
 Hastings Townsite, Plan No. 309-E, District of New Westminster. Title No. Unknown.

2. BUILDINGS AND OTHER IMPROVEMENTS: Lot 11 - 2 storey frame building, 11 rooms upstairs and store and 3 room suite downstairs. Lot 16 - 6 room stucco house and 1 garage.

3. INSURANCE (Give particulars; state where policies are) \$2,000.00 ins. on store at 229 Powell St., Vancouver, B. C. Ins. Co. unknown.
 \$2500.00 ins. on house at 2761 Triumph St., Vancouver, B. C. Ins. Co. unknown.
 Premiums, (amt. unknown) are all paid. Both policies are with Pemberton & Son, Real Estate Agts., Vancouver, B. C.

4. TAXES (Amount and where payable) Estate, Van., B. C. 229 Powell St. - \$291.67 payable at City Hall, Vancouver, B. C. Advance payment of \$250.00 on 1942 taxes paid.

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

None

6. OCCUPANCY AND LEASES (If vacant so state) House is occupied by owner. House is being sold by Pemberton and Son, Real Estate Agts., Vancouver, B. C. to Mr. Dahl, Vancouver, B. C. who has paid the Real Estate Co. a \$200.00 deposit. Deal will be completed before declarant is evacuated. Store is vacant now. Entire building will be left in the hands of Pemberton & son, Real Estate Agts., Vancouver, B. C. Key to both buildings, will be turned over to Pemberton & son when declarant leaves.

See back of form.

OFFICE OF THE CUSTODIAN

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Land Registry Office, Vancouver, B. C.

FORM 11 JP

4. INSURANCE CARRIED

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: Masuo Matsumiya, has one half interest in the store at 229 Powell St., Vancouver, B. C.

5. MORTGAGES, LIENS

OTHERS: none

9. IF FARM LAND STATE CROPS SOWN: none

STATEMENT OF REAL PROPERTY OCCUPIED

6. MONEYS OWING TO YOU

\$600.00 owing to busi

1. LOCATION AND DESCRIPTION: none

7. BONDS, DEBENTURES,

\$10,000.00 in Victory Bond

East End Branch, Vancouver

8. BANK ACCOUNTS:

Acct. No. unknown

9. LIFE INSURANCE:

Beneficiary, wife,

Beneficiary, wife,

10. INTEREST IN ANY EST

2. LANDLORD'S NAME AND ADDRESS: none

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

none

4. STATE WHEREABOUTS OF LEASE: none

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

none

6. IF FARM LAND, PARTICULARS OF CROPS SOWN: none

11. SAFETY DEPOSIT BOX
Box No. unknown. Ke

LIABILITIES:

1. PERSONAL DEBTS:

2. TRADE DEBTS:

STATEMENT OF PERSONAL PROPERTY OWNED:

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

Complete household furnishings in owner's possession at 2761 Triumph St., Vancouver, B. C. and will all be sold either by Auction or private sale before declarant is evacuated.

I, the undersigned, hereby protected area as set out above, e tures, bonds or other securities

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

Dated this 6th day

"A. E. McArthur"
Witness

FOR DEPARTMENTAL 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

Matsumiya, has one half interest

4. INSURANCE CARRIED ON ABOVE PROPERTY: None

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom) \$600.00 owing to business through miscellaneous accts.

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts) \$10,000.00 in Victory Bonds in Safety Deposit Box, Bank of Commerce, East End Branch, Vancouver, B. C.

8. BANK ACCOUNTS: Bank of Commerce, East End, Vancouver, B. C. \$10,000.00 Acct. No. unknown.

9. LIFE INSURANCE: New York Life. \$2,000.00. Policy No. unknown. Beneficiary, wife, Misao. Manufacturers Life. \$1,000.00. No. unknown. Beneficiary, wife, Misao. Both policies in owner's possession.

10. INTEREST IN ANY ESTATES OR TRUSTS none

11. SAFETY DEPOSIT BOX: Canadian Bank of Commerce East End Vancouver, B. C. Box No. unknown. Key in owner's possession.

LIABILITIES:

1. PERSONAL DEBTS: none

FURNITURE, FIXTURES, PERSONAL EFFECTS:

at 2761 Triumph St., on or private sale

2. TRADE DEBTS: none

D PETS

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 6th day of May 1948

(Signature) "B. Nose"

"A. E. McArthur"

Witness

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

FOR DEPARTMENTAL USE August 6, 1948

[Handwritten signature]

INSURANCE CARRIED ON ABOVE PROPERTY: None
4. TAXES. \$100.00 per annum. Advance payment of \$100.00 on 1942 taxes paid. Taxes are payable at City Hall, Vancouver, B. C. (2761 Triumph St, Vancouver, B. C.).

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

6. MONEYS OWING TO YOU (State if any of these debts assigned and if so, to whom):
\$500.00 owing to business through miscellaneous accts.

7. LANDLORD'S NAME AND ADDRESS:

8. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereof):
\$10,000.00 in Victory Bonds in Safety Deposit Box, Bank of Commerce, East End Branch, Vancouver, B. C.

9. BANK ACCOUNTS: Bank of Commerce, East End, Vancouver, B. C. \$10,000.00
Acct. No. unknown.
10. LIFE INSURANCE: New York Life. \$2,000.00. Policy No. unknown.

Beneficiary, wife, Miss. Manufacturer's Life. \$1,000.00. No. unknown.
Beneficiary, wife, Miss. Both policies in owner's possession.
11. INTEREST IN ANY ESTATES OR TRUSTS: none

12. SAFETY DEPOSIT BOX: Canadian Bank of Commerce East End Vancouver, B. C. Box No. unknown. Key in owner's possession.

13. PERSONAL DEBTS: none

14. STATEMENT OF THE NATURE AND STATE LOCATION OF THE PROPERTY AND OF THE MORTGAGES, LIENS AND OTHER CLAIMS ON THE PROPERTY:
15. STATEMENT OF THE NATURE AND STATE LOCATION OF THE PROPERTY AND OF THE MORTGAGES, LIENS AND OTHER CLAIMS ON THE PROPERTY:
16. STATEMENT OF THE NATURE AND STATE LOCATION OF THE PROPERTY AND OF THE MORTGAGES, LIENS AND OTHER CLAIMS ON THE PROPERTY:

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting having vested deposits of money, shares of stock, bonds, notes, 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 1st day of May, 1942.

FOR THE DEBENTURED PARTIES: A. E. McArthur

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

FOR THE DEBENTURED PARTIES: A. E. McArthur

1375 - 8

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

5325 Victoria Ave.,
Montrea, Feb. 11th, 1946.

Mr. B. R. Dusenbury,
Office of the Custodian,
Royal Bank Bldg.,
Vancouver, B. C.

Dear Mr. Dusenbury:

Attached is the list of articles belong to me,
and I have detailed how to be disposed of.

In connection with the freight and packing charges,
I wish to state that I am willing to pay for when you send me "collect"
But I wish to mention that when we first came to Montreal in cooperation
with the wish of the B. C. S. Commission early in spring of 1942, I had
to pay all transportation such as train fares and all freight and
baggage charges, did not receive a cent from the government, and I wonder
if it is possible that you could do anything to help paying for the
shipment. However this is only a suggestion and not a demand.

Thanking you again for your kind attention of the matter,
I remain,

Yours truly,

"S. Nose"

Seihachi Nose.

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

August 9th 1948

M. Sealy
S.Y.

Re your question 2. Articles belong to S. Nose

Any other articles other than mentioned on the other sheets belong to S. Nose. And out of those things, please send the following articles to me at Montreal by Freight "Collect."

One case of school books, weighing about 150 lbs., packed in heavy wooden box, and market "Books."

"One screen of Japanese style with flower design"

All aluminum kitchen ware: 1 Roadt Pan, 1 Water pail, and 1 deep sauce pan.

All silver-ware:

6 spoons in a box
1 sugar spoon
1 doz. butter knives
1 pr. candle stick stands
1 pr. salt and pepper
"2 silver plates, 2 large spoons"
one alarm clock of small size
one small table clock, shaped square.

All Chinaware:

1 large size Japanese mixing bowl
3 large bowls
all dishes and cups *5-cut glass wine cups.*
flower vases, 1 fruit glass bowl.

Other miscellaneous:

about 5 wooden trays
4 or 5 table cloths of all size
3 ornamental metal figures for living room decoration.
1 incense pot of metal (bronze)
Pictures of family in frame, picture of Fujiyama in embroidery.

One Electrical Heater for fire place: Please dispose of it at your "Next auction"

Other articles including 10 square Japanese trays, one trunk of ceremonial toys and the balance of the articles to be shipped to Mr. M. Matsumiya.

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

August 6, 1948

Da. Sealy
A.Y.

I might again mention that the safe of Matsumiya & Nose Ltd. was not in the front part of the store with other store fixture. As I said before, it was put away in the locker with the household effects.

Re Household Effects at 275/ Triumph St. Since I sold the house before I evacuated from Vancouver I have nothing left in that house.

As I am very anxious to know where-about of the household effects, please look into the matter at once and let me know by return mail. Should the goods are still in the locker, please do not sell them, instead please write me first and I shall get in touch with you as to the disposal.

Thanking you for your kind attention, I am,

"S. Nose"

S. Nose.

Encl. 1

Jan. 9-46-
Saw Mr. Walker - thought safe sold
Called Mr. Sims - " " in locker and locker unopened.
" Pemberton - referred to Mr. Walker
14-1-46
" Hall - he says not receive safe - doesn't know
what became of it.
See Pemberton - Jan. 10/46

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

Aug 9/48

M. S. Colby
S. J.

7833/9760/10242

1375 - 10
EXHIBIT No.
DATE 9 June 1948
FILED BY
J.W.Hunter

February 4th 1946

Mr Seihachi NOSE,
Reg No. 07242,
5325, Victoria Avenue,
Montreal, P.Q.

Dear Sir:-

We received your letter of the 31st December last and have noted the contents.

Re: Household effects and Safe

The discovery of these was given a special attention on receipt of your letter. Pemberton's Mr Hall and Mr Sims were contacted and while they were willing to assist, no information of importance was obtained from them. Our representative went to 229 Powell Street and found the building unoccupied. After some enquiry and delay he found the new owner and was allowed access to the building to look for the locked room, to which you referred. Such a room was located and the contents of same, including the Safe, were removed to our warehouse at 604 E.Cordova Street. Among other things those contents consisted of boxes, cartons, packages etc., some of which were labelled with the following names:-

S. TAZAWA
S. TASAWA
G. NISHIMURA
I. NISHIMURA
MORINO
S. FURUKAWA
Mr. Emi YANO

To enable us to segregate all of the chattels removed, we shall require you to supply the following important information:-

1. List of all articles belonging to each of the above named persons, together with the full name, former address, Police registration number, and any other information necessary for us to identify them.
2. List of all articles belonging to you personally.
3. List of all articles belonging to MATSUMIYA & NOSE LTD
4. List of all articles belonging to any one else other than the foregoing.

As you seem to be of a critical mind, perhaps you are methodical too, and will be able to forward these lists by return.

It is the expectation that these chattels will go to auction sale in the near future. Unless advised to the contrary everything will then be sold.

If you will let us have the combination and key to the safe we shall remove any private books, papers or personal articles and store them away to hold pending your instructions regarding them.

Yours truly,

B.R.Dusenbury
Administration Department

BRD/DD
C.C to Mr MATSUMIYA

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

August 9th 1948

M. S. O'Connell

5325 Victoria Ave,
Montreal, Feb 11th, 1946

Mr B.R.Dusenbury,
Administration Dept. Office of the Custodian,
Royal Bank Bldg, Vancouver, B. C.

EXHIBIT No. 1375-11
DATE 9 June 1948
FILED BY J.W.F. Hunter

Dear Mr Dusenbury:

File No. 7833/9760/10242

I am very pleased to be informed by yours of Feb. 4th that you have at last located the Household effects and safe I have been enquiring.

If I had any complaints in connections with the matter, I have nothing against yourself whatever, rather I am thankful with the manner you have been handling our affairs since you took over. Prior to your taking over, at least more than two persons changed hands and we did not receive much attention to our correspondence. I wish to take this opportunity of thanking you for the prompt and efficient manner you have been giving to our affairs, and hope to receive your continued assistance in future.

The packages of the following persons, please forward as follows:

- | | | |
|----|--------------|---|
| 1. | S. Tazawa | to Mr Masuo Matsumiya, Grand Forks, B. C. |
| | S. Tasawa | " " |
| | G. Nishimura | " " |
| | I. Nishimura | " " |
| | S. Furukawa | " " |
| | Morino | " " |

I knew the above persons well, but since the evacuation I have not communicated with and do not know whereabouts at present. They are more intimate friends of Mr Matsumiya and I would ask you to forward to Mr Matsumiya at Grand Forks, B. C. I am asking Mr Matsumiya to give you more information if necessary. However, since these persons left the packages in our trust I think it is quite in order for your to forward to care of Matsumiya and you would not be responsible for after that.

Mrs Emi Yana (Wife of Mr Takeo Yano) present address is New Denver, B.C. Please forward to her at New Denver. I have already written to her about the matter.

2. As to articles belong to myself, please see the separate list attached.

3. Articles belong to Matsumiya & Nose Ltd. Are:

One Safe and all its contents,

Old accountant books of the business, not packed (in loose)

Please destroy them or send to Matsumiya.

A large quantity of printed price pin tickets, if you can sell them please do, otherwise dispose of them best way you can.

4. As far as I know, there are no other articles of any other persons. Any articles not mentioned in above belong to S. Nose, myself.

4. Re the safe: I mislocated at present the combination and the key to the safe. There is not much of valuable articles in the safe except some records. I would ask you to remove the safe to Crone Storage Co's warehouse as it seems that you are anxious to dispose of the matter as soon as possible. I will arrange to pay for the storage. Also in the meantime I will try to locate the combination and key going through my trunks. However I expect to visit Vancouver this summer when I will personally attend to the disposal of the safe.

All other articles are my own, and for that please refer to the separate list enclosed herein.

Yours truly,

Seihachi NOSE.

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

August 9th 1948

J.W.F. Hunter