

9603

REAL ESTATE

BUREAU POWELL STREET

FILE No. "9603"

1153 - 6

OFFICE OF THE CUSTODIAN

EXHIBIT No.

Oct. 21/48

JAPANESE SECTION

DATE

K. A. Christie

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: NOBUOKA Shigayo (Mrs. Ryotaro)

HOME ADDRESS: 2625 E. Pender St., Vancouver, B. C.

REGISTRATION NUMBER 02179 SEX: Female AGE: 42

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: Ryotaro

ADDRESS OF WIFE OR HUSBAND: Ontario "Interned"

NAMES OF ANY LIVING CHILDREN: Yasushi (M) Chiyeko (F)

ADDRESS OF CHILDREN: 2625 E. Pender St., Vancouver

AGE OF CHILDREN: 15, 7.

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

1. LOCATION AND DESCRIPTION: Owner of Land "at 2625 E. Pender St., Vanc."

Legal description unknown "S D "C" Lots 19 & 20 Block 57 H.T.
"(Refer to June section of file)"

2. BUILDINGS AND OTHER IMPROVEMENTS: 10 room dwelling house.

1 Garage.

3. INSURANCE (Give particulars; state where policies are) none \$3500.00 see agents report

4. TAXES (Amount and where payable) Taxes \$85.00. Payable at City Hall, Vancouver B.C. Custodian taking care of taxes.

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

none

6. OCCUPANCY AND LEASES (If vacant so state) Occupied by owner at present.

Renting house to Mrs. Greig. 2800 Block E. Georgia St., Vancouver, B.C.

Monthly rental of \$30.00. Agent. MacCaulay, Nicolls, Waitland & Co.

435 Howe Street, Vancouver, B.C.

STATEMENT OF REAL PROPERTY OCCUPIED

1. LOCATION AND DESCRIPTION: Same as page 1, Section 2.

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

7. STATE WHEREABOUTS OF TITLE DOCUMENTS: whereabouts unknown

8. STATE IF ANY OTHER PERSON HAS ANY INTEREST: none

9. IF FARM LAND STATE 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: Chesterfield, Piano, 2 Bedroom Suites, 2 Beds, 3 Bureaus, Stove, Ice Box, Rugs and Carpets, Kitchen Table and Chairs, 2 Dining Suites, All to be left in house at 2625 E. Pender St., Vancouver B.C.

2. HORSES, LIVESTOCK AND OTHER ANIMALS, POULTRY AND PETS: For the use of tenant

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: Fire Insurance on Furniture.
Masaulay, Nicolls, Maitland & Co. Amount and No. of policy unknown.

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)

none

8. BANK ACCOUNTS: none

9. LIFE INSURANCE: none

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 19th day of May 1949

"A. G. McArthur"

Witness

(Signature) "S. Nobuoku"

FOR DEPARTMENTAL USE

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

January 31, 1949.

[Signature]
B1

9603

INFORMATION FROM R.C.M.P.

Date July 21, 1943

Our File No. 9603

Full Name NOBUOKA, Shitsuyo (Mrs. Ryotaro)
(Surname in Block Letters)

Registration No. 02179 Male - Female ^V
(check)

Age Oct. 1, 1901

Former Address 2625 E. Pender St., Vancouver.

Date Evacuated 5/6/42 Naturalized - Canadian-Born - National ^V
(check)

Present Address 22 Coady Ave., Toronto 8, Ontario.

^V
Married - Single
(check)

Name of Wife -----

Name of Husband Ryotaro #02178

Name of Mother -----

Name of Father -----

Names of Children under 16 -----

See husband's sheet.

Requested by L.F.

Registered with Custodian Yes
(Yes or No)

Additional Information -----

Housewife. House & property at above
address.

not on list

"Homes a Specialty" FOR OVER 20 YEARS

J. R. REID
NOTARY PUBLIC



EXHIBIT No. 1108-2
DATE OCT 21 1943
FILLED BY K. J. Christie
F. A. Brown

GENERAL INSURANCE

515 GRANVILLE STREET
VANCOUVER, CANADA

November 5th, 1943.

#174

House #2625 East Pender St.

This property consists of a 33 ft. Lot on which there is erected a 6 room bungalow, ~~with~~ ^{and} 2 small finished rooms in the attic.

The exterior is of Cedar Siding, and although we are informed that the bungalow is around 17 years old it is in very good condition.

There are Oak floors in the hall, living-room, and dining-room, while the balance of the floors are all 1 x 3 edge grain Fir.

The bathroom is Modern with tile floor and pembroke tub, and the kitchen has a tiled sink and breakfast nook.

Full basement with cement floor, laundry trays, hot air furnace with sawdust Burner.

Grounds are in very fair condition and there is a one car garage on the lane.

Valuation - \$3,500.00

Macaulay, Nicolls, Maitland & Co. Ltd.

Insurance, Financial and Estate Agents 1153-9

435 Howe Street

Vancouver, B.C.

EXHIBIT No. 1153-9

DATE OCT 21 1943

FILLED BY

K A Christie

IN REPLYING TO THIS LETTER
PLEASE REFER TO

W. V. Belcher

PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

November 18, 1943.

File #9603

ATTENTION MR. F. G. SHEARS

Office of the Custodian,
506 Royal Bank Building,
675 West Hastings Street,
Vancouver, B. C.

Dear Sirs:-

Re Catalogue #174
2625 E. Pender St.

We wish to acknowledge your letter of
November 13th, returning the deposit from David
Greig in which you said that the Custodian would
not be interested in anything less than Thirty-
five Hundred Dollars.

Mr. Greig has agreed to increase his offer
to Thirty-five Hundred Dollars, and we would be
pleased to hear from you if this is acceptable.
In the meantime we are holding his certified cheque
for Three Hundred and Twenty-five Dollars.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per:

W. V. Belcher

Rental Department

WVB/BB

EVACUATION SECTION	
NOV 19 1943	
Rec'd	
File No.	9603
Ans.	
Referred	Shears

Vancouver B.C.
Oct 4, 1943

Custodian
of Enemy Property

Rec'd	
File No.	9603
Ans.	
Referred	

Dear Sir

I would like to
put a bid on a house located
at 2625 E. Pender Str.
Catalogue Parcel No-174.

My bid on that house is two
thousand & five hundred dollars
(\$2,500.00)

Enclosed you will find a
certified cheque, for two hundred
fifty dollars (\$250.00) ten per cent
10% of the amount I offered for the
house.

My Phone:
Hast 2618 y.
message Phone:
next door.

My address
940 Kuper St
city.

Yours truly
Steve Rogich

[Signature]
SR

W. S. COMER
Manufacturers' Representative
550 Beatty Street
VANCOUVER, B.C.

Phone Pacific 9311

Rec'd	
File No.	9603
Ans.	<i>[Signature]</i>
Referred	

October 4th 1943

The Custodian
506 Royal Bank Building,
675 WEST Hastings Street,
Vancouver, B.C.

Dear Sir:-

We wish to tender for property known as
2625 EAST Pender Street, of this city. Your catalogue
number 174, file number 9603, covering Dwelling. For
which we submit offer of \$3,066.00 (three thousand
and sixty six dollars) cash.

Attached please find certified cheque
payable to The Custodian for \$306.60 (three hundred
six dollars and sixty cents) being 10% of above
offer, balance to be paid at time of conveyance.

Thanking you, in anticipation, for your
kind consideration.

Sincerely yours,

[Signature]

WSC/M
Enc. 1

ESTABLISHED 1887

Pemberton Realty Corporation Limited

TELEPHONE PACIFIC 8241

418 HOWE STREET
VANCOUVER, CANADA
October 4, 1943.

Rec'd	
File No.	9603
By	Rest
Entered	

Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
VANCOUVER, British Columbia.

Dear Sirs:

We herewith tender on behalf of H. S. Rose on Catalogue
#174--2625 East Pender Street, the sum of \$3,275.00.

Enclosed find certified cheque for 10%. 327.50

Yours truly,

PEMBERTON REALTY CORPORATION LIMITED.

W G Moore

W. G. Moore.

WGM-JM
Enc.

*Justine
JMD*

Steve Rogich
940 Keefer St.
Van., Can.
Nov 23/43

Department of the Secretary of State
Office of the Custodian
Japanese Evacuation Section

Rec'd	_____
File No.	_____
Ans.	_____
Referred	_____

Re: Catalogue No 174
2625 East Linden St.

Dear Sir:

I received your letter and the
enclosed cheque on November 13.

Cheque to be
mailed

to Mr.

that

Enclosed you will find a
cheque for three hundred and fifty
five dollars (\$355.00) an offer to purchase
property at 2625 East Linden St., for
the sum of \$3,550.00.

Will you kindly consider this
offer. Thank you.

Yours truly,
Steve Rogich

EXHIBIT No. 1158-15
DATE OCT 21 1948
FILLED BY K. D. Christie

DISTRIBUTION SHEET

VANCOUVER July 20-44

CAR NO. 287017 INITIAL C.F. LOADED WITH Household goods
CONSIGNEE TO Tippet Richardson Ltd. AT Toronto, Ontario
CONSIGNEE Mrs. S. Nabesaka #9603 ADDRESS 22 Goady Ave.,
Toronto, Ontario.

PIECE No.	Quantity	DESCRIPTION	PIECE No.	Quantity	DESCRIPTION
1	1	Barrel glass globe, fox fur, gramophone records, tablecloth, tins etc.			
2	1	Barrel 2 dolls, kitchen utensils, rice steamer, grass clippers, etc.			
3	1	Box books, silver tray, etc.			
4	1	Grate picture (glass cracked) frame chipped			
5	1	Bundle curtain stretchers.			
6	1	Grate 2 rugs, 1 mat.			
7	1	Card table, 1 brief case, wrapped.			

PLEASE NOTE

This Company will not be responsible for the mechanical functions of Pianos, Radios, Phonographs, Clocks, Mechanical Refrigerators, or other instruments, or appliances, whether or not such articles are packed or unpacked, by the Shipper or his Agent or Carrier or its Agents.

NO. OF PIECES 7 WEIGHT 440# RATE _____
FROM _____

BOWMAN STORAGE LIMITED
VANCOUVER, B. C.

P. NICOLLS
D. MAITLAND

B. G. GRANT
T. W. WANKMAN

A. W. ROGERS
D. S. MANSSELL

Shears
R. BERN
G. I. APPROBES

Macaulay, Nicolls, Maitland & Co. Ltd.
Insurance, Financial and Estate Agents

*435 Howe Street
Vancouver, B.C.*

CABLE ADDRESS "MACNIC"
PACIFIC 4111

IN REPLYING TO THIS LETTER
PLEASE REFER TO
W. V. Belcher
PLEASE ADDRESS ALL CORRESPONDENCE TO
THE COMPANY AND NOT TO INDIVIDUALS

OFFICE OF THE CUSTODIAN
JAPANESE SECTION

RECEIVED

SEP 18 1942

September 17, 1942.

Attention Mr. Shears

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

Dear Sirs:-

re NOBUOKA, Shitsuyo, (Mrs. Ryotaro)
File No. 9603.

We wish to acknowledge your letter of August 26th in connection with the furniture belonging to Mrs. Nobuoka contained in the property. We have been in touch with Mr. Greig, and he informs us that at the time he rented the house he made an agreement with Mrs. Nobuoka whereby he paid her the sum of \$300.00 as a guarantee that the furniture would be looked after, the understanding being that if and when Mrs. Nobuoka returned she could have the furniture back by refunding the \$300.00. The only article in the house which was not covered was the electric range, which is still in the kitchen, and a few personal belongings of the owner which are locked in a room in the basement. *covered*

Mr. Greig has promised to let us see his copy of this agreement which was drawn up by a lawyer, but has so far not done so.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

WVB:MC

Per

W. V. Belcher
Rental Department.

9603

September 22, 1942

Mrs. Shitsuyo Nobuoka,
Reg. No. 02179,
Kaslo, B. C.

Dear Madam:

In your declaration to us on May 19, you declared a chesterfield, piano, 2 bedroom suites, 2 beds, 3 bureau, stove, ice box, rugs and carpets, kitchen table and chairs, and 2 dining room suites would be left at the room at 2625 East Pender Street for the use of the tenant, Mr. Greig; our agent now informs us that at the time Mr. Greig rented the house he made an agreement with you whereby he was to pay you the sum of \$300.00 as a guarantee that the furniture would be looked after, the understanding being that if and when you returned, you would have the furniture back by refunding the \$300.00. The only articles in the house which are not covered by this agreement are an electric range, which is still in the kitchen and a few personal belongings locked in the room in the basement. ✓ no, covered

Will you be kind enough to confirm this arrangement to us.

Yours truly,

G. D. Milsom
Administration Department

GDM/GH

SEP 30 1942

Kaslo, B. C.,
September 26th, 1942.

Mr. G. D. Milson, Administration Department,
Department of the Secretary of State,
Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

I am in receipt of your letter of September 22nd, referring to an agreement made with our tenant, Mr. Greig, in regard to the furnitures at 2625 East Pender Street.

I wish to state that on looking over our documents covering this agreement, the electric range is also listed with the other household furnitures and fixtures; the personal belongings stored in the basement being the only articles not covered by this.

I hope this will clear the matter for you.

Yours very truly,

2. Kelmische

Shitsuyo MOFUCKA
Reg. No. 02179

File No. 9603

BRITISH COLUMBIA SECURITY COMMISSION

CUSTODIAN RELEASE FORM

EVACUATION SECTION

Rec'd MAY 15 1943

File No.

Ans.

Referred

Address: Kaslo, B. C.

Date: May 10th, 1943

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

I, Shitsuyo NOBUOKA, Police Registration No. 02179

hereby request you to release to me the under-noted property

stored at 2625 East Pender Street, Vancouver, B. C.in possession of Mr. F. Field, Royal Bank Building, Vancouver, B. C.

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

Description of Property:

- . 1 box Beddings
- . 3 cans "Aji-no-moto" in small box
- . 1 Comforter (one side yellow and design on the other)
- . 1 Electric Gramophone and records (in chiffonier drawer)
- . 1 Typewriter (Remington)
- . 2 Electric Clocks
- . 2 Big fry pans, one is black and other in aluminum
- . All silverwares (in red silverware box packed in wooden box)
- . 2 doz. Rice bowls (packed in wooden box)

Original Address: 2625 Pender Street E., Vancouver, B. C.

Date Evacuated to Vancouver: _____

Date Evacuated to Present Address: June 7, 1942Number in Family - 12 years and over 4Number in Family - 5 to 11 years old 1Number in Family - under 5 0Total Number in Family 5

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

APPROVED:

BRITISH COLUMBIA SECURITY COMMISSION

For: J. H. Langford

S. Nobuoka
Claimant Signs Here

MAY 14 1943

C
O
P
Y

KILLAM & SHAKESPEARE
Barristers, Solicitors

103 Royal Trust Building
626 Pender Street West,
Vancouver, B.C.

June 11th, 1943.

The Custodian of Alien Property,
Royal Bank Building,
675 Hastings Street West,
Vancouver, B.C.

Dear Sir:

re: Harry R. Nobuoka

We have just received a letter from Mrs. Nobuoka sending a list of the things she wants sent from the house occupied by Mr. Greig at 2625 Pender Street East, Vancouver, B.C., to be sent by freight to Mr. Nobuoka at 22 Coady Avenue, Toronto, Ontario. She states that she has sent a like list to you and it includes quite a number of articles not mentioned in our previous request when we were asking for removal of piano with bench and Japanese pictures and vases. Apparently she wants also two bed room suites, two mirrors from fire place and dining room, two beds with springs and mattresses, coffee table, from living room, two lamps one in living room and one in den, refrigerator, electric mantel clock, desk from upstairs room and one round cigarette stand. Please attend to this shipping as suggested by you to the writer.

Mrs. Nobuoka is leaving Kaslo for Toronto on the 28th of June and is anxious to have these articles for her new home.

Yours truly,

KILLAM & SHAKESPEARE

CK:JS

Per: "C. Killam"

MEMORANDUM

File No.: 9603

February 9th, 1944

To: FILE

From: Mr. Green

Re: Catalogue Number 174
2625 East Pender Street
Owner: Mrs. Ryotaro NOBUOKA
Tenants: Mr. & Mrs. Grieg
Purchasers: Mr. & Mrs. Rogich

The furniture covered by Agreement dated May 6th, 1942 (not itemized but see below) appears to have been bought by the tenants pending return of the Japanese and refund to the tenants of the \$300.00 deposit made by the latter. The latter covenant not to dispose of the furniture. It is valued at \$1500.00, (Macaulay, Nicolls, Maitland & Company's letter of July 10th, 1942) and by the owner in letter of December 21st, 1943.

Some of Mrs. Nobuoka's things were stored in the basement whence shipment was made on May 20th, 1943. Additional items from the house (and therefore presumably included in the Agreement referred to above) were shipped on September 20th, 1943.

An enclosure to Killam and Shakespeare's letter of July 5th, 1943, gives a list sent by Mrs. Nobuoka, being presumably copy of schedule covered by the Agreement. She ticked in pencil the items to be shipped but those actually sent are as per the list of September 20th referred to above. As far as possible, these have been marked on the inventory.

Additional articles were called for on December 21st, 1943, and still more on January 27th, 1944. [*
The second letter indicated the owner's wishes as to the refund of the deposit and the tenants are being contacted about this. When the sale of the property is completed and the deposit refunded, shipment may be made to the Japanese of the articles specified in letters of December 21st and January 27th, the balance being moved to auction.]

HFG:IF

X + more 28/2 - see memo 6/3.

435 Howe St.,
Vancouver, B.C.,
June 1, 1942.

Attention Mr. C.L. Drewry

Office of the Custodian,
Japanese Evacuation Section,
Royal Bank Building,
Vancouver, B.C.

File No. 9603

Dear Sirs:-

re NOBUOKA, Shitsuyo (Mrs. Ryotaro)

1. Legal Description: Lot "C" of Lots 19 and 20, Block 57, Hastings Townsite, having a frontage of 33 ft. on the north side of Pender Street, between Clinton and Slooan Streets, and having a depth of 120 ft., being known as 2625 East Pender Street. This building is in a working-class district, most properties being well kept up.

2. This 1½ storey, frame dwelling, cedar siding, with shingle roof, contains 9 rooms. Downstairs are living-room, dining-room, kitchen, large nook, back hall, and 3 bedrooms and bathroom (containing pembroke bath and shower, pedestal, washbasin and tile floor). Upstairs are 2 bedrooms. In the basement is a hot-air furnace with sawdust burner, a toilet, and one room. A single garage is located at the rear of the property. The house and garden are in first-class condition.

3. The furniture is to be left in the house for the use of the new tenant. Mrs. Nobuoka's personal belongings are to be locked in the basement room when the family is evacuated.

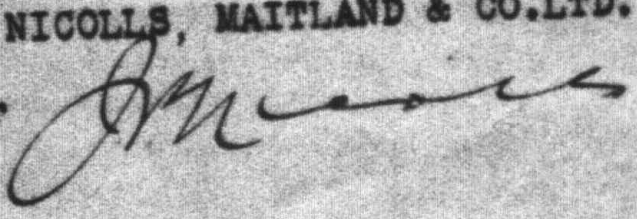
4. There is \$3500.00 fire insurance - Policy #108016, in The Connecticut Fire Insurance Co., expiring June 7, 1942, agents Macaulay, Nicolls, Maitland & Co. Ltd.

5. The property is reported to be clear title.

6. When the owner is evacuated the house will be rented to Mrs. Greig, 2800 block East Georgia St. at a monthly rental of \$30.00. Macaulay, Nicolls, Maitland & Co. Ltd., 435 Howe St., are the agents.

Yours truly,

MACAULAY, NICOLLS, MAITLAND & CO. LTD.

Per 

File No.
9603

ANALYSIS OF
CLAIM

July 29th, 1948

REAL PROPERTY
SECTION

(Mrs. Ryotaro) Shitsuyo NOBUOKA,
Reg. No. 02179

REAL PROPERTY -

2625 East Pender Street,
known as
Lot "C" of
subdivisions 19 and 20
Lot 57, Town of Hastings
Suburban Lands,
Plan 3840,
Vancouver, B.C.

Catalogue #174

Mrs. Shitsuyo NOBUOKA makes claim for
(Gross) as follows:

Land -	\$400.00	
Improvements-	<u>4100.00</u>	4500.00

Sales price (Gross) 3550.00

Appraisal -

J.R. Reid & Co. - 3500.00

Tenders-

(a)	Macaulay Nicolls, Maitland & Co. Ltd. (David Greig)	\$3250.00 rejected
(b)	Steve Rogich	2500.00 "
(c)	Pembertons (H.S. Rose)	3275.00 "
(d)	W.S. Comer	3066.00 "
(e)	Macaulay, Nicolls, Maitland & Co. Ltd. (David Greig)	3500.00 "
(f)	Steve Rogich	3550.00 accepted
	Acceptance of tender (f)	3550.00

Tax Statement 1943

Land --	\$320.00
Improvements-	<u>2600.00</u>
	\$ <u>2920.00</u>

RECAP:

Gross amount of claim	-	4500.00
" " " sale		<u>3550.00</u>

B.R. Dusenbury
B.R. Dusenbury,
Office of the Custodian.

9603

February 12, 1944. ✓

Mrs. Shitoyo HOSUOKA,
Registration No. 02179,
22 Condy Avenue,
Toronto, Ontario.

Dear Madam:

Pat Catalogue No. 174
2625 East Pender Street
6/19.20/57/THL

Please be informed that 2625 East Pender Street has been sold as of December 26, 1943, for the sum of \$3,550.00 which is in excess of the value attached to these premises by an independent appraiser.

Rents, less expenses, up to the mentioned date have been credited to your account and adjustments of un-earned taxes and any insurance premiums have also been credited to you.

The net result of the sale is as follows:

Sale price	\$3,550.00
Less Agent's commission @ 5%	<u>177.50</u>
Net credit to your account	<u>\$3,372.50</u>

These funds are available to you in the usual way.

Yours truly,

George Peters,
Administration Department.

GP:HA
cc B. C. Security Commission
For your information this
Japanese has been receiving
maintenance

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

PHONE PACIFIC 8131

PLEASE REFER TO

FILE NO. *9603*

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

Replied
November 26th, 1943

Steve Rogich, Esq.,
940 Keefer Street,
Vancouver, B.C.

Dear Sir:

Re: Catalogue No. 174,
2625 East Pender Street

This will acknowledge receipt of your letter of the 13th instant in which you advise that you are prepared to revise your former bid and now offer to purchase the above property for the sum of \$3550.00.

This is to advise you that we are prepared to recommend the acceptance of this offer. Will you please forward to us a certified cheque for \$3550.00, the full amount of the purchase price on this property.

Kindly advise the full name, address and occupation in which this property is to be registered and also state whether or not you are a British subject.

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

A statement of adjustments of taxes, etc. will then be prepared, including registration fees, and forwarded to you after which the documents will be submitted for registration.

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

Yours truly,

F.G. Shears

F.G. Shears,
Director.

FGS/AW

FIRE INSURANCE SUMMARY

File No. 9603.

Shitsuyo NOBUOKA - Reg. No. 02179.

The above named Japanese declared on her JP Form, signed 19th May 1942, that she carried no Fire Insurance.

However, her agents, Messrs. Macmillan, Nicolls, Hattland & Co. Ltd., informed us in their report of June 1st, 1942, that Policy No. 108016 in the Connecticut Fire Insurance Co., covering the dwelling for \$3,500.00 was in force, expiring June 7th, 1942. This was renewed through their office by Connecticut Policy No. 400176 for \$3500.00, expiring June 7th, 1945. There was also a policy covering household effects written in the Dominion of Canada Insurance Co., No. 80171, \$1,000.00, dated May 14th, 1943, expiring May 14th, 1946.

Upon sale of property the Connecticut Policy No. 400176, \$3,500.00, covering the dwelling, was transferred to Steve Rogich and Mary Rogich, 2nd February 1944.

The Dominion of Canada Insurance Co., Policy No. 80171, \$1,000.00, covering on the household effects, was cancelled March 21st, 1945.

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

March 20th, 1947.


D. A. CRAMER.

DAC:JS

REG. NO.		NAME				FILE NO.
02179		HOBUCKA, Shitsuyo (Mrs.) (See also Int. 253)				9603
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
The Home Insurance Company	<i>Cancelled - March 21/55</i> 3436	\$1500. ⁴⁴⁸	June	6	1945	2625 East Pender St. Vancouver, B.C.
Connecticut Fire Insurance Co.	<i>Transferred to New Ocean Pacific - 2-2-54</i> 400176	\$3500.	June	7	1945	2625 East Pender St. Vancouver, B. C.
Dominion of Canada Insurance Co.	<i>Renewed Pol # 802171 - Don of bar</i> 803019	\$100.	May	14	1943	2625 East Pender St. Vancouver, B. C.
Dominion of Canada Insurance Co.	<i>Cancelled - March 21/55</i> 802171	\$1,000	May	14	1946	Lots 19-20, Lot 27, S.T. 2625 E. Pender St. Vancouver, B. C.

Original sent 20/9/44

NAME NOBUOKA, Shitguo (Mrs. Hyotaro)

REGISTRATION NO. 02179

FILE NO. 9603

EXHIBIT No. 1153-14

DATE OCT 21 1948

The following chattels were sold by public auction at 992 Powell St., Vancouver, B.C. on July 12, 1944 K. A. Christie

Carton of dishes & sundries C	\$0.80 -
Box of ceremonial dolls M	✓ 0.25 -
Vase, trays and sundries +	✓ 1.50 -
Large plate C	✓ 0.85 -
5 Bowls C	✓ 1.75 -
Vase C	0.60 -
Lacquerware +	✓ 1.50 -
Pr. Skating boots M	✓ 0.15 -
Elephant M	✓ 0.90 -
4 Pictures +	✓ 0.75 ✓
2 Pictures +	✓ 0.15 ✓
Copper sprayer O	1.60 ✓
Electric heater +	✓ 3.00 -
3 Platters C	✓ 1.80 -
2 Platters C	✓ 1.75 -
2 Platters C	✓ 1.00 -
Glassware R	✓ 1.10 -
5 Pictures +	✓ 0.75 -
5 Boxes Ceremonial dolls M	✓ 2.25 -
2 Vases +	✓ 0.60 -
Lacquerware +	✓ 1.00 -
2 Cases lacquerware +	✓ 1.90 -
Japanese lacquer tea set +	✓ 0.75 -
3 Boxes Ceremonial dolls M	✓ 0.25 -
4 Boxes Ceremonial dolls M	✓ 1.00 -
Japanese fiddle M	✓ 1.75 -
Box of glasses O	2.00 ✓
5 Child's Games M	✓ 2.00 -
Total	\$ 33.70
Carried Forward	
Less Expenses:	\$
Net Proceeds Credited:	\$
Members of Commission Over Present:	
Extracted from Auctioneering List No.	
Remains:	

NAME NOBUCKA, Shitenyo (Mrs. Ryotaro)REGISTRATION NO. 02179FILE NO. 9603

The following chattels were sold by public
 auction at 992 Powell St., Vancouver, B.C. on July 12, 1944.

	Brought Forward	\$ 33.70
2 Tennis rackets M		✓ 1.75
Baby bath and sundries +		✓ 1.50
Saucepans 12		✓ 2.00
Camp, book ends and sundries M		✓ 1.50
Pump, lake tips and sundries 12		✓ 1.50
2 Vases +		✓ 0.25
Box of ceremonial dolls M		✓ 1.25
Mantel clock +		✓ 8.75
Electric clock +		✓ 4.25
Mantel clock +		✓ 2.50
3 Comforters +		✓ 5.25
Pr. Red blankets +		✓ 6.75
Pr. Grey Blankets +		✓ 6.50
Pr. Grey blankets +		✓ 6.00
Brown and Grey blankets P		✓ 5.50
Pillows and cushions +		✓ 2.00
Tent M		✓ 10.00
Flower stand +		✓ 0.50
Bamboo shelving +		✓ 1.00
Sleigh M		✓ 1.50
Child's crib +		✓ 8.50
Gas plate 12		✓ 0.25
Brooms and mops 12		✓ 0.60
2 Shovels and axe M		✓ 0.75
Walnut tilt top table P		✓ 8.50
2 Tables +		✓ 4.00
Can and contents +		✓ 1.25
Total	Carried Forward	\$ 127.80
Less Expenses		\$
Net Proceeds		\$
Master of Auction		
Estimated from auctioneer's list		
Remarks		

NAME NOBUOKA, Shitsuyo (Mrs. Ryotaro)

REGISTRATION NO. 02179

FILE NO. 9603

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B.C. July 12, 1921.

	Brought Forward	
Screen and board +		\$ 127.00
Occasional chair +		✓ 0.50
		✓ 5.25

Total

\$ 133.55

Less Expenses: { Auctioneer's Fee: \$13.35
 { Advertising: 3.31
 { Moving: 11.42

\$ 28.08

Net Proceeds Credited:

\$ 105.47

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 27

Remarks.

Original sent 28/9/44

NAME NORUOKI, Shitsuyo (Mrs. Ryotaro)

REGISTRATION NO. 02179

FILE NO. 9603

The following chattels were sold by public
auction at 1047 Seymour, Vancouver, B.C. on July 13th, 1944.

Hall Runner +	\$ 11.00 ✓
Kitchen Cabinet +	✓ 7.00 ✓
6 Chairs +	✓ 6.75 ✓
Table +	✓ 1.50 ✓
7 Pictures ○	2.00 ✓
Rugs (7) +	✓ 13.65 ✓
Bookshelf +	✓ 1.50 ✓
1 Odd Chair +	✓ 1.00 ✓
China Cabinet +	✓ 17.50 ✓
Drapes +	✓ 3.25 ✓
Oak Dining Suite +	✓ 22.00 ✓
Hall Runner +	✓ 4.00 ✓
Plants & Plant Pots +	✓ 8.55 ✓
Kitchen Table +	✓ 2.50 ✓
Bedroom Suite +	✓ 64.00 ✓
Bedroom Suite +	✓ 56.00 ✓
Bedside Table +	✓ 3.50 ✓
Stool +	✓ 2.25 ✓
Curtains +	✓ .25 ✓
Bedroom Suite +	✓ 80.00 ✓
Dresser +	✓ 15.00 ✓
Barrymore rug +	✓ 80.00 ✓
Smoking stand +	✓ 3.25 ✓
Smoking Stand +	✓ 3.00 ✓
Rubber mats +	✓ 3.00 ✓
Record Cabinet +	✓ 4.25 ✓
Electric Fireplace +	✓ 13.00 ✓
Congoleum +	✓ 7.00 ✓
Total to be carried forward	\$ 436.80

~~XXXXXXXXXXXXXXXXXXXX~~

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NAME NOBUOKA, Shitsuyo (Mrs. Ryotaro)

REGISTRATION NO. 02179

FILE NO. 9603

The following chattels were sold by public
auction at 1047 Seymour, Vancouver, B.C. on July 13th, 1944.

	Brought Forward	
Rug +		436.80
Rug +	\$ ✓	17.00
Dining Room Suite +	✓	16.00
Small Table +	✓	85.00
Walnut Table +	✓	3.00
Mattress +	✓	7.00
Bedroom Suite +	✓	17.00
Coffee Table +	✓	118.00
Chesterfield Suite +	✓	17.00
Rug +	✓	150.00
Small Table +	✓	50.00
Gurney Electric Range +	✓	3.00
GM Frigidaire +	✓	37.00
	✓	99.00

Total	(Auctioneer's Fees 105.58	\$ 1055.80
Less Expenses:	(Advertising 19.97	
	(Movings 53.99	\$ 179.54
Net Proceeds Credited:		\$ 876.26

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 501 (Willard's)

Remarks.

Original sent 28/7/44

NAME

NOBUOKA, Shitsuyo (Mrs. Ryotaro)

REGISTRATION NO. 02179

FILE NO. 9603

The following chattels were sold by public
auction at 992 Powell, Vancouver, B. C. on July 25th, 1944.

Platter and dishes	C	\$	✓ 0.50
Box lacquerware	+		✓ 1.50
Odd lot toys	M		✓ 0.75
Box miscellaneous	M		✓ 0.60
Tea tree stand and miscellaneous	M		✓ 1.10
Bake tins and etc.	K		✓ 0.60
Japanese dishes and miscellaneous	C		✓ 1.00
3 Jardineros	+		✓ 2.25
Tea kettle and saucepan	K		✓ 2.75
Box dishes	C		✓ 1.25
2 Boxes miscellaneous	M		✓ 1.60
Box Japanese Ornaments	M		✓ 3.50
Box Japanese dishes	C		✓ 3.75
Box Japanese dishes	C		✓ 1.50
Box dishes	C		✓ 1.00
6 Trays	+		✓ 1.90
Table tennis and game	+		✓ 1.25
Childs tricycle	M		✓ 1.00
Table and chair	+		✓ 1.00
Large step ladder	O		3.75
Tennis racket	M		✓ 2.50

Total

Less Expenses:

(Auctioneer's Fees \$ 3.50
(Advertising 0.97
(Movings 0.89

Net Proceeds Credited:

\$	35.05
\$	5.36
\$	29.69

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 28.

Remarks. *not listed on Inventory*

NAME Wanda Shitaya (Mrs. Ryotaro)

REGISTRATION NO. 02179

FILE NO. 0603

The following chattels were sold by public
auction at 771 E. Hastings St. Vancouver, B.C. on April 12th, 1946.

Books

\$.10

Total

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

\$.10

\$.03

Net Proceeds Credited:

\$.07

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 60

Remarks.

NAME ROSE, Una (Mrs. Seiso)

REGISTRATION NO. 06154

FILE NO. 9604

The following chattels were sold by public
auction at 992 Powell St., Vancouver, B. C. on April 25, 1945.

3 Pictures	\$ 0.30
5 Pictures	0.50

Total	(Auctioneer's Fee: \$ 0.08
Less Expenses:	(Advertising: 0.02
	(Movings: <u>0.14</u>

Net Proceeds Credited:

\$ 0.80
\$ 0.24
<u>\$ 0.56</u>

Members of Custodian Staff Present.

Mr. Wills

Extracted from Auctioneering List No.

Vancouver 44.

Remarks. *see inventory*

NAME NOSE, Dan (Mrs. Seino)

REGISTRATION NO. 06154

FILE NO. 9604

The following chattels were sold by public

auction at Vancouver, B. C. on December 21st, 1945.

Books
Assorted box

\$ 1.00
.50

Total

\$ 1.50

Less Expenses: (Auctioneer's Fee \$.15
(Advertising .09
(Moving .11

\$.35

Net Proceeds Credited:

\$ 1.15

Members of Custodian Staff Present. Mr. Wills

Extracted from Auctioneering List No. Vancouver 58

Remarks.

9603

Continued

EXHIBIT No. 1158-10

DATE OCT 21 1943

FILLED BY

REAL PROPERTY SUMMARY *K A Christie*

JAPANESE NAME: Shitsuyo NOBUOKA (Mrs. Ryotaro) Reg.No. 02179 File No. 9603

CATALOGUE NO: 174.

PROPERTY ADDRESS: 2625 East Pender St., Vancouver, B.C.

LEGAL DESCRIPTION: Lot "C" of Subdivisions 19 and 20, Lot 57, Town of Hastings, Suburban Lands, Plan 3840.

TITLE: Registered in the name of Shitsuyo NOBUOKA.

ENCUMBRANCES: None registered. No indication of any unregistered charges.

Vesting Order filed No. 36072, dated April 19th, 1943.

ASSESSED VALUES: Land \$ 320.00
Improvements \$2600.00 - Total \$2920.00. Taxes - \$88.60.

CLASSIFICATION: This is a 1½ storey 9 room bungalow situate on a 33'x120' lot. We quote from the valuator's valuation, dated November 5th, 1943: "The exterior is of Cedar Siding, and although we are informed that the bungalow is around 17 years old it is in very good condition. There are Oak floors in the hall, living-room, and dining-room, while the balance of the floors are all 1 x 3 edge grain Fir. The bathroom is Modern with tile floor and pembroke tub, and the kitchen has a tiled sink and breakfast nook. Full basement with cement floor, laundry trays, hot air furnace with sawdust burner. Grounds are in very fair condition and there is a one car garage on the lane. Valuation - \$3,500.00."

HISTORY OF
ADMINISTRATION:

This property was leased by Shitsuyo NOBUOKA to David and Annie Greig on a monthly basis, as from the date of evacuation (July 8th, 1942). Consideration \$30.00 per month paid in advance.

Messrs. Macaulay, Nicolls, Maitland & Co. Ltd., were appointed rental agents by Shitsuyo NOBUOKA. This place was rented furnished and the following clause is from the rental agreement: "NOW IT IS HEREBY AGREED that the Party of the First Part shall leave the furniture, goods and chattels therein as particularly set forth in the Inventory hereunto annexed to the use of the Parties of the Second Part in consideration of the deposit by the Parties of the Second Part with the Party of the First Part the sum of Three Hundred (\$300.00) Dollars of lawful money of Canada (the receipt whereof is hereby acknowledged):

AND THE PARTIES OF THE SECOND PART covenant with the Party of the First Part to maintain the said furniture, goods and chattels in good condition and repair and that they will not remove any of the said furniture, goods or chattels from the said premises and upon the return of the Party of the First Part will deliver the said furniture, goods and chattels to the Party of the First Part in condition satisfactory to the Party of the First Part, but subject to ordinary wear. upon such delivery the parties of the Second Part shall be entitled to

the return of the said deposit of Three Hundred (\$300.00) Dollars subject to any adjustment which may be necessary in the event of any damage to or loss of any furniture, goods or chattels.

The Parties of the Second Part covenant with the Party of the First Part that they will not assign, sell or sublet the said furniture, goods or chattels to any person whomsoever."

And the following quotation is from a letter dated March 1942 addressed to Mr. David Greig, by Tom Y. NOBUOKA, file 2401 (son of Shitsuyo NOBUOKA): "This is to confirm the arrangement made between us regarding your tenancy of my house, 2625 East Pender Street.

The house should rent for forty dollars (\$40.00) per month, but in consideration of your making all repairs necessary to keep it in the same condition as it is now, I am letting you have it for a monthly rental of thirty dollars (\$30.00) per month. You will, therefore, be responsible for the upkeep of the property. Please sign the copy of this letter."

Rents collected by Custodian - \$510.00, against which were the following charges:-

Water Rates	\$21.00
Replacing furnace pipes	6.00
New Range Switch	15.00
Insurance	6.50
Commission	25.50
	<u>\$74.00.</u>

The \$300.00 guarantee deposited was returned to Mr. Greig, July 7th, 1944.

SOLD:

To Steve Rogich and Mary Rogich for \$3,550.00 as at December 28th, 1943.

Approval of Advisory Committee - November 25th, 1943.

Funds released to the credit of Shitsuyo NOBUOKA as at December 24th, 1943, against which were the following charges: Real Estate Commission \$177.50, Valuation \$7.50, Advertising \$4.00, Registration Fee \$3.50 = \$192.50, leaving a net credit of \$3,357.50 from said transaction.

Adjustments as at December 24th, 1943, to the amount of \$9.62 being Unexpired Fire Insurance Premiums, \$0.70 Purchasers' share of 1943 Taxes and \$0.11 Purchasers' share of Water Rates = \$10.43, were placed to the credit of Shitsuyo NOBUOKA'S account.

The following Fire Insurance Policies:

Connecticut Fire Insurance Co., Policy No. 400176 - \$3500.00 covering on the dwelling at 2625 East Pender St.

Dominion of Canada Insurance Co., Policy No. 602171 - \$1,000.00 covering on the household effects.

effects.

Page 3.

File No. 9603.

The \$3,500.00 coverage on the dwelling was transferred to Steve Rogich and Mary Rogich, 2nd February 1944, and the \$1,000.00 on household effects was cancelled March 21st, 1945.

OLD CERTIFICATE OF TITLE

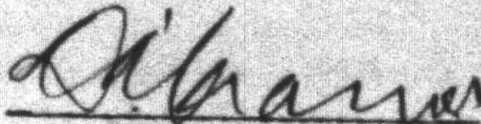
No. 78449-K: Mrs. Shitsuyo NOBUOKA declared on her JP Form signed 19th May 1942 that the whereabouts of her Title Documents were unknown.

Certificate of Title No. 96540-L was handed to Mrs. Mary Rogich, 19th February 1944, and her receipt of even date acknowledging receipt of same is on file.

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

March 20th, 1947.

DAC:JS


D. A. CRAMER.

Replace

Catalogue No. 174

File No. 9603
Name. NOBUOKA, Shitsuyo (Mrs. Tyotaro)
Civic Address. 2625 Pender Street, Vancouver, B. C.
Legal Description. Lot "C" of Subdivisions 19, and 20, Lot 57,
Town of Hastings, Suburban Lands, Plan 3840.
Classification. Dwelling.

SOLD

This property has been sold to Steve Rogich (fisherman) and Mary Rogich (housewife) of Vancouver. See Mr. Shear's letter of December 28th, 1943.

All chattels sold except few missing articles

1944	
Feb. 9	Memo re chattels
Mar. 10th	" " "
Jan. 27th	Letter from NOBUOKA re chattels

This file requires no further attention.

STATEMENT RE SALE OF:

Name: NOBUOKA, Shitsuyo

Catalogue No: 174

File No: 9603

Street Address: 2625 E. Pender

Reg. No. 02179

Vancouver, B. C.

Legal Description:

C/19/20/57/T.H.S.L.

Date of Sale and Adjustments December 28, 1943

Sale Price

\$ 3,550.00

Real Estate Agents Commission

\$ 177.50

Charge for Valuation

7.50

Charge for Advertising

4.00

Land Registry Office Transmission Fee

3.50

Encumbrances:

~~Unpaid Vendor~~~~Mortgage~~~~Arrears of Taxes~~~~Other charges~~

Adjustments:

Fire Insurance

9.62

Taxes

.70

Water

.11

192.50

\$ 3,560.43

Net Proceeds credited to your account

3,367.93

Date:..... October 30, 1945

Compiled by:..... George Peters

SHITENYO HOSHIOKA

File No. 9603
Reg. No. 02179

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944 March 14	Balance as per statement sent Advertising property	\$ 4.00	\$ 623.40	
July 7	D. Carleg refund of deposit on furniture	300.00		
July 22	Crating & shipping	25.45		
August 7	Proceeds Auction Sale		876.26 ✓	
August 16	Proceeds Auction Sale		105.47 ✓	
August 29	Proceeds Auction Sale		29.69 ✓	
September 30	Cheque to you	1,305.37		
1944 April 9	Refund Fire Insurance Premium		1.89	
1946 June 20 -	Balance - Proceeds Auction Sale	\$1,634.82	\$1,636.71	
1947 Feb. 25-	Cheque to you		1.89 ✓	
		<u>1.96</u>	<u>1.96</u>	
		\$ 1.96		
				<u>CR \$ 1.89</u>
				NIL

Mrs. Hecatare HOSBOKA

File No. 9603
Reg. No. 02179

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1942 July 26	Ck 1022 - Macaulay, Nicolls Insurance Premium Connecticut Fire Insurance \$3,500.00 Nova Scotia Policy 3436 - \$1,500.00	\$ 19.25 9.75		
August 12	D. Greig - rent Commission	1.50	30.00	
September 11	D. Greig - rent Aug. 8 - Sept 7 Water rates Commission	7.00 1.50	30.00	
October 13	D. Greig - rent Sept 8 - Oct. 7 Macaulay, Nicolls - commission David Greig - installing switch on electric range	1.50 15.00	30.00	
November 14	Rental statement Commission	1.50	30.00	
December 12	Rents collected Commission	1.50	30.00	
December 19	Ck 1231 - City of Vancouver - 1942 taxes, 1st 19 & 20 Bk 57, D.L. H.S.L.	88.60		
1943 January 12	Rents collected Commission	1.50	30.00	
February 11	Rents collected Commission	1.50	30.00	
March 11	Rents collected Commission	1.50	30.00	
April 13	Rents collected Commission Sundry	1.50 7.00	30.00	
May 11	Rents collected Commission	1.50	30.00	

- 2 -

File 9603

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1963 - May 20	Ck 3296 - Registrar Vancouver - Certificate of Encumbrance	\$ 1.00		
June 12	Rents collected Commission Insurance	1.90 6.50	30.00	
June 29	City of Vancouver - 1963 taxes	85.23		
July 13	Rents collected Commission	1.50	1.50	
August 12	Rents collected Commission	1.50	30.00	

CR \$ 131.17

File No. 9603
Reg. No. 02179

Mrs. Shitsuyo Mochizuki

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1943 August 12	Balance brought forward		\$ 131.17	
September 17	Rents collected Maeaulay, Nicolls - commission Sundry	1.50 7.00	30.00	
October 15	Rents collected Commission Repairs	1.50 6.00	30.00	
November 12	Ck 6190 - J. R. Reid & Co. - appraisal fee Cat. # 174	7.50		
November 15	Rents collected Commission	1.50	30.00	
December 16	Rents collected Commission	1.50	30.00	
December 24	S. Rogich - Purchase price of 2625 E. Pender - Cat. # 174		3,550.00	
1944 January 12	Rents collected Commission	1.50	30.00	
January 27	Ck 7822 - Registering & transmission & deed	15.10		
February 12	Rents collected Commission	1.50	30.00	
February 14	Ck 8155 - Steve Rogisch & Mary Rogich - closing adjustments sale of 2625 E. Pender St. - Cat. 174 Ck 8156 - Maeaulay, Nicolls & Maitland - commission sale of 2625 E. Pender St. - Cat. # 174	44.17 177.50		
March 8	Ck 8599 - Mrs. S. Mochizuki	3,000.00		
March 14	Rents collected Commission	1.50	30.00	

GR \$ 623.40

Shitsuyo NOBUOKA

File No. 9603
Reg. No. 02179

<u>Date</u>	<u>Particulars</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
1944				
March 14	Balance as per statement sent Advertising property	\$ 4.00	\$ 623.40	
July 7	D. Grleg refund of deposit on furniture	300.00		
July 22	Crating & shipping	25.45		
August 7	Proceeds Auction Sale		876.26	
August 16	Proceeds Auction Sale		105.47	
August 29	Proceeds Auction Sale		29.69	
September 30	Cheque to you	1,305.37		
1945				
April 9	Refund Fire Insurance Premium		1.89	
		<u>\$1,634.82</u>	<u>\$1,636.71</u>	

CR \$ 1.89

Catalogue No. 174
File No. 9603
2625 East Pender Street
C/19, 20/71/THSL

ADMINISTRATIVE

As of December 28, 1943 - 3 days to go.

Debit purchaser

3/365 x \$85.23 taxes for 1943	\$.70
3/184 x \$ 7.00 water July to Dec.	.11
36/72 x \$19.25 insurance premium	9.62
Registration fees on deed - \$3,550.	<u>11.60</u>

Total debits	\$22.03
--------------	---------

Credit purchaser

Proportion rents for month of December 28 to January 7 - 10/31 x \$28.50	\$ 9.20
Rents collected for month of January 7 to February 7	28.50
Rents collected for month of February 8 to March 7	<u>28.50</u>

Total credits

Less total debits

\$66.20
<u>22.03</u>

NET AMOUNT DUE TO PURCHASER

\$44.17

LIABILITY SUMMARY

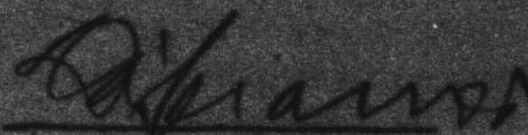
File No. 9603.

Shizuyo NOBUOKA - Reg. No. 02179.

The above named Japanese declared on her JP Form signed 19th May 1942 that she had no Personal or Trade Debts, and we can find no evidence of any claims having been filed against her.

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

March 20th, 1947.


D. A. CRAMER.

DAG:JS

Catalogue No. 174.
File No. 9603.

February 5th, 1944.

MEMORANDUM

TO: Mr. G. Peters
FROM: Mr. D.A. Cramer

Shitsuyo NOBUOKA - Reg. No. 02179.
City of Vancouver
Lot "C" of Subds. 19 & 20, Lot 57,
T.H.S.L., Plan 3840.
Certificate of Vesting No. 36072.

With reference to the above property which was recorded
in the Vancouver Land Registry Office January 27th, 1944, we
enclose herewith the following documents in connection therewith.

- (1) Copy of application number 96539-L dated January 27th,
1944, registering the property in the name of the
Custodian (Transmission).
- (2) Copy of application number 96540-L dated January 27th,
1944, registering the property in the name of Steve
Rogich and Mary Rogich (Deed).
- (3) Duplicate of Transmission dated January 17th, 1944.
- (4) Duplicate of Deed dated January 17th, 1944 - Secretary
of State to Steve Rogich and Mary Rogich.
- (5) Certificate of Indefeasible Title number 96540-L dated
February 2nd, 1944, covering the property in the names of
Steve Rogich and Mary Rogich (His wife).

D. A. Cramer

DAC:ML
Encls.

File No. 9604

May 26th, 1944

CLAIMS DEPARTMENT

Mrs. Ume (Seiso) NOSE - Reg. No. 06154

CREDITORS:-

NO CLAIMS ON FILE, at this date.

/ND

GENERAL SUMMARY

File No. 9604

August 7, 1947.

Re: Mrs. Uma NOSE, Reg. No. 06154

This woman signed a declaration to the Custodian on May 19, 1942. She was evacuated on September 4, 1942.

CHATELS

In her declaration she reported kitchen utensils, a stove, and kitchen cabinets left at 161 West 6th Ave. The chattels were to be left in the building and the key in the possession of her father. According to a letter from Pemberton Realty Corporation in the file of her father, Ishimatsu EBATA (File No. 635) EBATA had arranged for the removal of the storage from the rear building (store in front) This letter is dated September 11, 1942. On October 2, 1942, some articles were removed from the front building to Custodian Storage. Among the articles moved to Custodian Storage were eight pictures, books, and a box identified as the property of Mrs. NOSE. These were sold at Vancouver auctions Nos. 44 and 58 for the net sum of \$1.71. This amount was remitted to Mrs. NOSE on August 6, 1947.

Mr. Spain's memo of January 22, 1943, states that a letter from Bowman Storage Ltd., dated December 28, 1942, advises storing nine packages for Mrs. U. NOSE. A note on the bottom of this memo (dated September 10, 1946) states that the goods are no longer in storage and have been disposed of by Bowman's in accordance with a request from Mrs. NOSE.

BONDS

Mrs. NOSE reported one \$10.00 War Savings Certificate. This item was not brought under the control of the Custodian.

BANK ACCOUNT

She reported a bank account of \$481.00 in the Royal Bank, Main and Hastings. This was not brought under the control of the Custodian.

INTEREST IN ESTATE

This file reveals that the father of Mrs. NOSE died on May 7, 1947. It is not known what share (if any) Mrs. NOSE will receive from the Estate.

This file reveals no other property of any kind.

This file reveals no liabilities.

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

Frances May

635, 977, 8265,
8171, 9604, 9584,
9980

June 11, 1947.

Samuel A. Moore, Esq.,
Official Administrator,
Court House,
Vancouver, B. C.

Dear Sir:

Re: Estate of Ishimatsu EBATA, Deceased.

We have been advised by Mr. Taichiro Ebata, son of the above deceased Japanese, that he has, on behalf of his mother, Saye Ebata, widow, requested you to apply for Letters of Administration of the estate of his father.

According to our records, Ishimatsu Ebata died at New Denver, B. C. on May 7, 1947, and is survived by his widow, Saye, two sons, Taichiro and Junzo, and three daughters, Mrs. (Mrs. Seizo) Nose, Tsune (Mrs. Densaku) Sano, Mitoko, (Mrs. Hiroshi) Inoue. The assets of the deceased, of which we are aware, consist solely of a credit balance in this office in the amount of \$479.82, being balance of funds to the credit of the deceased derived from the sale, in his lifetime, of real property and chattels belonging to Ishimatsu Ebata. No claims have been filed against the deceased in this office other than a claim in the amount of \$50.00 to cover funeral expenses paid by the Department of Labour.

In his letter to us, dated May 25, 1947, Taichiro Ebata requested that, if possible, the total assets of the Estate be released to his mother and, at the same time, stated that he believed that this is the distribution his brother and sisters would wish made.

Upon receipt of Certified Copy of Letters of Administration, the funds standing to the credit of the deceased in this office will be forwarded to you without delay.

Yours very truly,

A. G. Egarthar,
Office of the Custodian.

/AC

Killam & Shakespeare

*Barristers, Solicitors,
Notaries Public etc*

Ernest Killam, M.A. J.C.L. R. N. Shakespeare

*Telephone Rm. 6929
Cable Address, Killam, Vancouver B.C.
Code, Western Union*

*103 Royal Trust Building
626 Pender Street West
Vancouver, B.C.*

September 15th, 1943.

EVACUATION SECTION	
Rec'd	
File No.	9603
Ans.	<i>for</i>
Referred	

Encl.
Mr. George B. Spain,
Office of the Custodian,
Royal Bank Building,
675 Hastings Street West,
VANCOUVER, B. C.

Dear Sir:

re: File 9603--Int. 253-A.

Enclosed herewith please find copies of documents pertaining to Lease from Mrs. Nobuoka to Mr. & Mrs. Greig. Apparently there is a written Lease in existence bearing date the 6th day of May, 1942, but we do not appear to have the original or a copy. It is quite possible that this contains a statement that the Lease was made for one year and should continue until the duration of the war, with adjustments of rentals at the end of the year. Such is the writer's memory of the transaction.

Yours truly,

KILLAM & SHAKESPEARE

Per: *Killam*

OK:JS
Encls.

*For Enclosure
see March 30/42*

July 22nd, 1942

File # 253

MEMORANDUM

TO: MR. ALEXANDER

FROM: MR. K. W. WRIGHT

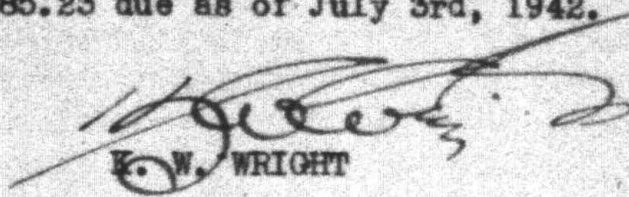
Re: P/W A-1237, NOBUOKA, Harry Ryotari
and Mrs. Shitsuyo NOBUOKA, Kaslo, B.C.

Attached hereto you will find a communication from Messrs. P. S. Ross & Sons under date of the 21st instant.

We find that the title to the Pender Street property is in the name of the wife, Shitsuyo Noburo.

For cross reference you might make a note of our File No. 253, which is under the name of the above-mentioned internee. Mr. Ian McPherson's certificate is on this file.

We have made a copy of P. S. Ross & Sons letter for our file. Attached to their letter, and enclosed herewith, is the tax bill for 1942 showing \$85.23 due as of July 3rd, 1942.


K. W. WRIGHT

KWW/CM
ENCs.

Catalogue No. 174
File No. 9603
2625 East Pender Street
C/19/20/57/THSL

Receipt of Certificate of Title No. 96540-L is by us hereby acknowledged and we agree that all adjustments and incidents in connection with the sale to us of property covered by the said certificate have been settled.

Receipt is also acknowledged of Connecticut Fire Insurance Company policy No. 400176 together with assignment thereof in quadruplicate, and cheque for \$44.17 representing closing adjustments on sale to us of 2625 East Pender St.

Dated at Vancouver, B. C., this 19th day of February 1944.

Mrs. Mary Rogers

Catalogue No. 174
File No. 9603

To The Office of the Custodian,
506 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:-

Re: 2625 East Pender Street

I understand that any Japanese effects and furniture on the premises are not included in the sale. These will be removed by the Custodian as soon as possible but in cases where the furniture is included in the lease to the present tenant it cannot, of course, be removed until he is ready to vacate the premises. I undertake to give the Custodian at least two weeks notice of the date on which the tenant is vacating the premises and to allow the Custodian access to the premises in order to remove the furniture at a reasonable and convenient time following the termination of the lease.

Yours faithfully,

Mrs. Mary Roep Signed

Vancouver, B.C. March

1942

Mr.
Mrs. David Greig
2625 East Pender Street,
Vancouver, B. C.

Dear Madam:

This is to confirm the arrangement made between
us regarding your tenancy of my house, 2625 East Pender
Street.

The house should rent for forty dollars (\$40.00)
per month, but in consideration of your making all repairs
necessary to keep it in the same condition as it is now, I
am letting you have it for a monthly rental of thirty dollars
(\$30.00) per month. You will, therefore, be responsible
for the upkeep of the property.

Please sign the copy of this letter.

Yours truly,

"Tom Y. Nobuoka" *Don*

Agreed to by:

"David Greig"
.....

DECLARED before me at the City of
Vancouver, Province of British
Columbia, this 30th day of March,
A. D. 1942.

"D. C. Gibbons" "J.P."

A Justice of the Peace within
British Columbia.

**RENTALS ADMINISTRATION
WARTIME PRICES AND TRADE BOARD
LANDLORD'S RENTAL STATEMENT**

Read the instructions on the back before
completing form.

This statement must be made whenever the accommodation is rented by a verbal or written agreement for one month or longer, subject to the instructions on the back hereof.

1. What is address of the accommodation?) 1. 2625 East Pender Street, Vancouver, British Columbia.
(street #) (street) (City)
2. What kind of accommodation is it?) 2. ☒ House - Apartment - Flat - Rooms - Office - Store
- Warehouse Space - Factory.
3. What is the Lawful Maximum Rental?) 3. It is \$..... per.....
(month, year, season, etc.)
4. How was the above Maximum fixed?
NOTE: ONE OF THE ANSWERS MUST APPLY;
CHECK WHICH AND GIVE REQUIRED DETAILS.) 4. - (a) It was the rental being paid on.....
...by.....
- (b) It was the rental fixed by the Rentals Committee at..... by Decision No.....
- (c) It is the first time the accommodation has been rented since.....
5. What change is now taking place?) 5. - (a) A change in tenant.
- (b) A change in rental.
- (c) A change in services to be supplied or - a change in the accommodation.
☒ (d) The accommodation was previously untenanted.
6. What are the particulars of the lease now made?) 6. It is ☒ written - verbal. Tenant's name is David Greig and Annie Greig, his wife. Date of Lease May 6th, 1942.
Lease commences on June 1st, 1942.
Length of lease is year.
(Rental is \$30.00 per month
(Separate agreement as to care of furniture & deposit of \$300.00 as insurance against loss.)
7. What services, furniture, furnishings and equipment were supplied on the basic date? (CHECK WHICH)) 7. - Heat - Light - Hot water - Gas - Janitor - Elevator
- Water Rates - Cooking Stove - Refrigerator
- Furnished (X) garage.
8. What services, furniture, furnishings and equipment are now supplied? (Check which)
May 6th, 1942
.....
(DATE)) 8. - Heat - Light - Hot Water - Gas - Janitor
- Elevator - Water Rates - Cooking Stove
- Refrigerator (X) furnished - Garage
.....
"Shitsuyo Nobuoka"
.....
2625 E. Pender (Landlord or Agent of Landlord)
2627 Georgia Street, Vancouver, B. C.
.....
(address) "Street No." (street) (City)

MEMORANDUM OF AGREEMENT MADE:

BETWEEN:

SHITSUYO NOBUOKA, of 2625 Pender Street East,
in the City of Vancouver, in the Province of
British Columbia, Wife of Harry Ryotaro
Nobuoka,

OF THE FIRST PART

AND:

DAVID GREIG, Bartender, and ANNIE GREIG, his
Wife, both of 2867 Georgia Street East, in
the City of Vancouver, in the Province of
British Columbia,

OF THE SECOND PART:

WHEREAS the Parties of the Second Part have entered
into an agreement with the Party of the First Part providing for
the monthly rental of the premises occupied by the Party of the
First Part being 2625 East Pender Street, in the City of Vancouver,
in the Province of British Columbia and it has been provided that
occupancy shall be given immediately upon the departure of the
Party of the First Part and her family from the premises pursuant
to regulations under War Measures of the Dominion of Canada;

NOT IT IS HEREBY AGREED that the Party of the First
Part shall leave the furniture, goods and chattels therein as
particularly set forth in the Inventory hereunto annexed to the
use of the Parties of the Second Part in consideration of the
deposit by the Parties of the Second Part with the Party of the
First Part of the sum of Three Hundred (\$300.00) Dollars of
lawful money of Canada (the receipt whereof is hereby acknowledged):

AND THE PARTIES OF THE SECOND PART covenants with the
Party of the First Part to maintain the said furniture, goods and
chattels in good condition and repair and that they will not
remove any of the said furniture, goods or chattels from the said
premises and upon the return of the Party of the First Part will
deliver the said furniture, goods and chattels to the Party of
the First Part in condition satisfactory to the Party of the
First Part, but subject to ordinary wear. Upon such delivery

the parties of the Second Part shall be entitled to the return of the said deposit of Three Hundred (\$300.00) Dollars subject to any adjustment which may be necessary in the event of any damage to or loss of any furniture, goods or chattels.

The Parties of the Second Part covenant with the Party of the First Part that they will not assign, sell or sublet the said furniture, goods or chattels to any person whomsoever.

This agreement shall enure to the benefit of and be binding upon the respective parties hereto and their heirs, executors, administrators and assigns.

IN WITNESS WHEREOF the Parties hereto have hereunto set their hands and seals this 6th day of May, A. D. 1942.

SIGNED, SEALED AND DELIVERED)
in the presence of:

"Annie Greig"

9603

November 3rd, 1950.

Mrs. Shitsuyo NOBUCKA,
22 Goady Avenue,
Toronto, Ontario.

~~xxxx~~ Madam:
Dear Sir:

Re: Japanese Property Claims Commission

Case No. **1153**

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 ... **\$214.05.**

Cheque in your favour is enclosed for **\$189.14**
and we have paid the Co-Operative Committee .. **\$ 24.91**
for legal fees as authorized by you.

Yours truly,

FCS/js
1 encl.

F.G. Shears
Director

Name of Claimant **NOBUOKA, Shitsuyo**Case **1153**Custodian File **9603**

<u>REAL PROPERTY</u>										Total
Greater Vancouver		Rural (except V.L.A.)			V.L.A. (except Mission Village)		V.L.A. Mission Village			
Sale Price	5% thereof & 12.50	Sale Price	10% thereof	Charges 12.50 & Comm.	Sale Price	Total Award 80% of all Sale Prices % of Amount Total	Sale Price	Total Award 125% of all Sale Prices: % of Amount Total		
3550	177.50 12.50									190.00
<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 CHATELS</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			
54.50	10.85	3.25	19.9%	104.50	20.80			24.05		
TOTAL RECOMMENDATION										214.05

File No.
9603

DEFENSE BRIEF

Toronto, Ont.
October 21, 1948
Case #1153

Case #1153
File 9603

(Mrs.) Shitsuyo NOBUOKA,
Reg. No. 02179

File No. 9603

Case #1153

REAL PROPERTY CLAIM - GROSS

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$4500.00 Total original and Revised claim <u>Exhibit #1</u>	\$3500.00 <u>J.R. Reid & Co.</u> <u>Cat. #174</u>	\$3550.00 at Tender

Witnesses: 1. J.R. Reid,
appraiser.

2. F.G. Shears
re appraisal
and
tenders

Submissions:- Some figures relating to this Realty.

<u>Claimant's Purchase Price 1931</u>	<u>Claimant's Improvements 1931-5</u>	<u>Assessed Value 1943</u>	<u>Appraisal Value 1943</u>	<u>Tenders 1943</u>	<u>Sale Price Dec. 1943</u>
\$3325.00 Exhibit #1	\$1477.40 Exhibit #1	\$2920.00 Exhibit #3	\$3500.00 Exhibit #2	\$2500.00 to \$3550.00	\$3550.00

Taxes 1943- \$88.60

PERSONAL PROPERTY CLAIM - GROSS

<u>Gross Claim</u>	<u>Appraisal</u>	<u>Sold for</u>
\$303.50 Total original and Revised Claim <u>Exhibit #5</u>		
(a) \$54.50	Nil	\$10.85 at Auction
(b) 30.50	"	Reported; not found.
(c) 60.50	"	no record at any time.
(d) 158.00	"	Shipped
<u>\$ 303.50</u> <u>as above</u>		

File No.
9603
Shitsuyo NOBUOKA,
Reg. No. 02179

- 2 -

Case #1153

- Witnesses:-
1. W.G. Willard
Auctioneer
 2. Ross Auctioneers
Auctioneer,
 3. Wm. Wills, Staff
Chattels,
 4. W.G.B. Thompson
Auctioneer,
 5. Bowman's
Shipper.

Submissions:-

Exhibit #5, under "additional comments" refers to Analysis form as stating that certain shipped goods were "acknowledged" and says "This is not so". This statement by Claimant seems to be incorrect as shown below,- Analysis of Personal Property Claim Exhibit #4, under "remarks" says certain articles were "acknowledged". In substantiation see letter August 21, 1944, with list of articles attached among "articles received" where it is shown as received.

- 1 pair Grass Cutter,
- 2 Dolls and
- 6 Paint brushes (not "paint and brushes").

Exhibit #5 indicates that nothing was received by Claimant whereas the Analysis, Exhibit #4 and Exhibit #14 show that \$10.85 was received and credited to Shitsuyo NOBUOKA from Auction sales.

It may be pointed out that as late as Dec. 16/47, the date of his claim, NOBUOKA says "most left in no ones' care. Some articles in care of David and Annie Greig."

BRD/DD.

February 9, 1949.

File No.
9603
Shitsuyo NOBUOKA,
Reg. No. 13712

- 3 -

Case #1153

Summary of
Defense
Witnesses

Where
Required

Summary of
Documents
to be filed

Witness
Proving
same

J.R. Reid

Appraiser
Realty

F.G. Shears

re appraisal
and
Tenders

W.G. Willard

Auctioneer
Chattels

Ross Auctioneers

Auctioneer
Chattels

W.G.B. Thompson

Auctioneer
Chattels

Wm. Wills

Auctions
Chattels

Bowman

Shipper
Chattels

BRD/DD.

February 9, 1949

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IN THE MATTER OF THE "REQUIREMENTS ACT"
PART 1, REVISED STATUTES OF CANADA 1927, CHAPTER 92

JAPANESE PROPERTY CLAIMS COMMISSION

BEFORE

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

Toronto, Ontario,

October 21, 1948.

IN THE MATTER OF THE CLAIM OF

SHIMIZU HIDEOKA

PROCEEDINGS AT HEARING

APPEARANCES:

K. A. CHRISTIE, Esq., K.C. appearing for the
Dominion Government.

F. A. BROWN, Esq. appearing for the
Claimant.

A. SMITH, Esq. Secretary.

B. J. HANFORD, Esq. Official Interpreter.

J. B. ROBERTSON, Esq. Official Reporter.

S. Kobushka,
Ex. 217.

SHIRAZI KOBUSHKA, the claimant herein, being first
duly sworn, testified through the
interpreter as follows:

DIRECT EXAMINATION BY MR. BREWSTER:

Q. Your claim is firstly in regard to a house,
at least property, at 2235 Pender Street East, in
Vancouver? A. Yes.

Q. And the last claimant, Mr. Harry Kobushka,
is your husband? A. Yes.

Q. Now, is this your certificate on a document
that I am showing you, "Real Estate Other Than Farm"?
A. Yes.

Q. Now, I suppose some of this detailed informa-
tion that is contained in this you have got from
your husband, have you? A. I am not familiar with
the details. My husband knows all about it.

Q. Although you may not have the information
at first hand, is it correct to the best of your
knowledge? A. Yes.

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

Q. Perhaps my friend at this stage would like
to file the Report of valuation made by J. R. Reid
& Company.

MR. CHRISTIE: I tender as Exhibit 2 the
Appraisal of J. R. Reid & Company. \$22500. is the
amount, and it is dated November 5th, 1943.

(APPRAISAL OF J. R. REID & CO. MARKED EXHIBIT 2)

MR. BREWSTER: I notice in this Report of
Mr. Reid's it says that it is a six-roomed bungalow
with two small unfinished rooms in the attic. Can

3.
B. Babuoka,
In chf.

1 the witness tell us how many rooms she recalls there
2 were? A. Eight rooms; there was also a hall

3 and a basement.

4 Q. You say there were eight rooms plus a hall
5 and a basement, is that right? A. Yes, there was

6 one room we built in the basement.

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

8 A. We bought it in 1931 and it was a new house.

9 Q. Now, if it was new in 1931, at the time of
10 the evacuation it would be about 11 years old and
11 therefore Mr. Reid would be wrong in saying it was
12 17 years old? A. Yes, that would be a mistake.

13 MR. CHRISTIE: I tender as Exhibit 3 the tax
14 statement for the year 1943, on which the assessment
15 is noted. The total assessment is \$2935.00.

16 MR. REIDIN: \$2935?

17 MR. CHRISTIE: Yes.

18 (TAX STATEMENT FOR 1943, MARKED EXHIBIT NO. 3)

19 MR. REIDIN: Now, I want to turn to your claim
20 in respect to personal property and I would ask if my
21 friend would produce the Analysis of Personal
22 Property Claim.

23 MR. CHRISTIE: I tender as Exhibit 4 the
24 Analysis of Personal Property Claim.

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

27 MR. REIDIN: Now, the personal property in
28 respect to which you are claiming as being missing
29 articles of value, are listed in the details of
30 claim, are they? A. Yes.

4.
S. Nebucks,
In chf.

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2 Q. I may say they are taken from the claim
3 which you made yourself; that would be right, wouldn't
4 it? They correspond with the list of articles you
5 added to your claim form? A. Yes.

6 Q. And I see you have in the original claim
7 form a set of valuations which are listed in the
8 right hand column of Exhibit 4. How did you arrive
9 at those values?

10 A. My husband advised me.

11 Q. Then where were these things left at the
12 time of your evacuation? A. They were left in the
13 basement room and locked up.

14 Q. Did your husband, in July, send a list of
15 some of these things that had been left at the house?
16 Ask her if she helped him in making up the list?

17 A. I don't know.

18 Q. Now, I notice a suggestion that a good
19 number of these articles were shipped to you by
20 Bowman's Storage. Did you receive some things from
21 Bowman's Storage? A. They were sent to me from
22 the Custodian.

23 Q. By or through Bowman's Storage?

24 A. I don't know.

25 Q. I am going to ask you if you know whether
26 you ever received a grass cutter for which you are
27 claiming? A. Yes.

28 Q. You received it? A. No, I did not receive
29 it.

30 Q. Then there is fur neck wear, a box of fur

5. A. Robson,
in chf.

1
2 each year. Did you receive that sometime about July
3 30th, 1944? A. No, I didn't receive it.

4 Q. And two ornamental dolls; did you receive
5 them about July 15th, 1944? A. Yes, I received
6 those.

7 MR. CHRISTIE: Your honour, I want to be
8 helpful, but she answers a question and then her
9 husband makes remarks.

10 THE HON. COMMISSIONER: We will put her husband
11 out if he cannot be quiet.

12 MR. BROWN: Your honour, there are special
13 circumstances in these sort of cases.

14 With regard to the Japanese books for which
15 you are claiming, did you receive about July 20th,
16 1944, from the Custodian or Bowman's Storage or any
17 other persons those Japanese books for which you are
18 making a claim? A. No.

19 Q. And what about the Japanese records?

20 A. No.

21 Q. Then there were paint and brushes, did
22 you receive those? A. No.

23 Q. Now, I notice there is a claim for one set
24 of girl's festival costume, valued at \$35, and the
25 Custodian says he had no record of it at any time.

26 Do you know why that wasn't included in the list of
27 things you gave the Custodian? A. I thought
28 everything had been registered and left with the
29 Custodian.

30 Q. And there is also some baseball mitts and

3. Nebraska,
in 1941.

1
2 roller stated which do not seem to have been
3 reported; has the witness any explanation why they
4 were not reported? A. They were reported.

5 Q. At any time, whether they were reported or
6 not, were they in fact the same thing that were in
7 your possession? A. Yes, they were all there.

8 Q. Now, have you submitted in that deposition, a
9 form entitled "Personal Statement" which you have
10 signed today? A. Yes.

11 Q. And you have sworn under oath that you have
12 A. Yes.

13 (Pursuant to Nebraska Evidence Statute No. 8).

14
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17 Q. I am producing a J.P. form dated the 10th
18 of May, 1941; is that your signature?

19 A. Yes, that is mine.

20 Q. (J.P. Form Nebraska Evidence Statute No. 8).

21 Q. Now, I want to ask you
22 your deposition and the
23 to the fact that you
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1
2 a hall and plus a room that had been made up in the
3 basement.

4 MR. CHRISTIE: Are you counting the hall as a
5 room? A. Yes.

6 Q. She is counting the basement as a room?

7 A. Yes.

8 Q. I am producing a picture of your property.
9 Is that the house in question? A. Yes.

10 (PHOTOGRAPH OF CLAIMANT'S PROPERTY, MARKED
11 EXHIBIT NO. 7)

12 Q. I think perhaps that in all the questions
13 I want to ask the witness in regard to the real
14 property. I think it might be wise if I filed some
15 tenders now.

16 (CERTIFICATE OF ENCUMBRANCE, MARKED EXHIBIT 8)

17 MR. CHRISTIE: I am putting all the tenders
18 together. There are six different tenders and I think
19 we can put them all in as one exhibit.

20 (SIX TENDERS FOR REAL ESTATE, MARKED EXHIBIT 9)

21 THE SUB-COMMISSIONER: You had better give me
22 the amounts.

23 MR. CHRISTIE: The first tender is in the amount
24 of \$2500; the second \$2500; the third \$3275; the fourth
25 \$3000; the fifth \$2500; and the last tender, which
26 was accepted, is \$2500.

27 (REAL PROPERTY SUMMARY MARKED EXHIBIT 10)

28 Q. Now, did you employ as solicitors Killam
29 & Shakespeare? A. Yes.

30 Q. Was it on your instructions this firm of
solicitors sent a list of goods to the Custodian?

S. Nebuchadne,
OF. EX.

A. I don't know.

Q. I am tendering this as Exhibit 11; it is a letter dated July 24th, 1948, from Killam & Shakespeare, and to this letter is added an inventory of goods left in the house.

(LETTER ABOVE REFERRED TO WITH INVENTORY ATTACHED, MARKED EXHIBIT NO. 11)

Q. Now, do you know whether or not the grass cutter was left in the house? A. Yes, it was in the basement.

Q. And where was the lawn mower? A. That also was in the basement.

Q. And there is a barber set; where was that left? A. They were in the basement too.

Q. Now, in your J.P. Form you state that the goods that were left were for the use of the tenant. Was it your intention that those other goods like the lawn mower and grass cutter were to be used by the tenant? A. Yes.

Q. The tenant was to have the use of the lawn mower, and what about the grass cutter? A. Yes.

Q. Now, where were the paint and brushes left?

A. In the room in the basement.

Q. And was the paint in tin cans? A. Yes.

Q. And were the brushes in tin cans? A. Yes.

Q. Who was the tenant in your house, was it a Mr. Craig? A. I don't remember, but it was something like Craig or Graham or some such name.

I am producing a letter, dated December 31st, 1948, addressed to the Custodian; is that your signature?

9.
S. Sobushin,
Cr. ex.

1
2 A. Yes, that is my signature.

3 Q. I won't read all the letter, but I will read
4 extracts:

5 "The furniture and fixtures and all other
6 articles in the house may be sold in due course.
7 However, the present value of everything in the
8 house is estimated at no less than \$1500.00, which I
9 is the price I insist upon. If these are to be
10 sold individually, I would like to have two of
11 the carpets -- one in the living room and the
12 other in the dining room."

13 Then there follows a list of articles, and
14 then this paragraph:

15 "Please see that all breakable articles are
16 well packed and freight charges to be paid from my
17 account."

18 Q. I am producing another letter dated January
19 27th, 1944, addressed to the Custodian; is that your
20 signature? A. Yes.

21 Q. There is just one paragraph in this, the
22 last paragraph:

23 "The garden hose and lawn mower which are not
24 included in the lease and which we believe
25 Mrs. Greig is now using, belongs the writer."

26 Q. I tender these two letters as exhibit 12.

27 (TWO LETTERS ABOVE REFERRED TO MARKED EXHIBIT 12)

28 Q. With that exhibit I think might go another
29 letter. It is a letter dated February 25th, 1944;
30 is that your signature? A. Yes.

Q. She says: (In regards to the forthcoming

14 I won't list them all, but I would call your
15 honour's attention to the item, 2 dolls (ornamental).

16 I will put this letter in the same exhibit.

17 --See Exhibit 12.

18 RE-EXAMINATION BY MR. BRENNER:

19 Q. Where were you living in July of 1944?

20 A. Toronto.

21 Q. 22 Candy Avenue? A. Yes.

22 Q. Well, that is where I presume anything at
23 that time would have been shipped to you; the
24 Custodian knew you were there, did he? A. Yes.

25 Q. And there are a couple of letters that my
26 friend has produced; one dated the 21st of August, 1944,
27 and one the 19th of September 1944. Are those your
28 signatures on those two letters? A. Yes, those
29 are signed by me.

30 Q. Your honour, the first letter of August 21st,
says:

A. Kobusha,
Ex. ex.

"I wish to thank you for the shipment of household articles which arrived a few days ago. The shipment arrived in good condition but I regret very much to make complaint about some articles which have not been shipped.

The packers when handling the goods, it seems they took advantage of the situation and helped themselves to some of the goods. For instance, the fur neckwear is listed on the manifest but was not packed. I requested 35 different items but have only received 31 and 13 other articles were not shipped. (Received one framed picture extra)

Some of the items are not particularly needed in daily life but some of them, no matter what price we offer, we would not be able to purchase them.

Enclosed herewith is a list of articles we have received. Kindly check on what became of the other goods and let me know by return."

Now, I notice in this list of what you received it includes some phonograph records. Are they the same records for which you are claiming in your claim form? A. No, they are not.

MR. CHRISTIE: We can add that to Exhibit 12.
--see Exhibit 12.

MR. BRANIN: This is a letter of September 19th:

"I wish to acknowledge receipt of your letter of September 7th and to thank you for the

E. Kobucka,
Cr. ex.

"information contained therein.

Although you say that the packers claim the articles I mentioned in my letter were shipped, the shipment was gone over carefully when it arrived here and they were found missing. I have heard of several cases like this and no doubt there must be someone responsible."

Now, just to go back to the records, you did receive some records in that shipment?

A. She did receive some records but others she did not receive.

Q. Her claim is only in respect to the ones she did not receive?

A. My husband put it in. I am not familiar with the details.

HARRY KYOTARO KOBUCKA, being first duly sworn, testified as follows:

DIRECT EXAMINATION BY MR. BREVIN:

Q. You are the husband of the last witness?

A. Yes.

Q. And you lived with her at the house on Pender Street in respect to which she is making a claim? A. Yes.

Q. What was your occupation? A. Business operations, fishing industries, stores, and the logging business and factories.

Q. You assisted her in looking after the house? A. I use the house in my wife's name in order to protect her in the future. I am in

13.
H. R. Hobbs,
dir. ex.

1 business and sometimes a business goes into bankruptcy
2 and there is nothing for the family to live on. I had
3 her sign but she doesn't know very much detail about
4 it. That is why I wanted to take the stand on behalf
5 of my wife.
6

7 Q. I understand the situation. Did you give
8 her the information that is contained in Exhibit 1?
9 Did you give her the information that is contained in
10 there? A. Yes.

11 Q. Is it true? A. It is true, yes. We
12 have a record in my books.

13 Q. A record of all you paid for the house?

14 A. Yes.

15 Q. And those improvements and additions that
16 were made, you made them, did you, and you spent the
17 money? A. Oh, yes.

18 Q. Now, in the same way, in regard to the
19 personal property, did you make up a list that is
20 attached to the claim? A. I did.

21 Q. And you put the values on there?

22 A. Yes, I did.

23 Q. How did you estimate the values?

24 A. Well, it was the idea of what I paid for it,
25 based on the idea of what I paid for it.

26 Q. And did you make any reductions? A. Some
27 reductions are there, some would be more, because
28 some of the articles you cannot buy whatever money
29 you pay for them. Let me tell you about the grand
30 cutter you asked my wife about -- she couldn't get
what that means. We had two, and we got one and we

14.
H. R. Hobson,
dir. ex.

1 didn't get the other.

2
3 Q. And I take it the information contained in
4 this form, personal chattels -- you are familiar with
5 that and it is correct? A. Yes; and I will tell
6 you one thing --

7 Q. What is that? A. Pictures of Japanese
8 festival costumes.

9 Q. Let us get this straight, is that the
10 item you described as "Girl's Festival Costume"?

11 A. Yes, this is my daughter.

12 Q. Is that what she is wearing, or is it
13 this thing here? It is not what I would describe as
14 a costume.

15 A. We celebrate the Girl's Festival every
16 year. On that occasion we decorate things to celebrate
17 for all the little girls we have.

18 (PHOTOGRAPH OF ITEM 2 IN PERSONAL CHATTELS
19 MARKED EXHIBIT NO. 15)

20 Q. Is that the sort of thing that you can sell
21 amongst other Japanese-Canadians if you had it?

22 A. Maybe to another Canadian or other people,
23 but it is valuable because as soon as we came to
24 Toronto we have been several times asked for that
25 costume there, and a lot of Japanese people know
26 we had that, and they ask for that and we haven't got
27 it. It is invaluable.

28 Q. It is invaluable to a special group of
29 people? A. I think everybody is interested if they
30 see that.

Q. Now, you were living at Gandy Avenue with
your wife in the summer of 1946? A. Yes.

H. R. Hebouka
Sgt. ex.

18.

Q. Did you check over the shipment of articles that were shipped from Rowman's Storage by the Custodian? A. Yes.

Q. Can you tell us whether that shipment that you received included the grass cutter? A. As I say we had two and we received one.

Q. Did the shipment include that or not?

A. I don't know which shipment. I don't know which one included it.

Q. You don't know exactly which was included in it. Do you know whether or not the Japanese books and records arrived? A. Yes, it came in one shipment. We just got part of it.

Q. Were any of the articles that were listed in the Claim Form that you prepared -- were they in the shipment you received, to your knowledge?

A. Well, all the shipments we received I acknowledged. What we didn't receive we still protest. We have correspondence with the Custodian during the time they were making these shipments.

CROSS-EXAMINATION BY MR. CHRISTIE:

Q. How many Japanese books were there?

A. I couldn't say -- many hundreds.

Q. Well, would there be any more than one box?

A. Oh yes.

Q. You got some books? A. Yes.

Q. But you say you didn't get them all?

A. We didn't get them all, no.

Q. What kind of books were they? A. Some of

1 these books were writings of a Japanese guru. It
2 came in 12 books and also there was some history of
3 the Buddhist. Maybe you do not need it in every day
4 life but it is necessary to have these things for
5 study. There was a Japanese-English dictionary. I
6 got only half the dictionary.

7 Q. How old were these books? A. Some would
8 be many years old. I myself am 60 years old.

9 Q. These books were an accumulation of books
10 through the years? A. It is so.

11 Q. Now, Messrs Killam & Shakespeare were your
12 lawyers? A. Yes.

13 Q. When they asked the Custodian that certain
14 books be shipped, were they acting on your
15 instructions? I want to know when Killam & Shakes-
16 pear asked that certain goods be shipped, were they
17 acting on your instructions? A. Yes, my instructions.
18 Would you mind giving me the privilege of speaking
19 about the house? You asked me how old the house
20 was. The main point is when I bought the house in
21 1931 it was new, brand new. Nobody was in it, it was
22 not even completed, and after I bought it it took a
23 couple of weeks to complete it and I moved in.

24 MR. BRENN: I am glad you called that to our
25 attention. I want to ask you about the rooms in
26 the house too.

27 A. Yes, in the attic I had two rooms. I had a
28 carpenter and paid almost \$500. to furnish the room
29 and the attic. The extension we put in the back
30 15 x 15 was one room, and another one is the sun room.

H. H. Hobouka,
Re-exam.

My wife says it was a hallway but it is not exactly a hallway, it was about 6 x 15. In the basement we had another room there for my boys and it was about 15 x 15 -- it was a big room with a closet. That makes 10 rooms altogether, and that is not including the toilet either.

MR. CHRISTIE: I tender as Exhibit 14 the auction sheets.

(AUCTION SHEETS MARKED EXHIBIT NO. 14)

(DISTRIBUTION SHEET OF BOWMAN STORAGE LIMITED, MARKED EXHIBIT NO. 15)

Q. There is a further letter of the Bowman Storage, dated September 19th, 1944, addressed to the Custodian:

"Further to our letter of September 5th., we have received an answer to our letter to our Toronto agent.

They say 'Our records show that the case and crates were checked out of the car in good order, and no breakage or evidence of pilferage was noted by the man when making delivery at the house. We only delivered the pieces from the car to the house and did not do any of the unpacking'"

I think that concludes the exhibits, your honour.

MR. CHRISTIE: It is submitted, your honour, that the real property was sold at its fair market value. It is submitted that these articles of personal property which were sold at auction were

(Discussion.)

18.

1 sold at their fair market value. It is submitted
2 that the Custodian is not responsible for goods
3 which were not left in his custody, nor for those
4 goods of which he had no record.
5

6 (PROCEEDINGS ADJOURNED SINCE DEB)

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

10 *J. B. McGregor*
11 J. B. McGregor,
12 Official Reporter.

13 I, J. A. McGibbon, Deputy Commissioner,
14 appointed to hear a Commission to
15 investigate claims of Japanese-Canadians
16 for property loss, do certify the foregoing
17 is a true copy of the evidence heard on
18 the within claim.

19 *J. A. McGibbon*
20 J. A. McGibbon,
21 Deputy Commissioner.
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