

882,

REAL ESTATE

BUREAU POWELL STREET
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. 8821

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: K DOMAI, Hisae (Mrs. Noburo)
HOME ADDRESS: 209 #3 Rd., Eburne, B. C.
REGISTRATION NUMBER 03078 SEX: Female AGE: 26
OCCUPATION: Housewife

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

EMPLOYER: none
MARRIED? yes
NAME OF WIFE OR HUSBAND: Noburo
ADDRESS OF WIFE OR HUSBAND: Work Camp #6, Rainbow via Red Pass, B. C.
NAMES OF ANY LIVING CHILDREN: Kyosuke (M) Toshiko (F)

ADDRESS OF CHILDREN: 209 #3 Rd., Eburne, B. C.
AGE OF CHILDREN: 3, 1.

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

- PROPERTY OWNED BY HUSBAND, NOW EVACUATED. N/R
- LOCATION AND DESCRIPTION: 209 #3 Rd., Eburne, B. C.
Municipality of Richmond, Lots 12, 13 and 14, of Block numbered
75 of Section 21, Block 5, North Range 6 West, Lulu Island, in the
district of New Westminster, B. C.
 - BUILDINGS AND OTHER IMPROVEMENTS: 9 room frame house, 1 garage,
1 wood shed.
 - INSURANCE (Give particulars; state where policies are) North British & Mercantile Ins.
\$1,000.00. Policy No. 399965. Policy in declarant's (wife) possession.
 - TAXES (Amount and where payable) \$26.55 per year payable at Municipality of
Richmond, B. C. 1941 taxes paid.
 - ENCUMBRANCES (Including any unregistered claims or deposit of title deed)
\$250.00 owing on land and buildings to be paid to UYEDA Sejiro,
Riverside Rd., Box 32, Eburne, B. C.
 - OCCUPANCY AND LEASES (If vacant so state) Occupied by owner's wife (declarant)
and Mrs. M. Osaka, who pays rent, \$7.00 per month and is paid up to
April 30, 1942, and when both families are evacuated from this
district, the declarant will hand the key over to the Custodian.

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: In Sojiro Uyeda's (Riverside Rd., Box 32, Eburne, B. C.) possession.
8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none
9. IF FARM LAND STATE CROPS SOWN: ~~corn~~ tulips, bulbs and other plants in the garden. 10 mixed fruit trees.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: none

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.

Household furniture and gardening tools in owner's possession at 209 #3 Rd., Eburne, B. C. as per attached list and will left in 2 rooms of same house when the declarant is evacuated and the key to house to be turned in to the Custodian.

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

4. INSURANCE CARRIED ON ABOVE PROPERTY: The Wawanese Mutual Ins. Co.
\$350.00. Policy No. F-72275. Policy in declarant's possession.

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

*Note
Rec 7.13761
B*

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)
\$50.00 Victory Bond and 2--\$10.00 War Savings Certificates belonging to husband, now evacuated, in wife's (declarant's) possession.

8. BANK ACCOUNTS: none. Husband's acct: Royal Bank, Marpole, B. C. \$2.00. Acct. No. unknown.

9. LIFE INSURANCE: Belonging to Husband, Manufacturers Life. \$2,000.00. Policy No. 736504. Beneficiary, wife, Hisae Domai and policy is in her possession.

10. INTEREST IN ANY ESTATES OR TRUSTS. none

11. SAFETY DEPOSIT BOX: none

LIABILITIES:

1. PERSONAL DEBTS: none

2. TRADE DEBTS: none

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

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

Dated this 12th day of May 1942.

[Signature]
Witness

(Signature) H. Domai

FOR DEPARTMENTAL USE _____

INFORMATION FROM R.C.M.P.

Date

Apr. 19/43.

Our File No.

8821

Full Name

DOMBI (Hisae) Mrs. Nabua
(Surname in Block Letters)

Registration No.

03078

Male - Female
(check)

Age

Mar. 24, 1915

Former Address

209 #3 Rd. Cheuse, B.C.
421 Powell St. City

Date Evacuated

July 27/42

Naturalized - Canadian-Born - National
(check)

Present Address

Sandon B.C.
Taber, Alta 27/11/47

Married - Single
(check)

Name of Wife

Name of Mother

(Tanami) ^{nee} (In Japan)

Name of Husband

Nabua #03079

Name of Father

Kujira #04964

Names of Children under 16

See husband's sheet

Requested by

EPT

Registered with Custodian

(Yes or No)

Additional Information

REAL PROPERTY SUMMARY

JAPANESE NAME: Nobuo DOMAI Reg. No. 03079 File No. 13761.

CATALOGUE NO: 871

PROPERTY ADDRESS: 209 No. 3 Road, Eburne, B.C.

LEGAL DESCRIPTION: Lots 12, 13 and 14, Block 75 of Sections 21 and 22, Block 5 North, Range 6 West, Map 1555, Municipality of Richmond in the District of New Westminster.

TITLE: Registered in the name of Sojiro UYEDA.

ENCUMBRANCES: Registered: 81005-C. 15th December 1939 Agreement for Sale and Purchase to Nobuo Domai (Inter Alia). Vesting Order filed No. 25024 dated Dec. 1, 1942.

Unregistered: No indication of any unregistered charges.

ASSESSED VALUES:

Land	\$ 336.00	
Improvements	1450.00	Taxes - \$32.93
	<u>\$1786.00</u>	

CLASSIFICATION: This is a one storey seven room double dwelling 54' x 22', three rooms in one portion and four in the other. We quote from the appraiser's report, F.H. Coulthard, April 26, 1944: "Exterior-shingles, unpainted, foundation rotten, roof in poor state, walks broken and fence falling down. Plumbing - sink and one toilet, stove heated, City light and water. Very dilapidated condition."

HISTORY OF ADMINISTRATION: Messrs. A.E. Austin and Company Limited were appointed Rental Agents by the owner. This was confirmed by the Custodian. These two suites were leased on a monthly basis to various tenants from time to time. Messrs. A.E. Austin and Company Limited's appointment as Rental Agents for the above property was cancelled in September 1943 and the management was placed under the care of C.C. Robinson, direct representative of this office.

Rents collected \$306.50 against which were the following charges:

Plumbing Repairs.....	\$ 2.00
Water Rates.....	24.00
Commission.....	8.82
	<u>\$34.82</u>

\$24.00 of the above rents belonged to the new Purchaser and were taken care of in the final adjustment.

adjustment.

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File No. 13761

SOLD:

To: Edgar Armstead Bartholomew for \$1,000.00 as at August 11th, 1944.

Approval of Advisory Committee June 14th, 1944.

Funds released to the credit of Nobuo DOMAI's account as at December 20th, 1944, against which were the following charges: Real Estate Commission \$100.00, Valuation \$7.50, Advertising \$4.00, Registration Fees \$3.50, Balance of Agreement for Sale (\$250.00 plus interest \$25.55) - \$275.55 = \$390.55 leaving a net credit of \$609.45 from said transaction.

Adjustments as at August 11, 1944, amounting to \$2.94 Unexpired Fire Insurance Premiums, \$12.81 Purchaser's share of 1944 taxes, \$11.58 Purchaser's share of Water Rates = \$27.33 were placed to the credit of Nobuo Domai's account.

The following Fire Insurance Policy:

North British and Mercantile Insurance Company,
Policy No. 399965 - \$1,000.00 - covering on one storey frame dwelling situated on Lots 12, 13, and 14, Block 75, Sections 21 and 22; 209 No. 3 Road, Municipality of Richmond, B.C.
was transferred to Edgar Armstead Bartholomew 25th October, 1944.

OLD CERTIFICATE OF TITLE:

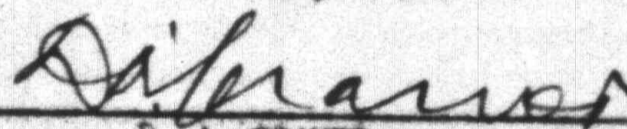
No. 23726-E, 32312-E, 67720-E.

Were on deposit in the Land Registry Office, New Westminster, B.C.

Certificate of Title No. 178682-E in the name of Edgar Armstead Bartholomew was handed to him on December 21st, 1944, and his receipt of even date acknowledging same is on file.

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

June 20th, 1947.



D. A. CRAMER.

D.A.

DAC:ic

File No. 8821

June 12, 1947.

LIABILITY SUMMARY

Re: Hisae (Mrs. Nobuo) DOMAI
Registration No. 03078

There are no claims against Mrs. Hisae Domai
revealed on the file.

The above Summary is certified to be in
accordance with the information on file;

E. Levofsky.
E. Levofsky.

/EL

June 12, 1947.

PERSONAL PROPERTY SUMMARY

Re: Hisae (Mrs. Nobuo) DOMAI
Registration No. 03078

Chattels:

The Chattel Summary shows the disposition of the chattels declared by Mrs. Hisae Domai as being left in the Protected Area.

Specified Articles:

There are no Cameras, Radios, Fire Arms or Motor Vehicles revealed in the registration or the file.

Life Insurance:

In her declaration of May 12, 1942, Mrs. Domai declared she had in her possession, a \$2,000.00 policy with the Manufacturers Life Insurance Co., Policy No. 736504, belonging to her husband. As this did not come under the control of the Custodian no action was required.

The file reveals, however, that a cheque was received from the Manufacturers Life Insurance Co. on February 21, 1946, in the amount of \$87.35, in the joint names of Nobuo Domai and his wife, Hisae Domai, being the cash surrender value of the above policy. This cheque was forwarded to Mr. & Mrs. Domai by this office on February 25, 1946.

Bank Account:

Mrs. Domai also declared an account, in the amount of \$2.00, with the Royal Bank of Canada at Marpole, B. C., belonging to her husband. As this did not come under the control of the Custodian no action was required.

Stocks, Bonds, etc:

Mrs. Domai declared a \$50.00 Victory Bond and two \$10.00 War Savings Certificates belonging to her husband, but which were in her possession. As these did not come under the control of the Custodian no action was required.

No property interests other than those mentioned are found on the file.

The above Summary is certified to be in accordance with the information on file:

E. Levesky

E. Levesky

Files Nos. 8821 & 13761

June 11, 1947.

CHATTLE SCHEDULE

Re: Hobus & Hisee DONAL
 Ref. Nos. 03079 & 03078

Goods inventoried and removed by Custodian from 209 #3 rd. to #3 auction on Oct. 4/44 under name of H. DONAL

03/24/44

auctioned

Other disposition.

Declared by Hisee DONAL, May 12/42	Declared by Hobus DONAL, Sept. 28/42	Goods inventoried and removed by Custodian from 209 #3 rd. to #3 auction on Oct. 4/44 under name of H. DONAL	Other disposition.
1 Wheel barrow	Gardening tools	1 Wheel barrow	Never found by Custodian
1 Garden hose		1 Garden hose	Shipped Sept. 3/43.
1 Lawn mower			Shipped Sept. 3/43.
2 Hoes			Shipped Sept. 3/43.
3 Shovels			Shipped Sept. 3/43.
2 Hakes			Shipped Sept. 3/43.
1 Bamboo rake			1 pr. Shipped Sept. 3/43.
2 Forks			Shipped Sept. 3/43
2 Pr. shears		1 Pr. grass shears	Never found by Custodian
4 Trowels			1-Trans. to H. OSAKA #4718
1 Step-ladder	2 Beds	2 Complete beds	2-Discarded.
3 Double beds, springs & 2 mattresses	1 Mattress	1 Kitchen stove	Sold by Custodian to Mr. McDonald - June 15/45.
Kitchen stove	1 Kitchen stove		2 Shipped Sept. 3/43.
			1 Never found by Custodian.
3 Boxes K. utensils	3 Boxes K. utensils		
4 Tables	2 Tables	1 Centre table	Oct. 13/44
		1 Kitchen table	Oct. 13/44
		1 H.H. table	Oct. 27/44
		1 Kitchen table	
		1 H.H. table	
		13 K. chairs	
	6 Chairs	1 K. cupboard	7-Oct. 27/44
7 Chairs	1 Cupboardful of personal effects	1 Mantel clock	1-Oct. 13/44
1 Desk chair	1 Mantel clock		Oct. 27/44
3 Cupboards			Oct. 13/44
1 Clock		Household furniture placed in two rooms of dwelling (Please refer to registration of Custodian of Mrs. H. DONAL)	Discarded
2 Sofas			Trans. to H. OSAKA #4718
2 Sets Festival dolls			

P.T.O.

Declared by Hisse
DUMAL - Cont.

- 1 Bureau
- 5 Pictures
- 2 Carpets
- 3 Flower vases
- 2 Trays
- 1 Bedmanic's wrench
- \$5.00 worth fir fire wood

"All the above articles are in declarant's possession at 209 #3 Wd., Bourne, B. C. and will all be stored in 2 rooms in said house for the duration of the Bar and the key to house will be handed over to the Custodian."

Declared by Hobbs
DUMAL - Cont.

Goods removed by
Custodian - Cont.

- 1 H.H. flower stand
- 1 Door mat
- 1 Bookcase
- 1 High chair
- 1 Childs rocker
- 1 - 10 Gal. crock
- 1 Galv. pall of misc.

Auctioned
-Cont.-

Oct. 13/44

Other disposition
-Cont.-

Never found by Custodian
Never found by Custodian
Never found by Custodian
Never found by Custodian
Never found by Custodian
Never found by Custodian
Never found by Custodian
Never found by Custodian
Trans. to H. OSAKA #477B
Missing
Missing
Trans. to H. OSAKA #477B
Trans. to H. OSAKA #477B

The above Schedule is certified to be in accordance with the information on files:

E. Lavey
E. Lavey

June 11, 1947.

CHATEL SUMMARY

Re: Nobuo and Hisae DOMAI
 Reg. Nos. 03079 & 03078

Both Nobuo DOMAI and his wife, Hisae DOMAI, declared chattels to the Custodian, on September 28, 1942, and May 12, 1942, respectively, which were to be left at 209 No. 3 Road, Eburne, D. C., the former residence of Mr. & Mrs. Domai. These items are listed on the Chattel Schedule and the disposition of these goods is also shown thereon.

On May 5, 1943, Nobuo Domai signed a Custodian Release Form for the shipment of 1 Wooden box kitchen goods, 1 Baby's bathtub, 1 Wooden clock and garden tools (1 garden fork & 1 small shovel). These goods, however, were never shipped to Mr. Domai, and on June 30th, 1943, another Release Form was received from Mr. Domai requesting the shipment of the following goods:

2 Wooden boxes (kitchen wares)
 Garden tools (small shovel & hoe)
 1 Clock (mantel clock, small)
 1 Baby bath tub (tin)

On the Release Form, these goods are marked as being shipped on September 3, 1943, however, on a copy of this Release Form, taken from Mr. C. C. Robinson's Steveston files, he has written in pencil that the following goods were shipped but he could not locate the clock:

1 Box dishes
 1 Small box
 2 Forks
 2 Hoes
 Hake
 Land tools
 Baby bath

It is noted that a mantel clock was removed from 209 No. 3 Road by the Custodian on October 20, 1944, and sold by auction on October 27, 1944, the proceeds being credited to the account of Nobuo DOMAI.

On the bottom of the Custodian's copy of the inventory sheet, the following goods are added in pencil and marked as being abandoned as valueless:

2 Old couches
 1 H.W. table
 1 Wooden bed
 1 Iron bed
 2 Old screen cupboards
 Various misc. junk

P.T.O.

June 11, 1947.

- Page 2 -

Mrs. Midori OSAKA, File No. 4718, also left her chattels at 209 No. 3 Road, and some were removed by the Custodian under the name of N. Domai on October 4th & 20th, 1944. These goods were identified and transferred to the file of Mrs. Osaka and are as follows:

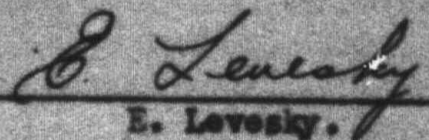
- 1 Bed and spring
- 1 Kitchen table
- 6 Chairs
- 2 Boxes of idols
- 1 H.M. flower stand
- 1 Bookcase
- 1 - 10 Gal. crock
- 1 Galv. pail of misc.

A high chair and a child's rocker were also removed by the Custodian from 209 No. 3 Road on October 20, 1944, and placed in Steveston Auction No. 23 of October 27, 1944. However, these items were not sold in this auction and do not appear to have been offered for sale since. There is no further record of their disposition on file.

Messrs. Thompson & Company appraised a McClary 4 hole wood and coal range, belonging to Nobuo Domai, on October 14, 1944, in the amount of \$20.00. This stove was sold to William McDonald for this amount and the Committee approved this sale on June 15th, 1945.

Although Mr. & Mrs. Domai both declared chattels to the Custodian, it is believed that they actually declared the same chattels as there is a strong similarity between the two declarations. Consequently the chattels have been handled on the file of Mr. Domai, No. 13761.

The above Summary is certified to be in accordance with the information on file:


E. Levesky.

/EL

File 8821

Registration Number 03078

DOMAI, Hisao (Mrs. Noburo)

209 #3 Road, Huarne, B. C.

LOCATION AND NATURE OF PROPERTY

Property as described in Form "JP" is correct.

OWNERSHIP

The land was purchased from one Sojiro Uyeda according to Form "JP" and there is still \$250 owing. I have been unable to check the Certificate of Title, but I find that the Insurance policy is payable to the husband, Hisao Doma, with loss payable to Uyeda, as his interest may appear.

LAND AND BUILDINGS

The land consists of 3 Lots, total area 150' x 120'. Had been in garden, but was neglected this year. There are 10 mixed fruit trees on the property. The building is a one storey, 9 room frame, shingle roof house, with post foundation, without basement, with wood-shed and garage in the rear. It is a double house, with 5 rooms in one portion and 4 in the other.

INSURANCE

Policy #399965, North British & Mercantile Ins. Co., for \$1000 covering buildings, expiring Jan. 18, 1945.

TAXES

Taxes are paid to December 31, 1941.

FINANCIAL POSITION

Claims to have no liabilities. Inventory of personal effects as per Form "JP" has been checked and is correct, excepting however, that Mrs. Doma is taking one mattress with her on evacuation and that half of the wood mentioned has been used.

REMARKS

One portion of the house has been rented to J. E. McKinnon of Huarne for \$7 per month, with the understanding that the tenant will care for the vacant portion of the house, until same is rented. Two rooms in the vacant house have been reserved for chattels which are locked therein and are also in care of the tenant. The owner wishes A. E. Austin & Company to act as Agents in this matter and from the rental recovery, to pay taxes and water etc.

RECOMMENDATION

In accordance with the owner's wishes, I would recommend that A. E. Austin & Co. be appointed Agents for the Custodian in this case.

June 4th, 1942.

LA Mather

File No. 3821

30th July, 1942.

MEMO - MR. PEERS

Re: Mrs. Noburo (Hisee) DOMAI

Mr. Domai apparently has not registered. I see his letter dated July 3rd on file. Would you please write to Domai and obtain his complete registration. We should also have on file Mr. Domai's Power of Attorney in favour of his wife.

Have taxes been paid for 1942? Has Mr. Noble been informed of rental arrangements?

NPA:LF

no. Dom and Dept
RAC.

8821

Aug. 1st, 1942.

Mrs. Noburo (Hisae) Domai,
412 Powell St.,
Vancouver, B. C.

Dear Madam:

We are advised by your husband that you hold his power of attorney in your favour.

This power of attorney must be delivered to us if you wish us to be governed by the instructions set out therein.

Thanking you for your attention to this matter, we remain,

Yours truly,

F. O. Shears
Assistant Manager

GBP:ND
[Handwritten signature]

MEMORANDUM

Files Nos. 8821, 13761
and 4718

January 29, 1943

To: Mr. C. C. Robinson

From: R. B. Mackenzie

Re: Chattels

Mr. & Mrs. Noburo DOMAI

Reg. Nos. 03079 & 03078: There is a quantity of household and personal effects stored in two rooms at No. 209 Third Road, Eburne, belonging to the above-named, who own the house which is now rented to a Mrs. Page.

Mrs. Otokichi (Midori) OSAKA

Registration No. 04089 This Japanese lived in half of the above house and also left her effects stored in a locked-up room of the house.

We would like you to call at this house and ascertain that the effects are actually stored in the rooms, as stated, and that the tenant will see they are not disturbed.

Incidentally, you might find out from Mrs. Page if she is using any of the furniture and, if so, get an acknowledgment on a Form 14.

RBM:NDE

MEMORANDUM

File #8821

March 23, 1943.

TO: File

FROM: Mr. R. B. Mackenzie.

Re: Mrs. Noburo DOMAI.

The chattels of Mr. & Mrs. Domai are stored in a room of their house now rented to Mrs. Page. This room is securely locked up and the chattels are reasonably safe. Mrs. Page is not using any of the chattels listed.

RBM/MFP

RBM

13761
8821

Registered

July 25, 1947.

Mr. and Mrs. Nobur DOMAI,
Reg. Nos. 03079 & 03078,
Taber, Alberta.

*Copy for
reference file
attached.*

Dear Sir and Madam:

With reference to your letter dated May 10, 1947, enclosed please find a cheque for \$688.99 which represents the credit balance of your account which vested in the Custodian. From time to time you have been advised in regard to the administration of your affairs and this now being completed, it is felt that you would appreciate being supplied with a financial statement *which is also enclosed.*

As you are aware, 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 these policies in as careful and fair a manner as possible.

This general policy covered all types of property, including many that were substandard and required considerable upkeep. With reference to your property in particular, the advice of our valuator was obtained, and after efforts were made to secure favourable results through wide publicity by advertising, tenders were called and finally an offer in excess of the appraised value was accepted.

It would now appear that we have accounted for all the property in the Protected Area, identified as yours and vested in the Custodian. In order that you may confirm this and acknowledge the cheque, we are enclosing a stamped, addressed envelope for your convenience in replying.

Yours truly,

A.S. Jackson

A.S. Jackson
Office of the Custodian.

ASJ/SM

1 enc. - cheque
in amount of \$688.99