

5410



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: KAWABE, Tomoki

HOME ADDRESS: Box 162 - Chemainus, B.C.

REGISTRATION NUMBER 08590

SEX: Male

AGE: 52

OCCUPATION: Contractor - Lumber

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

EMPLOYER: Self

MARRIED? Yes

NAME OF WIFE OR HUSBAND: Sue 6/27 yellow and k

ADDRESS OF WIFE OR HUSBAND: same as above

NAMES OF ANY LIVING CHILDREN: Tsutomu (M), Setsuko (F), Rei (M),

ADDRESS OF CHILDREN: same as above

AGE OF CHILDREN: 15, 13, 12, years respectively

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

1. LOCATION AND DESCRIPTION: Title No. 80745-I. Lot 47. Section 18.  
Range 5. Chemainus District. Plan 303. North Cowichan  
Municipality.

2. BUILDINGS AND OTHER IMPROVEMENTS: 10 room frame dwelling, 4 room frame  
dwelling, 7 room frame dwelling,

3. INSURANCE (Give particulars; state where policies are) Policy No. 54968 - \$1000.00  
National Fire Ins. Co., of Hartford  
Conn. Policy No. 55222 - \$1000.00 same Company as above. \$1000.00 British  
Empire Assurance Co., Toronto Can. Policy No. 42858. all in owners' possession.

4. TAXES (Amount and where payable) Total taxes of \$68.00 paid to North  
Cowichan Municipality, B.C. paid to date

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

6. OCCUPANCY AND LEASES (If vacant so state) 10 room dwelling rented to  
Mrs. M. Howarth of Chemainus, B.C. for \$20.00 per month



7. STATE WHEREABOUTS OF TITLE DOCUMENTS: Title in owners' possession
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: None
9. IF FARM LAND STATE CROPS SOWN: None

**STATEMENT OF REAL PROPERTY OCCUPIED**

1. LOCATION AND DESCRIPTION: Lives in Hastings Park, Vancouver, B.C.
2. LANDLORD'S NAME AND ADDRESS: None
3. PARTICULARS OF LEASE AND RENT AND DATE TO WHICH PAID: None
4. STATE WHEREABOUTS OF LEASE: None
5. SUB-TENANTS, IF ANY (Give name, address, rent and to what date paid) None
6. IF FARM LAND, PARTICULARS OF CROPS SOWN: None

**STATEMENT OF PERSONAL PROPERTY OWNED:**

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

✓ Box No. 1	Rice Bowls & Tea Cups	\$14.00	
✓ Box No. 2	Japanese Soup Bowls	\$30.00	ALL STORED IN seven
✓ " No. 3	Aluminum Kitchen Utensils	\$50.00	
✓ " No. 4	Kitchen Utensils	\$47.00	dwelling on Maple St.,
" No. 5	Books & Dictionary	\$50.00	
" No. 6	Chinaware	\$10.00	CHEMAMNUS, B.C.
" No. 7	World Book & Dictionary	\$50.00	
✓ " No. 8	Chinaware	\$5.00	
" No. 9	Kitchen Utensils	\$5.00	
" No. 10	Gramophone Records	\$50.00	
" No. 11	Kitchen Utensils	\$5.00	No.
✓ " No. 12	Tool Box	\$50.00	Box 14. 4 beds, springs &
" No. 13	2 Taru Shoyu	\$11.00	mattresses value \$40.00

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

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



Policy number 6017067 <sup>FILE NO.</sup> Michigan Fire  
 4. INSURANCE CARRIED ON ABOVE PROPERTY and Marine Ins. Company, Detroit  
 Mich. A. S. Matthew & Co. agents Vancouver, B.C. -- \$1000.00 <sup>all expired July 30/42</sup>

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

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

7. BONDS, DEBENTURES, SHARES, STOCKS OR OTHER SECURITIES (State whereabouts)  
\$1000.00 War Loan 1940, \$200.00 Victory Bond 1941 issue, \$100.00 Victory  
Loan 1942 issue, \$515.00 in War Saving Certificates, in safety deposit box

8. BANK ACCOUNTS Savings Acct. Canadian Bank of Commerce, Chemanius, B.C.  
Present balance \$2700.00- joint account with daughter (Kazuko)

9. LIFE INSURANCE \$3000.00 Sun Life Assurance Co., Vancouver, B.C. Policy  
No. 2271385. Beneficiary wife (Sue). \$1000.00 Manufacturers' Life Ins. Co.  
Policy No. 693433. Beneficiary wife Sue. \$2500.00 Empire Home Benefit Assoc.  
Vancouver, B.C. No. K-4333. Beneficiary wife Sue.

10. INTEREST IN ANY ESTATES OR TRUSTS. None (see sheet 4)

11. SAFETY DEPOSIT BOX. Canadian Bank of Commerce, Chemanius, B.C. Box No. 51

#### LIABILITIES:

1. PERSONAL DEBTS: None

2. TRADE DEBTS: None

I, the undersigned, hereby voluntarily turn over to the Custodian all my property in the protected area as set out above, excepting fishing vessels, deposits of money, shares of stock, debentures, bonds or other securities, if any.

I certify that the above information is true and complete and fully discloses all my property of every description in any protected area in British Columbia and sets forth all my liabilities direct and indirect.

Dated this 22nd day of April 1942.

(Signature)

J. Kawahara

Witness

FOR DEPARTMENTAL USE



INFORMATION FROM R.C.M.P.

DATE Aug. 31/42

Id No. 5410.

Name Tomoki KAWABE.  
(Surname in Block Letters)

Registration No. 08590

☒ Male - Female  
(Check)

Age March 5th, 1890.

Former Address Box 162, Chemainus, B. C.

Date Evacuated July 9/42. ☒ Naturalized - Canadian-Born - National  
(Check)

Present Address Tashme, B. C. Apr. 3/46: c/o Mr. P. E. Tregunno, R. R. #2,  
St. Catharines, Ont. Jan. 9/47: 105 Crawford St., Toronto, Ont.

☒ Married - Single  
(Check)

Name of Wife (nee) USUKAWA, Sue #08694

Name of Husband ---

Name of Father Deceased.

Name of Mother Deceased.

Names of Children under 16 Tsutomu (M) #15592 Age 29/5/26;

Setsuko (F) 19/5/28; Rei (M) 11/11/29.

Requested by G. M.

Registered with Custodian Yes.  
(Yes or No)

Additional Information Contractor. Owner of house and 1 lot.



✓

REAL PROPERTY SUMMARY

File No. 5410.

Cat. No. 707.

Name: Tomoki KAWABE.

Reg. No. 08590.

Address: Maple Street, Chemainus, B. C.

Legal Description: Lot 47 of Section 18, Range 5, Chemainus District, Plan 303.

Classification: 10-room frame Dwelling; 4-room frame Dwelling; and 7-room frame Dwelling.

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Registered in the name of: TOMOKI KAWABE.

State of Title (No. 80745-I): Clear.

Received: November 9th, 1946.

Sold to: JAMES PLESTER for \$3,000.00 (Cash).

As at: November 5th, 1946.

Title (No. 169704-I) delivered to new Registered Owner on: December 21st, 1946.

Net proceeds (\$2,936.17) released to credit of Tomoki KAWABE on: December 16th, 1946.

Completed sales statement to Evacuee sent on: February 1st, 1947.

Chattels: Few chattels remaining on premises were liquidated by sale to tenant.

Insurance: Transferred to Purchaser (Nov. 28/46).

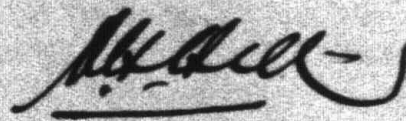
Administration: This property consists of a city lot (60' x 120') well located, on Maple Street, Chemainus. Improvements consist of an attractive Bungalow on front of lot, with a 2-storey rooming house for employees (in owner's business of Boom Contractor) at the back of the lot, facing on lane.

Chemainus did not experience the acute housing shortage that was common to many other centres and this property could not be rented for more than \$20.00 per month, and only from time to time at that figure.

This property was appraised by H. W. Dickie @ \$3,000.00, at which price it was sold, with difficulty.

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

17th January, 1947.





Date... October 23rd, 1946.

REAL PROPERTY MEMORANDUM

File No. 5410.

Name..... Tomoki KAWABE .....Registration No. 08590

Re: Catalogue No. 707

Address: Maple Street, Chemainus, B. C.

Legal Description: Lot 47, Blk. 18, R. 5, Map 303.  
(3 Dwellings).

TITLE AND ENCUMBRANCES

✓ A. Certificate of Title No. 80745-I Whereabouts: Owner. Applied for today.

✓ Registered owner: Tomoki KAWABE Reg. No. 08590

✓ Property: Lot 47 of Section 18, Range 5, Chemainus District,  
Plan 303.

✓ B. Charges.

Registered: 71621-G - Reservations of minerals etc. in favour of  
the Esquimalt and Nanaimo Railway Company.

✓ Vesting: D.F. 51185 (filed Aug. 7/43).

✓ Unregistered: None. ✓

Taxes: \$79.93 (1946). In course of payment.

Water: None.

Insurance: ( \$1800.00 expiring July 4/47.  
( \$1200.00 expiring Aug. 26/47.  
( \$1000.00 expiring May 12/48.

✓ Assessed Value: Land: \$200.00. Improvements: \$3500.00.

✓ Valuation by Appraiser: ~~\$2500.00~~  
\$2000.00.

✓ Amount of Bid: \$3000.00.

✓ Approved by Advisory Committee: Oct. 23/46.

✓ Paid as shown in attached letter: \$3,000.00 - November 5, 1946

✓ Name of transferee as attached letter: James PLESTER.

ADMINISTRATION.

Tenancy: Monthly tenure (state consideration & whether including or excluding  
furniture or equipment)

Rented on a month-to-month basis to James B. CALJOUW, from Dec. 7/44, @  
\$20.00 per month, including some furniture.

Leasehold: (State period, consideration & unusual clauses and whether  
including or excluding furniture or equipment)

None.

Chattels: Particulars of those stored on the premises.

Some. (see today's letter to Custodian Agent, Mr. A. E. P. Stubbs).

Named Agent: Alfred E. P. Stubbs, Chemainus, B. C.

RGE/P.

R. G. Ball.



REAL ESTATE  
FINANCIAL AND  
INSURANCE AGENT  
MONEY TO LOAN

## H. W. DICKIE LIMITED

Rec'd	OCT 7 1948
File No.	5410
Ans.	
Entered	

PHONE 188  
RES. 132

DUNCAN, B.C. October 5th 1946

The Director,  
Office of the Custodian,  
506 Royal Bank Building,  
VANCOUVER, B.C.

RE: Your File 5410, Catalogue No. 707  
Maple Street, Chemainus, B. C.

Dear Sir:

In reply to your letter of the 2nd instant, I wish to advise that I have inspected this property again, and find that the boarding house at the rear of the dwelling has now developed into a menace, inasmuch as the windows are practically all broken, and children are playing in the building a great deal of the time.

Under the circumstances, I cannot see any value in this particular building today, and believe that the offer of \$2,500.00 should be accepted, as I do not think that conditions will improve a great deal in this area.

I enclose herewith, my account.

Yours truly,



H. W. DICKIE

HWD/LMH  
Encl. 1



COPY

Catalogue #707

Lot 47, Map 303, Chemainus.

I have re-examined this property again, particularly the boarding house which I placed at no value in the Valuation you now have.

I am now inclined to think that there is a certain value in this building, as it could be re-arranged for living quarters for possibly two suites without a great deal of cost.

I would place a value on same of \$500.00, which would make a total value of the whole property at \$3,000.00.

"H. W. Dickie"

Valuator.



COPY

Catalogue #707

Lot 47 of Section 18, Map 303, Chemainus.

This lot is fairly well situated with 60 foot frontage on Maple St. with a depth of 120 feet. The dwelling consists of a living room 16 x 12, with a nook about 4 x 10, dining room 14 x 14, bedroom 10 x 12, kitchen 12 x 18, and a glassed-in porch about 10 x 14 on the ground floor, together with a fully equipped bathroom. Upstairs, two bedrooms finished and one bedroom not finished. The interior finish is wood covered by paper. The floors are in good condition. Electric light. Foundation of posts on cement blocks. Two brick chimneys. This dwelling has a fairly attractive appearance, with a small but well kept garden in front. There is also attached a steam bathroom usual to the Japanese premises, and a woodshed 12 x 14.

Immediately back of the dwelling, there is a large Japanese boarding house, approximately 40 x 40 of two storeys. This building is of frame construction, and the interior is of very rough board finish, and is cut up into a great many small rooms, as well as kitchen and dining room. The foundations of this building are in poor condition. Unless this building can be used as an Oriental boarding house, I can see no value in same, notwithstanding the fact the building must have cost at least \$1,200 to construct. It is detrimental to the main dwelling, as the property as a whole would demand a better price without the boarding house. The only value in this boarding house, I can see, would be the lumber salvaged from same, and the cost of dismantling would offset the salvage. My valuation of this property is \$2,500.

"H. W. Dickie"

Valuator.



File No. 5410.  
Catalogue No. 707.

December 12th, 1946.

MEMORANDUM

TO: Mr. George Peters

FROM: Mr. D. A. Cramer

Tomoki KAWABE  
Lot 47, Sec. 18, Range 5,  
Cheminus Dist., Plan 303.

With reference to the above property which was recorded in the Victoria Land Registry Office, November 25th, 1946, we attach herewith the following documents in connection therewith.

1. Copy of application number 169703-I, dated November 21st, 1946, registering the property in the name of the Custodian (Transmission).
2. Copy of application number 169704-I, dated November 21st, 1946, registering the property in the name of James Plester (Deed).
3. Duplicate of Transmission dated 12th November, 1946.
4. Duplicate of Deed dated 12th November, 1946 - Secretary of State to James Plester.
5. Certificate of Indefeasible Title No. 169704-I, dated November 27th, 1946, covering the above property in the name of James Plester.

DAC:JS  
Atch - See above.

*D. A. Cramer*



Catalogue No. 707  
File No. 5410  
Maple St., Chemainus  
47/18/R. 5/303

Control of the above described property is by me hereby acknowledged  
and I agree that all adjustments and incidents in connection with the  
sale to me of this property have been settled.

Dated at Chemainus B. C., this 18 day of December 1946

Signed

James Phoster

Sign and return to the Custodian



Catalogue No. 707  
File No. 5410  
Maple St., Chomains  
47/18/R. 5/303

December 16, 1946.

JAMES PLESTER  
(purchaser)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As at November 5, 1946)

	DEBIT	CREDIT
Purchase price	\$3,000.00	
Cheques received		\$3,000.00
Registration fees on deed - \$3,000.00	10.50	
Insurance premium \$18.00 (Ex. 4/7/47) - Unearned portion	3.96	
Insurance premium \$12.00 (Ex. 26/8/47) - Unearned portion	3.21	
Insurance premium \$23.80 (Ex. 12/5/48) - Unearned portion	12.02	
Purchaser's proportion of taxes for 1946 paid - 57/365 x \$79.93	12.48	
Balance owing by purchaser		42.17
	<u>\$3,042.17</u>	<u>\$3,042.17</u>

BALANCE OWING BY PURCHASER      \$42.17



## STATEMENT RE SALE OF:

Name: KAWABE, Tomoki. #08590.

Catalogue No: 707.

File No: 5410.

Street Address: Maple Street, Chemoimus, B. C.

Legal Description: 47/18/R.5/303.

Date of Sale and Adjustments ..... November 5th, 1946.

## Sale Price

\$ 3000.00

~~Services rendered by A. E. P. Stubbs~~  
~~Real Estate Agents-Commission~~

\$ 75.00

Charge for Valuation

14.00

Charge for Advertising

4.00

Land Registry Office Transmission Fee

2.50

## Encumbrances:

~~CHARGE~~~~CHARGE~~~~CHARGE~~~~CHARGE~~

## Adjustments:

Fire Insurance

( 12.02

3.96

Taxes

3.21

12.48

~~CHARGE~~95.50\$ 3031.67

Net Proceeds credited to your account

\$ 2936.17

Date:..... January 24th, 1947.

Compiled by:..... Mr. Geo. Peters.



CLAIM ON REAL PROPERTY

Claimant: Tomoki KAWABE.

File No. 5410.

<u>Amount</u>	<u>On</u>	<u>Dep. Valuation</u>	<u>Ass. Value</u>	<u>Adv. Value</u>	<u>Sold for</u>
(1) \$ 500.00	City lot (60' x 120') in Chemainus	\$ 500.00	\$ 200.00		
(2) \$4,000.00	Dwelling (front) and Employee Rooming House (back) of above lot	\$4,000.00	\$3,500.00	\$3,000.00	\$3,000.00
		\$4,500.00	\$3,700.00		
\$4,500.00	Inclusive total (gross)				
\$3,000.00	Acknowledged Custodian Credit				
<u>\$1,500.00</u>	Amount of Claim				

Remarks

(1) & (2): This property is well situated on Maple Street, Chemainus. The bungalow is attractive (see photograph) and the 2-storey house on back of lot was well suited to the purpose for which it was built - a rooming house for owner's employees in his Logging Boom Contractor business.

Chemainus did not experience the acute war created housing shortage that prevailed in many other localities, where such a property would have been much more readily saleable.

*W.B.*

Vancouver, B. C., Apr. 3/45.

RM/P.



I, TOMOKI KAWABE, owner of property situated on Maple Street of Chemainus, of Lot 47, Section 18, Range 5, Chemainus District, Plan 303, Municipality of North Cowichan, Vancouver Island, Province of British Columbia, will rent the said property to MRS. N. HOWARTH of Chemainus, on the following:-

1. The MONTHLY RENT shall be TWENTY (\$20.00) DOLLARS, payable to the AUTHORIZED DEPUTY OF CUSTODIAN, 1404 Royal Bank Building, Vancouver, British Columbia, or an AUTHORIZED CUSTODIAN of Chemainus, appointed for that purpose.
2. The RENT is payable in ADVANCE on the 18TH of EACH month, commencing APRIL, 1942.
3. The tenant shall look after the vacant houses at the back on the same lot. If she could rent them, she will receive TWENTY-FIVE PER CENT for COMMISSION. The renting will be left in her charge.
4. Furnitures and tools may be used, <sup>by</sup> the tenant.
5. In case the tenant wishes to vacate the property, atleast THIRTY DAYS (30) NOTICE shall be given to the DEPUTY CUSTODIAN. Or if the owner wishes the tenant to leave, the tenant shall be given Thirty Days Notice, als o.
6. At time of vacating, the tenant shall carry out orders from the DEPUTY CUSTODIAN in charge, if any.
7. There shall be no alterations without the consent of the owner.

Signed and dated this 30TH day of MARCH, 1942, at Chemainus, British Columbia.

SIGNATURE of OWNER of PROPERTY:

*T. Kawabe*

SIGNATURE of TENANT of PROPERTY:

*L. Howarth*

WITNESS to SIGNATURES:

*C. J. [unclear]*



MEMORANDUM

Dist. No. 707.

File No. 5430.

TO: Mr. George Peters.

FROM: Mr. R. G. Bell.

October 23rd, 1946.

Re: Lot 47 of Section 18, Range 5, Chomains  
District. Plan 303.

Attached Real Property Memorandum shows this property  
to be registered in the name of Tomoki KAWABE.

The only Registered Charge (71621-G) reads: "Reservations  
of minerals etc. in favour of the Esquimalt and Nanaimo Railway Company."  
There is no evidence of any unregistered charge.

The property is rented to James B. Caljow on a month-to-  
month basis @ \$20.00 per month. This includes the use of a small quantity  
of furniture still on the premises, regarding which we are today writing  
to Mr. Alfred E. P. Stubbs, Custodian Agent.

MB/P.  
Attach.



MEMORANDUM

TO: File 5410.

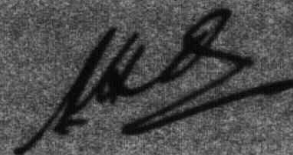
Cat. No. 707.

FROM: Mr. R. G. Bell.

November 15th, 1946.

Re: Tomoki KAWABE - Reg. No. 08590.

Mr. A. E. P. Stubbs, Custodian Agent at Chemainus, has given a lot of his limited spare time to the care of this property, to finding a satisfactory tenant, in collecting rents, and in efforts to find a purchaser. This service has been free of charge and as he is not entitled to any commission on sale of the property he has been told, in telephone conversation regarding this sale, that he will receive an ex gratia payment of \$75.00 on completion of sale.



RGB/P.



MEMORANDUM

File No. 5410

September 1, 1949.

TO: Mr. D.T. Braidwood

FROM: Mr. F.G. Shears

Re: Case 1028 - Tomoki KAWABE

Re your memorandum of August 23rd.

The two appraisals on the claim file, of \$2500.00 and \$3000.00, were made by Mr. Dickie between April 5th and June 15th, 1944. Tenders received at that time were \$1800.00 and \$1200.00.

On October 2nd, 1946, when an offer of \$2500.00 was submitted to Mr. Dickie for his comments, he replied that in his opinion, on account of depreciation, the offer should be accepted.

We were however, able to obtain the amount of his original valuation, namely \$3000.00.

*JSB*



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PERSONAL PROPERTY SUMMARY

File 5410.

Tomoki KAWABE.

Reg. No. 08590.

This 52-year old Logging Contractor, a Naturalized Canadian, from Chemainus, V. I., signed a Custodian "JP" declaration form on the 22nd April, 1942. He was evacuated on July 9th, 1942.

His wife, Sue (File 6127) signed a Custodian "No Property" card on April 27th, 1942. She was evacuated on September 8th, 1942.

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Real Property: See Real Property Summary (to follow) for particulars of Chemainus property (Cat. 707) in course of sale at the present time for \$3,000.00.

Liabilities: None.

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Personal Property: See Chattels Schedule, dated 25th October, 1946, for particulars of chattels disclosed in file.

Specified Articles: None.

Bills Receivable: None declared but this office collected refund of 1% wage deductions made during the period, January/June, 1941, which was credited to this account in the sum of \$17.99, and remitted to evacuee on March 22nd, 1943.

Bonds, Shares, etc.: Victory Bonds (\$1,300.00) and War Savings Certificates (\$515.00) declared (Apr. 22/42) remained in owner's possession and did not come under our administration.

Bank Accounts: A balance of \$2700.00 declared to be held in a Savings Account, with the Canadian Bank of Commerce, Chemainus, in joint names of declarant and his daughter, Kazuko (File 6810), did not come under Custodian administration.

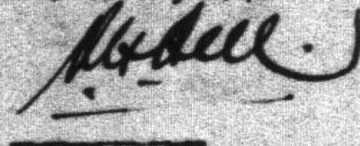
Life Insurance: This evacuee declared: (1) Sun Life policy for \$3000.00; (2) Manufacturers Life policy for \$1000.00; and (3) Empire Home Benefit policy for \$2,500.00, all of which remained in his possession and under his control.

Funds: There is a balance of \$183.74 in this account at the present time.

There is no other personal property interest in this file.

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

25th October, 1946.



RGE/P.



THE UNDERSIGNED ACKNOWLEDGES THAT THE REGISTERED ARTICLE DESCRIBED ON THE  
OTHER SIDE WAS DULY DELIVERED ON THE \_\_\_\_\_  
Le soussigné déclare que l'objet mentionné d'autre part

Post stamp of office of destination  
L'office du bureau destinataire



SIGNATURE OF THE ADDRESSEE  
Signature du destinataire

*[Handwritten signature]*

OF THE POSTMASTER OF THE OFFICE OF DESTINATION  
de l'agent du bureau destinataire

- (1) This advice should be signed by the addressee or if the regulations of the country of destination so provide, by the Postmaster of the Delivery office and returned by first mail to the address shown on the other side.  
Cet avis doit être signé par le destinataire, ou si les règlements du pays de destination le comportent, par l'agent du bureau destinataire, et renvoyé par le premier courrier à l'expéditeur, dont l'adresse figure sur l'autre côté de cette carte.
- (2) When delivery is made to the authorized representative of the addressee, both addressee's name and representative's signature must appear on this receipt.  
Lorsque la livraison est faite au représentant autorisé du destinataire, le nom du destinataire et la signature de son représentant doivent apparaître sur ce reçu.



5410

To the Secretary of State acting  
in his capacity as Custodian.

I KAWABE, Tomoki, Police  
registration No. 08590, hereby request  
you to release to me the under-noted property stored  
at KAWABE'S Storeroom, keys left with Police, Chemoins, B., C.  
and I release you from any claim whatsoever with  
respect to such property.

Description of Property:

6 pieces - numbered 1,2,3,4,5 and also tool box.

plus 3 DOUBLE & 1 SINGLE MATTRESSES.

Dated this 16th day of May 1942.

Approved

I Kawabe  
(Japanese sign here)

B. C. SECURITY COMMISSION

PER,

James A. Rose

NOTE:

The Custodian is advised that the B.C. Security Commission will pay transportation charges up to 1,000 pounds (which amount includes the free baggage allowed by railroad company on tickets), and any charges over this amount will have to be for the account of the individual Japanese evacuee.



BY THE CUSTODIAN

BRITISH COLUMBIA SECURITY COMMISSION.

NOV 5 1942

CUSTODIAN RELEASE FORM

5410

Address: Tashme, Hope, B.C.

Date: October 2, 1942.

To: The Secretary of State, acting in his  
capacity as Custodian, Vancouver, B.C.

I, Tomoki Kawabe, Police Registration No. 08590

hereby request you to release to me the under-noted property  
stored at store room at the rear of the main house, Maple St.,  
Chemainus, B.C.  
in possession of \_\_\_\_\_

and I release you from any claim whatsoever with respect to  
such property.

Description of Property:

- # 7 World Book
- # 8 Kitchen ware
- #9 Kitchen ware
- #10 (Blue) case of records
- #11 Kitchen ware
- 2 kegs shōyu

Original Address: Maple St., Chemainus, B.C.

Date Evacuated to Vancouver: April 21, 1942.

Date Evacuated to Present Address: July 8, 1942.

Number in Family - 12 years and over 7

Number in Family - 5 to 11 years old 0

Number in Family - under 5 0

Total Number in Family - 7

I agree to pay all charges as required by the British Columbia  
Security Commission.

P.S. Kindly deduct the charges from the monthly rent (from the  
main house.)

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

Per: \_\_\_\_\_

J. Kawabe  
Claimant Signs Here



BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

EVACUATION SECTION  
 Rec'd JUL 1 1943  
 File No. \_\_\_\_\_  
 Ans. \_\_\_\_\_  
 Referred \_\_\_\_\_

Address: Tashiro, B.C.

Date: June 21, 1943.

To: The Secretary of State, acting in his capacity as Custodian, Vancouver, B.C.

I, KAWABE, Tomoki, Police Registration No. 08500

hereby request you to release to me the under-noted property stored at Storeroom of Home, Maple St. Chemainus, B.C.

in possession of Custodian Agent, Const. McKay, Chemainus, B.C.

and I release you from any claim whatsoever with respect to such property.

Description of Property:

1 Wooden Box - Contains written records of employees

Also remaining 2 wooden boxes - Kitchenware

Original Address: Chemainus, B.C.

Date Evacuated to Vancouver: April 21, 1942

Date Evacuated to Present Address: Sept. 7, 1943.

Number in Family - 12 years and over 1

Number in Family - 5 to 11 years old 0

Number in Family - under 5 0

Total Number in Family 1

I agree to pay all charges as required by the British Columbia Security Commission.

APPROVED:  
 BRITISH COLUMBIA SECURITY COMMISSION

Per: [Signature]

[Signature]  
 Claimant Signs Here

G-165-A

See June 30/43

FREIGHT CHARGES GUARANTEED

[Signature]



INVENTORY OF CHATTELS PICKED UP BY MR. JAMES AT CHUMAINUS  
FOR REMOVAL TO HANATMO FOR AUCTION

KANABE, T. - 08590

FILE No. 5410

1 mattress  
1 bed  
1 rails  
3 springs  
1 per. effects  
1 cabinet  
1 gramophone  
3 chest drawers  
1 oil heater  
1 water case  
1 book case

3 boxes crockery  
1 cabinet  
3 tables  
1 clothes hanger  
1 mops and broom  
1 bureau  
2 tables  
3 bill. chairs  
1 crt. records  
1 book case  
1 show case  
1 brackets

*Extract of James  
records made:  
June 19/66*



INVENTORY OF CHATTELS PICKED UP BY MR. JAMES AT CHEMAINUS  
FOR REMOVAL TO NANAIMO FOR AUCTION

KAWABE, T.

1 wash stand	1 bed
2 springs	1 spring
1 cupboard	1 mattress
2 tables	1 washboard
1 broom	1 box
1 box china	1 water can
1 per effects	1 trunk
2 bdl. chairs	1 bdl. tools
1 cupboard misc.	1 suitcase
1 chest of drawers	1 box

*June 19/66*



NAME KAWANE, Toshi

REGISTRATION NO. 08590

FILE NO. 5410

The following chattels were sold by public  
 auction at Manama, B. G. on Nov. 22, 1943 - April 5, 1944

Bookshelf	\$ 0.75
Cabinet	1.25
Mattress	1.50
Washstand	1.00
Cupboard	4.50
2 Beds	6.00
5 Chairs	2.50
2 Springs	8.00
Lunch kits and tea pots	1.75
Pictures	0.25
Stemmer	1.50
Dishes	0.50
Boxing gloves	1.75
Chinaware	1.25
Pots	0.50
Pails	0.75
China	0.50
Trays	0.75
Hot plate	1.75
China	0.75
Crockery	1.00
Tools	1.00
Axes	0.50
Table	0.25

Total:		\$ 40.25
Less Expenses:		\$ 12.90
(Auctioneer's Fee)	\$4.00	
(Advertising)	0.43	
(Moving)	8.47	
Net Proceeds Credited:		\$ 27.35

Members of Custodian Staff Present.

Mr. R. M. Anderson

Extracted from Auctioneering list No.

Chenaima 1

Remarks.



NAME KAWABE, Tomoki

REGISTRATION NO. 08590

FILE NO. 5410

The following chattels were sold by public  
auction at 771 E. Hastings St. Vancouver, B.C. on May 3rd, 1944.

Records

\$ .10

Total

Less Expenses: { Auctioneer's fee \$ .01  
                  { Advertising     —  
                  { Moving           .01

\$ .10

\$ .02

Net Proceeds Credited:

\$ .08

Members of Custodian Staff Present. Mr. Willis

Extracted from Auctioneering List No. Vancouver 64

Remarks.



NAME YAMANE, S. M. 1

REGISTRATION NO. 68730

FILE NO. 5430

The following chattels were sold by public  
 auction at 771 E. Hastings St. Vancouver, B.C. on April 30th, 1946.

Baby bag	\$ .35
Suit	1.00
Clothing	.25
Cushions	.20
Dishes	.35

Total		\$ 2.15
Less Expenses:	(Auctioneer's fee \$ .27 (Advertising .22 (Moving .21)	\$ .70
Net Proceeds Credited:		\$ 1.45

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 63

Remarks.



# CHATELAIN SCHEDULE

File 5410.

Tomoki KAWABE.

Reg. No. 08590.

("JP" Form: Apr. 22/42).

(Inventoried: Nov. 26/44).

(Evacuated: July 9/42).

## "JP" Form (Apr. 22/42):

	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(1) Rice Bowls & Cups	16/5/42			Left in home on Maple Street, Chemsinus, B. C.
(2) Soup Bowls	16/5/42			
(3) Alum. Kitchen Utensils	16/5/42			
(4) Kitchen Utensils	16/5/42			
(5) Books	21/6/43			
(6) Chinaware	21/6/43			
(7) Books	2/10/42			
(8) Chinaware	16/5/42			
(9) Kitchen Ware	2/10/42			
(10) Gramophone Records	2/10/42			
(11) Kitchen Utensils	2/10/42			
(12) Tool Box	16/5/42			
(13) Shoyu (2 tubs)	2/10/42			
(14) 4 Beds, Springs & Mattresses	16/5/42			

## Auction Sheet (Nov. 22/43):

(15) Bookshelf	22/11/43
(16) Cabinet	22/11/43
(17) Mattress	22/11/43
(18) Washstand	22/11/43
(19) Cupboard	22/11/43
(20) Beds (2)	22/11/43
(21) Chairs (5)	22/11/43
(22) Springs (2)	22/11/43
(23) Lunch Kits & Tea Pots	22/11/43
(24) Pictures	22/11/43
(25) Steamer	22/11/43
(26) Dishes	22/11/43
(27) Boxing gloves	22/11/43
(28) Chinaware	22/11/43
(29) Pots	22/11/43
(30) Pails	22/11/43
(31) China	22/11/43
(32) Trays	22/11/43
(33) Hot plate	22/11/43
(34) China	22/11/43
(35) Crockery	22/11/43
(36) Tools	22/11/43
(37) Axes	22/11/43
(38) Table	22/11/43

(Over)



CHATELAIN SCHEDULE...Page 2.

File 5410.

<u>Agent's Inventory (Nov. 26/44):</u>	<u>Shipped</u>	<u>Sold</u>	<u>Stored</u>	<u>Remarks</u>
(39) Runner		12/11/46		
(40) Venetian Blinds (4 paper)				Discarded
(41) Electric Light Fixtures				Fixture
(42) Dining Table		12/11/46		
(43) Chairs (4)				
(44) Small Table				
(45) Chair (wicker)				
(46) Heater				
(47) Book case				Burned out & discarded
(48) Linoleum on Dining Room floor				Valueless if moved.
(49) Table				
(50) Linoleum (on kitchen floor)				Valueless if moved.
(51) Door chimes				Fixture
(52) Linoleum (on Pantry floor)				Valueless if moved
(53) Linoleum (on Bedroom floor)				Valueless if moved
(54) Bath room 3-pce. set				Fixtures
(55) Mirror				
(56) Linoleum (on Sun Room floor)		12/11/46		Valueless if moved
(57) Clothes Drying Rack				Fixture
(58) Bench		12/11/46		
(59) Red Jug				Broken (7/11/46)

Custodian Vancouver Warehouse  
Receipt 708, dated May 1/45:

(60) Carton (clothing)	30/4/46
(61) Carton (Records)	3/5/46

E. & O. E.  
25th OCTOBER, 1946.

*[Signature]*

RGB/P.



CHATELS SUMMARY

File 5410.

Tomoki KAWABE

Reg. No. 08590.

Chattels Schedule (Oct. 25/46) shows all chattels accounted for by: (A) shipment to owner, (B) sale by auction, (C) sale to tenant, and (D) discarded as result of normal wear and tear.

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

15th November, 1946.

*Michael*

RGB/P.



LIST OF GOODS LEFT AT RESIDENCE OF T. KANABE REG 0 8990  
FILE No. 5410.

Living Room. 1 Runner 4 Venetian ( PAPER ) Blinds  
1 Electric Light Fixture ( no globes )

Dining Room. Dining Table Small Table 4 Wooden Chairs  
1 Wicker Chair 1 Favett Circulating Heater  
1 Book Case Linoleum on Floor

Kitchen. Table. Linoleum on Floor. Door Chimes.

Pantry. Linoleum on Floor.

Bath Room. Linoleum on Floor. Toilet. Wash Basin. Mirror.  
Bath Tub ( removed from room adjoining and now  
installed in Bath Room )

Sun Room. Linoleum on Floor 1 Red Jug 1 Clothes Drier. 1 Bench

The following said to have been removed at time of  
" Big Move to Nanaimo "

Set Tree pruners. 1 Window Squeegee. 2 Hatchets. 1 Axe.  
1 Sickle. 1 small Fork. 1 small curved Garden Fork  
1 Watering Can 1 Digging Fork. 1 Shovel.

NOTE. There were Blinds on all down stage windows

The foregoing noted articles were checked in the House on June 4th by the  
B.C. Police at my request when Mrs Viers moved out in June /44. The  
B.C. Police had originally let the house as I had then take over.

*Alfred T. T. T.*

Cheminus B.C. Sunday Novbr 26th /44.

*Ironing board*



35590

NAME

KAWADE, Tomori

FILE NO.

5410

COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
National Fire Insurance Company	<i>Renewed Pol. 170885 - National Fire Ins Co</i> 55222	\$1000.	Aug.	26	1944	Lot 47, Block 51 on the East side of Maple Street between Dufferin & Pine Sts. between Dufferin & Pine Sts. between Dufferin & Pine Sts.
National Fire Insurance Company	<i>Renewed under 1745011.</i> 54258	\$1000.	May	12	1945	Lot 47, Blk. 51. East side of Maple St. between Dufferin & Pine Sts. between Dufferin & Pine Sts. between Dufferin & Pine Sts.
The British Empire Assurance Company	<i>Renewed Pol. 170880 - National Fire Ins Co</i> 42858	\$1000.	July	4	1944	Lot 47 Blk. 51. East side of Maple St. between Dufferin & Pine Sts. between Dufferin & Pine Sts. between Dufferin & Pine Sts.
National Fire Insurance Company	<i>Transferred to Purchaser - 28/11/46</i> 170880	\$1,000.	July	4	1947	Lot 47, Blk. 51, Maple St., Chemin, B.C.
National Fire Insurance Company	<i>Transferred to Purchaser - 28/11/46</i> 170885	\$1,000.	Aug.	26	1947	Lot 47, Blk. 51, E. side of Maple St., Chemin, B.C.
National Fire Insurance Company	<i>Transferred to Purchaser - 28/11/46</i> 245011	\$1000.	May	12	1948	Lot 47 of Sec. 18, Range 5, Chemin District, Plan 303.

TRANSFERRED TO PURCHASER (Nov. 28/46).

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

12th December, 1946.



RGB/P.



LIABILITIES SUMMARY

File 5410.

Tomoki KAWABE.

Reg. No. 08590.

THERE ARE NO CLAIMS RECORDED IN THIS FILE.

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

25th October, 1946.

  
\_\_\_\_\_

REB/P.



(Copy. I am not)  
this file

5410

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

RECEIVED  
APR 23 1942

Chemainus, B.C.,  
April 18, 1942.

*Shen*

Dep't of Secretary of State,  
Office of Custodian,  
Japanese Evacuation Section,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

I, hereby, wish to hand over to your department's care the following items:

<u>Box No.</u>	<u>Name of Article</u>	<u>Price</u>	
✓ 1	Rice Bowls & Tea-Cups	\$ 14.00	✓ shipped
✓ 2	Japanese Soup Bowls =	30.00	
✓ 3	Aluminum Kitchen Utensils	50.00	
✓ 4	Kitchen Utensils	47.00	
5	Books & Dictionary	50.00	
6	China ware =	10.00	
✓ 7	World Book & Dictionary	50.00	shipped also on
✓ 8	China ware =	5.00	shipped
✓ 9	Kitchen Utensils	5.00	
✓ 10	Grammaphone Records	50.00	
✓ 11	Kitchen Utensils =	5.00	
✓ 12	Tool Box	50.00	shipped - May 42
✓ 13	2 Taru Shoyu	11.00	shipped also on
✓ 14	4 Beds, Springs & Mattresses =	40.00	4 mattresses
TOTAL		<u>\$417.00</u>	

The items listed above will be left in a store-room in the back building of my property situated on Maple Street.

*3 sold by auction 22/4/42 -  
5/4/42 - Chemainus*

Yours very truly,

*T. Kawabe*  
T. Kawabe.



Cheminu  
Dec 18. B.C. 1946

Department of Secretary of State  
Office of the Custodian.

5410/08570

KAWAEE Condo

Dear Sirs

Enclosed you will find <sup>Peters</sup>  
cheque for \$2.14 being adjustments on  
taxes and insurance and registration  
fee on Lot. Catalogue No. 7.47/15/R.5/303

Thanking you

I remain

Yours truly

James Plater.



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name MR. TOMOKI KAWABE

File No. 5410

Reg. No.

Company Sun Life Insurance Co.

Agency Vancouver

Policy No. 2271385

Premium - \$158.85

Payable: <sup>X</sup> Annually, Semi-annually or monthly

Month March

Day 15th

REMARKS:



(Information supplied by Ins. Co.)

LIFE INSURANCE

Name Tomoki Kawabe

File No. 5410

Reg. No.

Company Manufactures Life Ins. Co.

Agency Vancouver

Policy No. 693,433

Premium - \$69.25

Payable: Annually, Semi-annually or monthly

Month June

Day 15th

REMARKS:



MAR 19 1942

Box 162,  
Chemainus, B.C.,  
March 16, 1942.

Mr. G.W. McPherson,  
Authorized Deputy of Custodian,  
1404 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:

In regards to the renting or selling of property and house, I have been notified, today, that we, evacuees, are forbidden to rent or to sell our property and house.

Prior to this notification, I had promised Mrs. Howarth, Chemainus, that I would gladly rent her our home for Twenty Dollars (\$20.00).

I hate to disappoint her, so, since our home is in your care, I beg you to rent it to her.

A prompt reply will be greatly appreciated.

Yours very truly,

*J. Kawabe*  
T. Kawabe.



PROPERTY DISPOSAL SECTION

**JAPANESE LIAISON COMMITTEE**

OPERATING IN CONJUNCTION WITH

**BRITISH COLUMBIA SECURITY COMMISSION**

139 Dunlevy Ave.,

~~1101 ALAN STREET~~

VANCOUVER, B.C.

April 10 1942

OFFICE OF THE CUSTODIAN  
JAPANESE SECTION

**RECEIVED**  
APR 13 1942

Mr. C. L. Dreury,  
Manager, Japanese Evacuation Section,  
Office of Custodian,  
506 Royal Bank Bldg.,  
Vancouver, B.C.

Dear Sir:-

I have been enquired yesterday by Mr. Tomoki Kawabe  
of Chemainus, B.C. regarding the followings:-

" We have heretofore been living in the houses owned  
by the Lumber Co. However, in preparing for evacuation,  
we the local committee arranged to assemble  
and store the furnitures and household effects  
of our community, which are unable to dispose before  
evacuation, at our community hall. But according  
to your circular, it seems, above step will not be  
suitable. Kindly let us know more clearly your  
opinion about it".

The circular Mr. Kawabe referred is circular no. 2  
issued by us a few days ago, containing translation of questions  
and answers exchanged between our section and Mr. G. W. McPherson.



in the aforesaid circular the following items are described.

- "
9. Is it advisable to assemble the furniture and personal belongings at the big center as church or school building, or is it better to leave them as they are at the rented or privately owned house".

answer-( by Mr. McPherson) " Japanese evacuees should leave their assets in their homes and their houses should be made secure".

Interpreting the above answer I too presume that it is not legal or at least is not advisable to gather the furnitures and household effects of the community in the big centers as aforesaid.

we have had persistent enquiry of same nature from numerous quarters since the outset of the evacuation movement.

The reason of their desire, I understand, is that they do not like to cause inconvenience, by leaving household effects of comparatively small value, to the owner of the house with whom they were in good terms for so many years, while they have to leave behind at evacuation the language school and church buildings which were built and administered by them empty housed.

There are about fifty language school or community halls, large and small, and some fifteen church buildings among Japanese community at different centers.




I will be very grateful if you are kind enough to take these matters up again and consult with Mr. McPherson for consideration.

If we have to observe Mr. McPherson's ruling strictly, I will just reassure them the point, however, if it will be allowed to leave the affairs according to their wish and let them register with your office at the same time, I will notify, at the moment's notice, our local committee regarding the same.

I am, Sir,

Your obedient servant

  
.....  
S. Furukawa, Committee in charge



5410 - *ind*

KAWABE .T

17th April, 1942.

S. Furukawa, Esq.,  
Japanese Liaison Committee,  
Property Disposal Section,  
139 Dunlevy Street,  
Vancouver, B. C.

Dear Sir:

I have your letter of the 10th inst. quoting from the enquiry received from Mr. Tomoki Kawabe of Chemainus.

I have already been in telephone communication with Constable Mackay of the Provincial Police at Chemainus and understood from him that the Japanese there wished to store their furniture and household effects in the hall belonging to the Japanese Association located on land belonging to Mr. Gehi Kawhara. I informed Constable Mackay that so far as the Custodian's office was concerned there would be no objection to the Japanese doing this provided Mr. Kawhara would not object. I understand that Mr. Kawhara has already left this district but that before he left he indicated to the Japanese Association that there would be no objection from him to their using the hall for this purpose.

I believe it would be advisable for the Japanese to consider utilizing the schools and community halls and church buildings in the different communities for this purpose and can assure you that this office will have no objection to this being done.

Yours truly,

C. L. Drewry  
Manager

CLD:LF



5410

January 26, 1943

Mr. Alfred P. Stubbs  
P. O. Box No. 103  
Chemainus, B. C.

Dear Sir:

Re: Tomoki KAWABE

As we do not appear to have received any further remittances from you in connection with rentals of property owned by the above since October 18th, 1942, we shall be glad if you will kindly let us have by return mail whatever remittances you have on hand, less any disbursements made (receipts for such disbursements should be attached to the monthly rental statement), as we have to make payments to Japanese and, unless remittances are received promptly from our agents, a lot of unnecessary work is incurred by us.

We have written you once or twice in connection with forwarding your monthly rental statement promptly and would much appreciate your cooperation in this matter.

Thanking you in advance for an early reply, we remain,

Yours truly,

P. Douet  
Administration Department

PD:NDE



## EVACUATION SECTION

Rec'd FEB 20 1943

File No.

P.O. Box 103  
Chenaius B.C.  
Referred

17th Febry 1943.

Mr P Doust.  
Administration Dept.  
Office of the Custodian.  
Japanese Evacuation Section.  
Vancouver B.C.

Dear Sir,

re TOMOKI KAWABE

File No 5410.

I did not reply immediately to yours of Jan'y 26<sup>th</sup> marked "Urgent" as I had in my possession returned cheques from the Bank here showing my remittances for Novbr and Decbr and whilst I realise I am frequently late in sending statements forward wish you would appreciate that all this work is done voluntarily after my days work and that with lumber orders from the Lumber Controller keeping the whole of the office staff busy my day's work often does not finish until after dinner.

Mrs Howarth the tenant in question is a month behind with her rent owing to sickness in the family but I feel that she will pay up in due course; might say the scattered properties under my sub-jurisdiction so to speak have been quite a night-mare as traces have been found of persons trying to break in some houses where effects have been left.

But I have just completed, by working all day last Sunday, hauling all that could be easily moved to the Japanese School room and outside now there are only such items as could not easily be moved or which I did not consider worth the expense of moving. Further your Transportation Dept have sent a few requests for shipment and with men as scarce as they are such calls require evening or Sunday attention.

I am not making any excuses Mr Doust just stating facts and feel confident all will turn out to your satisfaction in the final analysis.

With compliments

Yours very truly,

*Alfred W. Smith*  
8.15 p.m.

*no change  
for services  
etc*



183. 14

TASHME, via HOPE, B.C.

March 8 1943

The Office of the Custodian,  
The Royal Bank Building,  
Granville & Hastings Street,  
VANCOUVER, B.C.

RECEIVED SECTION	
MAR 17 1943	
Rec'd	
File No.	5410
Ans.	
Referred	Bull

Gentlemen:-

Re: Refund of 1% Jones Tax

I Hereby make application for the refund  
of 1% of my income for the year 1941. The re-  
quired informations are as follows:-

Name KAWABE, TOMOKI.

Registration No. 08590

Former Address CHEMAINUS. B.C.

Former Employer VICTORIA LUMBER &

MANUFACTORY LIMITED

Thanking you for your kind attention to the  
above matter,

I remain,

Yours very truly,

J. Kawabe.



5410

June 30, 1944.

Mr. H. R. Smiley,  
CHEMUNUS, B. C.

Dear Sir:

Re: British Empire Pol. #42858

On June 29th we wrote asking you to have a look at the dwelling covered by the above numbered policy; and I failed to ask you to indicate as to whether or not this house is at present occupied and if not, what arrangement you have in connection with having it looked after.

I had a message from the office of R. S. Day this morning asking about the occupancy, and I find that they are not prepared to renew the insurance if the property in question should be vacant. If the property is vacant, I think you had better arrange with some other company to carry this insurance if that is possible for you to do.

I will be glad to get an answer to this at your early convenience.

Yours truly,

S. M. Gibson,  
Insurance Department

SMG:JS



July 11th, 1944

Robert S. Day & Son, Ltd.,  
567 Burrard Street,  
Vancouver, B.C.

Dear Sirs:

Re: Tomoki KAWABE

We wish to acknowledge yours of July 7th enclosing British Empire Policy No. 45831 covering a Double Dwelling at Chemainus.

As you will remember this is the property we discussed on two occasions on the telephone. You advised us that you did not care to go on any risk that belonged to people of the Japanese race where that property was vacant. We wrote to our agent, Mr. Smiley of Chemainus, and told him the situation and asked him if this house was vacant and if so would he arrange to have it covered by some other company rather than through your office.

We have not received a letter from Mr. Smiley in response to ours but we have received a policy covering this property written through Rithet Consolidated at Mr. Smiley's request. We take for granted that he found the property to be vacant and undesirable to you as a risk and had this insurance placed as stated.

Under the above circumstances we are returning to you British Empire Policy No. 45831 for cancellation and are sorry that you have gone to the trouble of issuing this policy.

Yours truly,

S.M. Gibson  
Insurance Department

SMG:KT  
Encl.



P.O. Box 103.  
Cheminus B.C.  
4th Jany 1946.

The Custodian .  
Japanese Evacuation Section.  
Dept of Secretary of State.  
Vancouver B.C.

EVACUATION SECTION	
Rec'd	JAN 8 1946
File No.	5410/8
Ans.	
Referred	Belley

Dear Sir,

re TOMOKI KAWABE No. O 8590.

From the list of effects left in the house of this Evacuee for Tenant's use please delete the Fawcett Circulating Heater as in spite of renewal of firebrick lining put in by Mr Caljouw the " shell " has become too thin and it is considered too dangerous for use. This has therefore been discarded and the Tenant has naturally made his own re-placement.

May I also draw to your attention the fact that the storms in Octbr and Novbr did considerable damage to the " lean to " roof of Bathroom and I authorised repairs to the extent of \$24. 00 for which I will forward signed accounts and deduct from rental statement in due course.  
The rain just pured in but I am of the opinion that all is now satisfactorily taken care of.

Yours very truly.

*Alfred E.P. Stubbs*

Alfred E.P. Stubbs.

Agent for Custodian.



EVACUATION SECTION	
Rec'd	JUL 9 1946
File No.	5410
Ans.	
Referred	Bill

P.O. Box 103.  
Chemsinus B.C.  
7th July 1946.

*sent to you*

The Custodian,  
Japanese Evacuation Section.  
Dept of The Secretary of State,  
Vancouver B.C.

attention MR R.G. BELL please.

Dear Sir,

re T. KAWABE. file 5 4 1 0 Reg 0 8590.

Do you recollect a telephone conversation some five weeks ago regarding the request by the Tenant for some internal decorating? I have now been able to get an estimate of what the Contractor states is really necessary and submit his figures for your instructions :::

SITTING ROOM. ( approx 12 X 15 ft ) Repair the felt paper, paper with wall paper and varnish trims \$ 40. 50.

Dining Room. ( approx 14 x 16 ft. ) Repair felt paper and paper with wall paper; varnish wainscot & trims \$ 33. 00.

Kitchen ( 18 x 16ft ) and Pantry ( 15 x 6 ft )  
Two coats of paint. \$ 52. 00.

*125.50*

The foregoing seems a lot of money to expend but one must realise there has been no decorating done ( except by the Tenant ) since the evacuation of the Kawabe family.

Perhaps the Tenant might, on your suggestion, pay some portion of the cost - my such suggestion he turned down flat!

Yours very truly.

Alfred E.P. Stubbs.

*phone 24/9/46  
in cash of \$2,500*



EVACUATION SECTION	
Rec'd	JUL 9 1946
File No.	5410
Ans.	
Referred	<i>Bell</i>

P.O. Box 103.  
Chemaigus B.C.  
7th July 1946.

The Custodian,  
Japanese Evacuation Section,  
Dept of The Secretary of State,  
Vancouver B.C.

Attention MR R. G. BELL please.

Dear Sir,

re T Kawabe File 5410 REG 08590.

You may recollect that from time to time I have enquired as to the possibility of tearing down the Bunk House &c at the back of this property and the nuisance still exists in fact I have been approached by one or two of the neighbours to know if something cannot be done; the youth of the District is now free from School and the old ( and useless ) buildings are the congregating point for their miniature warfare and such like recreation. I wrote you over a year ago on this matter when you stated nothing could be done at that time but with this lapse of time the buildings are getting more and more into dis-repair and the Tenants of the house are despairing of their best efforts to eradicate the nuisance.

I do wish Mr Bell your proper Authorities would re-consider the matter; I believe I could get reliable people to tear down the structures and leave the rear of the dwelling in an orderly and tidy condition; Mr Caljow wants to use some of the material for a garage the erection of which would add to the value of the house. The present buildings are certainly a deterrent.

With compliments,

Yours very truly.

*Alfred E.P. Stubbs*  
Alfred E.P. Stubbs.



P.O. Box 103.

Chenaimus B.C.  
28th Septbr 1946.

Department of The Secretary of State.  
Office of The Custodian.  
Japanese Evacuation Section.  
Royal Bank Building. VANCOUVER B.C.

RECEIVED SECTION	
Rec'd	OCT 1 1946
File No.	5410
Ans.	
Referred	Bell

Dear Sir,

*Cat 707*  
File 5410. and A/102, T KAWANE

Confirming phone conversation, with your MR B E L L please, in this matter, I wrote some while ago asking for certain decorations to be done - again requested by the Tenant, and also pointing out the risk of fire from the outbuildings and attached properties in the rear.

I have been doing my utmost to dispose of the property with which you are familiar and any contacts I have made figure a price of \$3000. 00 well above a reasonable price; if the Custodian would take down the rear premises at his expense then a purchaser might be interested.

But my efforts have succeeded in an offer of \$2500. 00 cash from a local man for the property as is and I would ask please that acknowledgment be made by you of this offer pending a revaluation of the property and a decision.

By the way Mr Whittome of Duncan has gone away for a month <sup>but</sup> by Mr H W Dickie of that City has had considerable experience in local properties.

I have in the Bank in my "Custodian Trust A/c" three or four months rent but was not forwarding this until I received a reply to my previous letter giving an estimate of the interior decorating required.

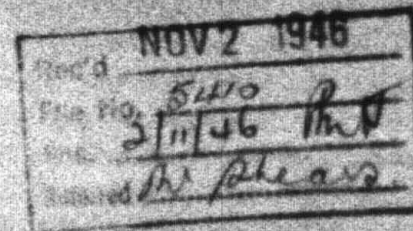
Yours very truly.

*Alfred [Signature]*



G. Treganna Farms,  
RR #2.,  
St. Catharines, Ont.,  
October 31/46.

G. W. McPherson,  
Authorized Deputy of Custodian,  
1404 Royal Bank Building  
Vancouver, B.C.,



Dear Sirs:

Re: Property on Maple St at Cheltenham, B.C.  
I have brought your attention time and again  
as to the disposal of my property, but you have  
stubbornly remained pat on your strategy of giving  
me the silent treatment. It is about time that you  
and your associates have realized that my family too,  
regardless of our racial origin, has just as much right  
as you, to live in a house of our own. This can only  
be made possible by depositing a substantial  
down payment acquired from the sale of my property.

Perhaps you may not have been successful  
in selling the property at a reasonable price, but  
you could at least be human enough to inform me  
as to where I stand.

Yours truly,  
J. Kawachi.



P.O. Box 103.

Chemainus B.C.

7th Novbr 1946.

EVACUATION SECTION	
Rec'd	NOV 9 1946
File No.	540
Ans.	
Referred	Bell

The Custodian.  
Department of The Secretary of State  
Japanese Evacuation Section, Vancouver B.C.

attention Mr R.G. Bell.

Dear Sir,

File 5410, Catalogue No 707.

Replying to yours of Oct 23rd I was only last evening able to contact Mr Caljouw, the Tenant, as he works in the Woods. We went carefully through your detailed list and the best offer I can get is \$15.00 for the items as listed below.

Nos. 1. 3. 4. 5. 6. 7. 9. 13. 17. 20.

Your list is correct but Nos 19 and 21 : the former was a home made affair and came to grief with a line of washing on it one day and the jug as far as Mrs Caljouw recollects was broken or was taken off the window sill one day with Flowers in it.

The amount mentioned seems small: the Runner is a strip of Lino, now old and cracked. The Dining Table is some 8 or 10 years old and the top is badly marked, the Chairs are just a superior Kitchen variety. The small table is a home-made affair as also the 4 spined Bookcase which has no back to it.

The Door Chimes are installed on the E. Light system and are an improved Door bell if one likes that sort of signal.

Item No 11 Table is a small home-made affair in the sun porch out of the Kitchen and the Bench is a piece of 2 x 12 painted over: the Mirror in the Bath room is a glass, cracked and always was, in an old Picture Frame.

If you would wish me to get an appraisal it would require to be done by a man from Duncan or Nanaimo and his expense and the expense of removal would, to my mind, eat up any enhanced value that might be put upon the goods. Granted new Furniture today is at an abnormally high price but the goods in this house are all the worse for wear and I would hesitate to aver what a removal and their inclusion in some Auction would bring. I had a young couple look them over who ARE shortly getting married and they would not look at any of them. Really the only item is the 4 light Electrolux in the sitting room and now-a-days Floor lamps seem the vogue in all class houses.

As to the re-decorating I told the Tenants \$70.00 was the limit you would authorise and on hearing from you that this is approved I will act accordingly.

In haste

Yours very truly,

*Alfred E. P. Stubbs*  
Alfred E. P. Stubbs.



c/o Tregunno Farms,  
R.R. No. 2,  
St. Catharines, Ontario.  
November 9th, 1946.

The Custodian's Office,  
Department of the Secretary of State,  
506 Royal Bank Building,  
Vancouver, B.C;

Dear Sirs;

Re: File No. 5410.  
Cat: No. 707.

EVACUATION SECTION	
Recd	NOV 12 1946
File	5410
Ans	R.B.
Referred	Bill

Enclosed herewith, the Certificates of Title  
(No. 80745-I), to the property (Lot 47 of Section 18,  
Range 5, Chemsinus district, Plan 303), as requested in your  
letters of October 23rd and November 2nd instant.

As I have now proceeded to purchase a home, it  
would be desirable to have the total balance of my account  
remitted at your earliest convenience.

Hoping that this will meet with your approval  
and satisfaction, I remain,

227

Yours truly,

*T. Kawabe*  
T. Kawabe.



5410.

November 13th, 1946.

Mr. Alfred E. P. Stubbs,  
P. O. Box 103,  
Chenainus, B. C.

Dear Sir:

Re: Tomoki KAWABE - Reg. No. 08590.

We are in receipt of and thank you for your letter of the 7th instant.

We note that the best offer you can get for the saleable chattels left on the premises is \$15.00, and that you are of the opinion that any better price that might be obtained in Duncan or Nanaimo would be offset by the expense of removal. In view of the small value involved we agree to the tenant's offer being accepted.

With regard to the essential repairs and renewal expenses dealt with in your letter of the 7th July, as less than normal upkeep expenditure has been incurred on this property you may reimburse tenants to the extent of the \$70.00 suggested out of the total of \$125.50 mentioned in your letter.

For your records, and ours, we attach a revised list of chattels to which your comments have been added.

Yours very truly,

R. G. Bell,  
Office of the Custodian.

RGB/P.  
Encl.

*Phoned 12/52  
cheque for \$15.00 being  
mailed today. B.*



POSITION OF CHATTELS IN PREMISES (CAT. NO. 707) AT THIS DATE

File 5410.

Tomoki KAWABE

Reg. No. 08590.

(1)	Runner	Strip of lino, now old and cracked
(2)	Venetian Blinds (4)	Discarded (made of paper)
(3)	Electric Light Fixtures	Fixtures
(4)	Dining Table )	
(5)	Chairs (4) )	8-10 years old, badly marked
(6)	Small Table	Home made
(7)	Chair (wicker)	
(8)	Heater	Burned out and discarded
(9)	Book case	Home made, no back
(10)	Linoleum (Dining Room)	Valueless if moved
(11)	Table	Home made, on Sun Porch
(12)	Linoleum (Kitchen)	Valueless if moved
(13)	Door Chimes	Fixture
(14)	Linoleum (Pantry)	Valueless if moved
(15)	Linoleum (Bedroom)	Valueless if moved
(16)	Bathroom (3 pce. set)	Fixtures
(17)	Mirror	in Bathroom, cracked
(18)	Linoleum (Sun Room)	Valueless if moved
(19)	Clothes Drying Rack	Fixture (home made, broken and discarded)
(20)	Bench	Home made
(21)	Red Jug	Broken and discarded

VANCOUVER, B. C.  
13th NOVEMBER, 1946.

RGE/P.



5410.  
Cat. No. 707.

December 12th, 1946.

Alfred E. P. Stubbs, Esq.,  
P. O. Box 103,  
Champlain, N. C.

Dear Sir:

Re: Tomoki KAWABE - Reg. No. 08590.

We are in receipt of and thank you for your rental statement and cheque for \$50.00, for which we enclose our formal receipt herewith.

Our Accounting Department points out that our records show this remittance to cover rent to November 6th and not December 6th as stated by you. Starting with your letter of February 11th, 1945, remitting the present tenant's first payment, the position appears to be as follows:

\$ 40.00	rent @ \$20.00 to Mar. 6/45
\$ 60.00	rent @ \$20.00 to June 6/45
\$ 60.00	rent @ \$20.00 to Sept. 6/45
\$120.00	rent @ \$20.00 to Mar. 6/46
\$ 40.00	rent @ \$20.00 to May 6/46
\$120.00	rent @ \$20.00 to Nov. 6/46.

As November 5th, 1946, is the effective date of sale, rent from that date is payable to Purchaser, and it will therefore be in order for you to close your account in this connection.

The time and attention given to this property since it first came under your care and protection in the Spring of 1942 is appreciated. While this service was a voluntary one on your part, it is the Custodian wish, as advised you over the telephone, to make you an ex gratia payment of \$75.00, for which amount a cheque in your favour is enclosed herewith.

Yours very truly,

R. G. Bell,  
Office of the Custodian.

RGB/P.  
Encl.



P.O. Box 103.  
Chemainus  
12th Decbr 1946.

EVACUATION SECTION	
Rec'd	DEC 14 1946
File No.	5410.
B.C.	
Ans.	
Referred	Bell

Department of The Secretary of State.  
Office of The Custodian.  
Japanese Evacuation Section.  
Vancouver B.C.

attention Mr R.G. Bell please.

Dear Sir,

File 5410. Tomoki KAWABE Reg. No 08590.

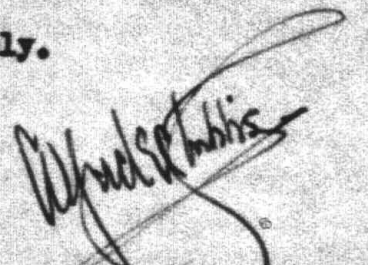
Reference your letter of Novbr 13th regarding the saleable chattels left on the premises I have, at long last, managed to get the sum of Fifteen Dollars for such items on your list as are not shown thereon as valueless or Fixtures and enclose herewith my own cheque herewith to enable you to settle up all accounts with this Evacuee; Mr Caljouw, the present Tenant, is the purchaser and will re-imburse me in the near future.

This transaction would appear to clear up any interests the Custodian may have had in Chemainus or the immediate district as regards Japanese property or effects of any kind.

I regret the seeming delay but am fully convinced that as an expert in the disposal of surplus goods and chattels I should be rated in a very low category.

With compliments,

Yours very truly.

  
Alfred E.P. Stubbs.



105 Crawford St.,  
Toronto, Ont.,  
January 9, 1948. 7

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

Dear Mr. Bell:

EVACUATION SECTION	
Rec'd	JAN 14 1947
File in	5410
Ans.	REB
Referred	Dist

Re: Lot 47 of Section 18, Range 5,  
Chemainus District, Plan 303.

A friend of mine in Chemainus informed me about a month ago that the building behind the main house on my property was in the process of being torn down by a buyer. However, we have not been informed by you of the final settlement of the transaction. In your most recent report it was pending approval by the Ottawa Government.

I would appreciate a full report on the sale and the statement, also the rent arrears in full from the former tenant. Your prompt attention will be most appreciated.

Yours truly,

*T. Kawabe*

T. Kawabe.



✓  
105 Crawford St.,  
Toronto, Ont.,  
February 11, 1947.

Office of the Custodian,  
506 Royal Bank Bldg.,  
Hastings and Granville,  
Vancouver, B.C.

Dear Mr. Bell:

Re: File No. 5410.

EVACUATION SECTION	
Rec'd.	FEB 17 1947
File No.	5410
Ans.	RKB
Referred	Bell

I am in receipt of the statements and a cheque  
for the sum of \$513.53, for which I thank you.

I would like to bring to your attention, however,  
that there should be \$230 still owing me for rent as  
follows:-

Rent:-	April 18, 1942 - Dec. 1946
	56 months @ \$20 per month--\$1,120.00
Total rent rec'd per	
statement.....	890.00
Difference -	<u>\$ 230.00</u>

Excepting this item regarding the rent, everything  
is satisfactory. Your prompt attention regarding the  
shortage will be greatly appreciated.

Yours truly,

*T. Kawabe*

T. Kawabe.



5410.

April 5th, 1948.

Mr. Tomoki KAWABE,  
Registration No. 08590,  
105 Crawford Street,  
Toronto, Ontario.

Dear Sir:

We are in the process of closing the last small place used by this office for the storage of articles of a purely personal nature, and in this connection we are today sending you, by parcel post, a package containing albums and photographs which were marked with your file number.

We hope this small package reaches you safely and shall be glad to receive your acknowledgment for our records. We enclose a stamped addressed envelope for your convenience in replying.

Yours truly,

R. G. Ball,  
Office of the Custodian.

RGB/P.  
Encl. (Envelope).



5410.  
Cat. No. 707.

October 23rd, 1946.

Mr. Alfred E. P. Stubbs,  
P. O. Box 103,  
Chenainus, B. C.

Dear Sir:

Re: Lot 47 of Section 18, Range 5, Chenainus  
District, Plan 303.

This file has been reviewed in connection with the pending sale of the above property and our records, based on your inventory of the 26th November, 1944, show the following chattels to be still on the premises:

(1)	Runner	
(2)	Venetian Blinds (4—paper)	Discarded
(3)	Electric Light Fixtures	Fixtures
(4)	Dining Table	
(5)	Chairs (4)	
(6)	Small Table	
(7)	Chair (wicker)	
(8)	Heater	
(9)	Beck case	Burned out and discarded
(10)	Linoleum (on Dining Room floor)	Valueless if moved
(11)	Table	
(12)	Linoleum (on Kitchen floor)	Valueless if moved
(13)	Door Chimes	Fixture
(14)	Linoleum (on Pantry floor)	Valueless if moved
(15)	Linoleum (on Bedroom floor)	Valueless if moved
(16)	Bathroom 3-pce. set	Fixtures
(17)	Mirror	
(18)	Linoleum (on Sun Room floor)	Valueless if moved
(19)	Clothes Drying Rack	Fixture
(20)	Bench	
(21)	Red Jug	

All saleable articles should be liquidated before delivery of real property to purchaser, either by sale by Auction, or by private sale on the basis of appraised values. We have added our comment on the basis of evidence on file, or what we believe the situation to be, and would be obliged if you would check and confirm, or supply the information needed to correct our records, at the same time letting us know what you consider to be the most effective way of liquidating all saleable items.

Yours very truly,

R. G. Bell,  
Office of the Custodian.

RGE/P.



5410.  
Cat. No. 707.

October 23rd, 1946.

Mr. Tomoki KAWABE,  
Registration No. 08590,  
c/o Tregunno Farm,  
R. R. No. 2,  
St. Catharines, Ontario.

Dear Sir:

Re: Lot 47 of Section 18, Range 5, Chesham  
District, Plan 303.

We are in receipt of your letter of the 29th ultimo  
requesting the remittance of the balance of your account.

In compliance with this request, we enclose our cheque  
in your favour for \$100.00 and carry forward a balance of \$83.74, with  
which to pay 1946 taxes on above property. Rent has been in arrears since  
June but we expect to receive payment in full in the near future.

As advised you on the 28th August, 1945, we have been trying  
to find a purchaser for this property at its appraised value of \$3,000.00  
and we have now to advise the receipt of an offer at this figure, which is  
being accepted.

When final adjustments (taxes, insurance, etc.) have been  
made we will send you a complete statement of the transaction, showing  
net proceeds transferred to the credit of your account, of which you will  
also receive a statement at the same time.

In the declaration of assets and liabilities made by you  
on the 22nd April, 1942, you stated that Certificate of Title (No. 80745-I)  
to above property was in your possession and we would be obliged if you would  
now send this document in to this office by registered mail.

Yours truly,

A. G. Bell,  
Office of the Custodian.

RMB/P.  
Encl. 1.



Copy for Mr. Peabody

5410

October 30, 1966.

Mr. James Plaster,  
Box 110,  
Chesains, B. C.

Dear Sir:

Re: Catalogue No. 707  
Maple St., Chesains  
67/18/R-5/303

Further to our letter of October 23rd we have to advise you that we are prepared to recommend the acceptance of your offer of \$3,000.00 for the above described property. Will you please forward to us a certified cheque for the balance of the purchase price, namely, \$2,700.00.

Kindly advise the full name, address and occupation of the person in whose name this property is to be registered and also state whether or not the proposed registered owner is a British Subject, using the enclosed form.

The necessary documents will then be prepared and forwarded to the Secretary of State at Ottawa, and if our recommendation is acted upon, they will be signed and returned.

After the documents have been registered a statement of adjustments of taxes, etc. will be prepared, including registration fees, and forwarded to you.

The tenant will then be advised that the property has been sold, subject to the existing tenancy, and the owner will then be in a position to assume control of this property.

We wish to call your attention to a registered charge, #71621-C - Reservations of minerals etc. in favour of the Esquimalt and Nanaimo Railway Company. The sale of the property is subject to this charge.

Yours truly,

F. G. Shure,  
Director.

 - Information Form



EVACUATION SECTION	
Rec'd	OCT 22 1946
File No.	5410
Ans.	
Referred	

Box 140

Cherninus B.B.

Oct 18. th 1946

Department of the Secretary of State  
Japanese Evacuation Section

Dear Sirs,

I will pay you \$3.000 for the  
following property Lot 47. S. 18. R. 5. Map 303.  
in Cherninus File No 5410.

Enclosed you will find a cheque for \$300.00  
10% of purchase price.

Note There is an old hall at the back of  
this place which is in a very delapidated  
condition, it is just a fire trap. If I get the  
property I shall tear the old hall down  
and clean it up.

Thanking you in advance

I remain

Yours truly  
James Plaster



5410.

February 1st, 1947.

Mr. Tomoki KAWABE,  
Registration No. 08590,  
105 Crawford Street,  
Toronto, Ontario.

Dear Sir:

Re: Lot 47 of Section 18, Range 5, Chemainus  
District, Plan 303.

The sale referred to in our letter of the 23rd  
October, 1946, has been completed and for your information we enclose  
a complete statement of the transaction, showing the net proceeds  
(\$2,936.17) transferred to the credit of your account.

We also enclose our Accounting Department's statement  
of your account, including the above item, and showing a balance of  
\$515.23 standing at your credit. We shall be glad to supply further  
information regarding any item that may not be quite clear to you.

Yours truly,

R. G. Bell,  
Office of the Custodian.

RGB/P.  
Encl. 2.

c.c. to Dept. of Labour, Japanese Division.



5410.

*Mailed Feb 5/47  
ack. 11/1/47*

February 3rd, 1947.

REGISTERED MAIL.

Mr. Tomoki KAWABE,  
Registration No. 08590,  
105 Crawford Street,  
Toronto, Ontario.

Dear Sir:

Your file is up for review and we take advantage of this opportunity to give you a brief resume of our administration of your affairs.

As you know, the policies in regard to the management and subsequent liquidation of your property were decided upon by the Government of Canada, and while the problem was a difficult one for all concerned, we can assure you that it has been the aim of this office to carry out those policies in as careful and fair a manner as possible.

Real Property: Your Chesham property (Cat. 707) was sold (Nov. 5/46) for \$3,000.00, as advised you at the time. Net proceeds (\$2,936.17) were credited to your account on Dec. 16/46, a complete statement of the transaction being mailed to you on Feb. 1/47.

Personal Property: Our records show the chattels declared by you on Apr. 22/42 to have been accounted for by shipments made to you at different times, sale by auction, and discarded as the result of fair wear and tear or as having no sale value.

Bills Receivable: Refund of 1½ wage deductions made during the period, January/June, 1941, was collected by this office and credited to your account (Mar. 22/43) in the sum of \$17.99.

Bonds, Shares, etc.: Victory Bonds (\$1300.00) and War Savings Certificates (\$515.00) declared by you remained in your possession and did not come under our administration.

Life Insurance: A Sun Life policy for \$3,000.00; a Manufacturers Life policy for \$1,000.00; and an Empire Home Benefit policy for \$2,500.00, declared by you, all remained in your possession and did not come under our administration.

Funds: A statement of your account attached to our letter of the 1st instant shows a balance of \$515.23 standing at the credit of your account at the present time. Out of this balance we are paying \$1.70 for Long Distance telephone charges (in connection with rent collections) and enclose our cheque in your favour for \$513.53. This will leave no balance in your account and as no further entries are expected your account will be closed.

This would appear to account for all property of every kind left by you in the protected area which vested in the Custodian, and in order that you may

(Over)



Mr. Tomoki KAWABE.

Page 2.

February 3rd, 1947.

confirm this, we enclose a stamped addressed envelope for your convenience.

Yours truly,

R. G. Bell,  
Office of the Custodian.

RGB/P.  
Encl. 2.



IN THE MATTER OF THE "INQUIRIES ACT"  
PART I. 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).

Toronto, Ontario,

May 11, 1948.

IN THE MATTER OF THE CLAIM OF

TOMOKI KAWABE

PROCEEDINGS AT HEARING.

APPEARANCES:

J.W.G. HUNTER, Esq.,

appearing for the  
Dominion Government.

F.A. BREWIN, Esq.,

appearing for the  
Claimant.

A. WATSON, Esq.,

Secretary.

MRS. D.J. HANDFORD,

Official Interpreter.

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

Official Reporter.



1 TOMOKI KAWABE, the Claimant herein, being  
2 first duly sworn, testified through  
3 the Interpreter as follows:

4 DIRECT EXAMINATION BY MR. BREWIN:

5 Q. Your claim is for real estate in the village,  
6 or is it the town of Chemainus?

7 THE COMMISSIONER: Chemainus, Vancouver Island.

8 THE WITNESS: Yes.

9 MR. BREWIN: I am showing you a claim form setting  
10 out particulars of real estate other than farm.  
11 There is a signature which looks like yours at  
12 the bottom. Is that your signature?

13 A. Yes.

14 Q. It is?

A. Yes.

15 Q. And is the information which is put in here  
16 supplied by you to your solicitors?

17 A. Yes.

18 Q. And is it true and correct?

A. Yes.

19 MR. BREWIN: May I tender that as Exhibit No. 1, my  
20 lord?

21 THE COMMISSIONER: Yes.

22 MR. BREWIN: Particulars of real estate other than  
23 farm.

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

24 Q. Now, Mr. Kawabe, at the time of the evacuation  
25 there were two buildings on this property?

26 A. Yes.

27 Q. One was your own personal residence?

A. Yes.

28 Q. And the other was a bunk-house?

A. Yes.

29 Q. What was the bunkhouse used for?

30 A. The employees were housed there.



1 Q. The employees of whom? A. My employees.

2 Q. In what business were you?

3 A. Lumber contractor.

4 Q. The bunk-house was used for employees?

5 A. Yes.

6 THE COMMISSIONER: You were employed at the Chemsinus  
7 mill, the Victoria Lumber Company?

8 THE WITNESS: Yes.

9 MR. BREWIN: Q. I am showing you a photograph of a  
10 building. What is that?

11 A. That is my residence.

12 Q. That is your residence? A. Yes.

13 Q. Perhaps we will put them in together.

14 I am showing you another photograph. What  
15 is that?

16 A. That is the bunk-house.

17 MR. BREWIN: They will be put in together?

18 THE COMMISSIONER: Yes; put them in as one exhibit.

19 (TWO PHOTOGRAPHS, MARKED EXHIBIT NO. 2)

20 MR. BREWIN: Q. According to the form you bought  
21 the property somewhere around 1928 for \$1,200?

22 A. Yes.

23 Q. I see there was at that time an old house on  
24 the property?

25 A. It was almost unuseable.

26 Q. It was almost unuseable? A. Yes.

27 Q. And was it demolished, or pulled down after  
28 you bought it?

29 A. It was demolished and rebuilt.

30 Q. I see you have put in your form and I will not



1 go over the details, the amounts of money which  
2 you spent on the buildings, first of all the  
3 house and secondly the bunk-house. It says here  
4 that they are the cost of materials only.

5 A. Yes. I built, myself.

6 Q. You built it, yourself? A. Yes.

7 Q. And you have not in these figures put any amount  
8 for your own labour?

9 A. No. I did not include my time of labour.

10 Q. Have you any documents or papers to show how  
11 much you spent on the buildings, or have you  
12 lost them?

13 A. I did have papers but I burned them when I was  
14 evacuated.

15 Q. At the time you left what insurance did you have  
16 on these buildings?

17 A. The residence was insured for \$1,000 and the  
18 bunk-house was insured for \$2,000.

19 Q. I see you have put in the form that you under-  
20 stand the Custodian increased the insurance on  
21 the residence to \$1,200?

22 A. The Custodian increased it by \$200 when the  
23 policy expired.

24 Q. I see. Now, perhaps this would be partly hearsay  
25 as far as you are concerned, Mr. Kawabe, but is  
26 this community still active in the logging  
27 business.

28 THE COMMISSIONER: I know the situation there.

29 Chemainus is a small town on Vancouver Island in  
30 which is located one of the largest saw-mills on



1 the island - the Victoria Lumber Company. I  
2 would not say how many people are employed there  
3 but it is a very big mill.

4 MR. BREWIN: Q. Then I notice that there is a  
5 suggestion in the valuation furnished to the  
6 Custodian that this building, the bunk-house,  
7 could only be used for an Oriental boarding house.

8 A. It was quite suitable for anyone. It had been  
9 painted inside and was in quite good shape.

10 THE COMMISSIONER: The white mill employees on the  
11 coast expect most of the trimmings.

12 MR. BREWIN: The house looks all right, my lord. I  
13 would not mind having a house which looked like  
14 that, myself.

15 I suppose my friend will put in the  
16 assessed value of the property, or perhaps I can  
17 put it in.

18 MR. HUNTER: It is shown on Exhibit No. 1.

19 THE COMMISSIONER: Yes.

20 MR. BREWIN: I see you say here the residence was  
21 rented at \$20. I suppose that is \$20 a month.  
22 Did you do that?

23 A. I did not wish to leave the house empty and so  
24 I rented the house cheaply to a friend for \$20  
25 a month.

26 Q. I see.

27 That is all, thank you.

28  
29 MR. HUNTER: It is submitted, my lord, that this  
30 property was sold for its fair market value.



1 I tender an appraisal of H. W. Dickie,  
2 which appears to be undated, referring to  
3 Catalogue No. 707, Lot 47 of Section 18, Map 303  
4 Chemainus.

5 "This lot is fairly well situated with 60  
6 "feet frontage on Maple Street with a  
7 "depth of 120 feet. The dwelling consists  
8 "of a living-room 16 by 12, with a nook  
9 "about 4 by 6, dining-room 14 by 14, bed-  
10 "room 10 by 12, kitchen 12 by 14, and a  
11 "glassed-in porch about 10 by 14 on the  
12 "ground floor, together with a fully  
13 "equipped bathroom. Upstairs, 2 bedrooms  
14 "finished and one bedroom not finished.

15 "The interior finish is wood covered by  
16 "paper. The floors are in good condition.  
17 "Electric light. Foundation of posts on  
18 "cement blocks. Two brick chimneys. This  
19 "dwelling has a fairly attractive appearance,  
20 "with a small but well kept garden in front.

21 "There is also attached a steam bathroom  
22 "usual to the Japanese premises, and a  
23 "woodshed 12 by 14.

24 "Immediately back of the dwelling.

25 "there is a large Japanese boarding house,  
26 "approximately 40 by 40 of two storeys.

27 "This building is of frame construction,  
28 "and the interior is of very rough board  
29 "finish, and is cut up into a great many  
30 "small rooms, as well as kitchen and dining-



1 "room. The foundations of this building  
2 "are in poor condition. Unless this  
3 "building can be used as an Oriental  
4 "boarding house, I can see no value in  
5 "same, notwithstanding the fact that the  
6 "building must have cost at least \$1,200  
7 "to construct. It is detrimental to the  
8 "main building, as the property as a whole  
9 "would demand a better price without the  
10 "boarding house. The only value in this  
11 "boarding house, I can see, would be the  
12 "lumber salvaged from same, and the cost  
13 "of dismantling would offset the salvage.

14 "My valuation of this property is \$2,500."

15 Then, apparently at the request of the Custodian  
16 there is a further valuation by Mr. H. W. Dickie,  
17 referring to the same property, in which he says:

18 "I have re-examined this property again,  
19 "Particularly the boarding house which I  
20 "placed at no value in the valuation you  
21 "now have.

22 "I am now inclined to think that  
23 "there is a certain value in this building,  
24 "as it could be re-arranged for living  
25 "quarters for possibly two suites without  
26 "a great deal of cost.

27 "I would place a value on same of  
28 "\$500, which would make a total value of  
29 "the whole property at \$3,000."

30 I would tender these two appraisals as Exhibit



No. 3.

THE COMMISSIONER: When is the second one dated?

MR. HUNTER: Neither of them is dated. Mr. Dickie for some reason did not bother with dates in most of his appraisals. However, I presume the date can be ascertained without much trouble. It might be that, living on the Island, time is not material.

(TWO APPRAISALS, H.W. DICKIE, MARKED EXHIBIT NO. 3)

There was only one bid on this property, my lord. It was from James Flester on October 18, 1946.

THE COMMISSIONER: When was the date of the advertisement for sale?

MR. HUNTER: It would be one of the later ones, by the high number on it, No. 707, my lord.

THE COMMISSIONER: Yes.

MR. BRENNIN: Have you the date of the actual sale?

MR. HUNTER: Yes; I think so.

It was sold to this chap, Flester, who made the only bid, as at November 5, 1946, for \$3,000.

He makes a rather derogatory remark as to the rear of it. I think any derogatory remarks of the purchaser must be regarded with some suspicion. However, he says:

"There is an old hall at the back of this place which is in a very dilapidated condition. It is just a firetrap. If I get the property I shall tear the old hall down and clean it up."

It will be, of course, interesting to see whether



1 he actually did that. I think possibly if he  
2 did it there may be some cogency in his remarks.

3 MR. BREWIN: I wonder if there may be some fact on  
4 your file about increasing the insurance. I do  
5 not know whether it makes much difference, but  
6 having regard to \$1,200 worth of insurance being  
7 put on the building it might throw some light  
8 on the matter.

9 MR. HUNTER: I do not see anything. The master file  
10 would show it if it had been done. There is the  
11 master file, if you would care to look through it.

12 MR. BREWIN: I cannot look all through this big file  
13 right now.

14 MR. HUNTER: I see a notation here on the file in  
15 several places. I do not know how accurate it is.  
16 It is apparently the remark of some one in the  
17 Custodian's office:

18 "Chenaima did not experience the acute  
19 "housing shortage which was common to many  
20 "other centres and this property could not  
21 "be rented for more than \$20 per month and  
22 "only from time to time at that figure."

23 THE COMMISSIONER: Is that all, Mr. Hunter?

24 MR. HUNTER: That is all, my lord.

25 THE COMMISSIONER: If you can find that information  
26 you wish in the interval, Mr. Brewin, very well.

27 MR. BREWIN: I see something here right away on it.  
28 My friend is more familiar with these files than  
29 I am. It appears to be a record of insurance.

30 It shows \$1,000 with the National Fire



1 Insurance, August 26, 1944, renewed; another  
2 \$1,000 on May 12, 1945, renewed; there seems to  
3 be a third policy of \$1,000 with the British  
4 Empire Assurance Company, which was also renewed;  
5 and then three other policies amounting to  
6 \$4,000 altogether which it says were transferred  
7 to the purchaser in 1946.

8 I wonder if that sheet might be filed.

9 MR. HUNTER: I will put it in, if you like. I do not  
10 know what it means.

11 THE COMMISSIONER: You have read it into the record  
12 now. There is no need to put it in.

13 MR. BREWIN: There is a little more detail in there,  
14 of course.

15 THE COMMISSIONER: It is available on the record, in  
16 any case and can be pursued later when the  
17 Government defence goes in.

18 MR. BREWIN: Yes. It is dated December 12, 1946, and  
19 signed by Mr. Bell. It appears to be a summary  
20 on the insurance.

21 MR. HUNTER: Mr. Bell is a man in the office of the  
22 Custodian.

23 THE COMMISSIONER: It is a straight question of  
24 valuation?

25 MR. BREWIN: Yes, my lord.

26 I think that is all we have on the case, my lord.

27 THE COMMISSIONER: Very well. Thank you, Mr. Kawabe.  
28

29 (PROCEEDINGS ADJOURNED SINE DIE)

30 I hereby certify the foregoing to be a true





and accurate transcript of the proceedings  
herein.

*A.S. Vitch*

"A.S. VITCH"  
Official Reporter.

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TORONTO

May 11, 1948.

DEFENCE BRIEF

Tomoki KAWABE

File No. 5410

Case No. 1028

REAL      PROPERTY      CLAIMS

1. Lot 47 of Section 18, Range 5,  
Cheminus District Plan 303.

Claim

\$4500.00

Appraisal

\$3000.00

Sale Price

Witness:- H. W. Dickie, appraiser.

Witness:- (possible) The purchaser James Plester, Maple Street, Chemainus, B. C. At Page 8 Mr. Hunter suggests it might be useful to find out whether Mr. Plester actually did make certain changes in the property in pursuance of certain derogatory remarks he made about the property. If he did actually make such changes it would give cogency to his remarks.

Witness:- (possible) Mr. Bell of the Custodian's Office to explain the insurance summary if so required - See pages 9 and 10.

This claim will be a straight question of value.

SUMMARY OF DEFENCE Witnesses

Witnesses:

H. W. Dickie

James Plester

Mr. Bell

FRS/me



Name of Claimant **KAWALE, I-mohi**  
 Custodian File **4410**

Case **1024**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)		Charges 12.50 & Comm.	V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% there- of		Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
		3000.00	300.00	75.00 12.50					387.50	
<u>PERSONAL PROPERTY</u>										
Motor Vehicles		Boats and Boat Gear								
Sale Price	25% thereof	Sale Price	Nelson Bros. 23.5% of Sale Price	Other Sales 28.5% of Sale Price	Equipment charges paid to purchasers in error. Repay to owners	Amount of Claims for Boat Gear Declared & Not Found & Recorded Now Missing	45% of amount in next preceding column			
<u>NETS</u>										
Total award for Nets plus Sale Price		Total Claim for Nets Sold, Declared Not Found and Recorded Now Missing		Percentage Total Award to Total Claim	Claim for Nets Sold Declared Not Found, & Recorded Now Missing	Apply % ratio to Claim	Deduct Custodian Sale Price			
<u>MISCELLANEOUS CHATTELS</u>										
Claim for goods Sold By Auction	Sale Price of Goods Sold By Auction	Rebates of charges 30% of Sale Price	Ratio in % of Sale Price to Claim	Claim for goods Declared Not Found, Recorded Now Missing, & Sold Not Paid	Applica- tion of % ratio to amount in next preceding column	Sale Price of goods Sold by Tender	12% of Sale Price			
TOTAL RECOMMENDATION									387.50	



November 3rd, 1950.

Mr. Tomoki KAWABE,  
105 Crawford St.,  
Toronto, Ontario.

Dear Sir:

Re: Japanese Property Claims Commission

Case No. 1028

We have received from the Co-Operative Committee  
on Japanese Canadians, our form of Release which has been  
executed by yourself covering the award recommended under  
the above Claims Commission for the sum of ... \$387.50.

Cheque in your favour is enclosed for \$380.08  
and we have paid the Co-Operative Committee .. \$ 7.42  
for legal fees as authorized by you.

Yours truly,

F.G. Shears  
Director

FCS/js  
1 encl.