

1547

THIS FILE 1547 is connected with file 477.

Victoria B.C.
OFFICE OF THE CUSTODIAN
JAPANESE SECTION

FILE NO. *1548*

To be completed by persons of the Japanese race having no property in any protected area.

NAME *KUWABARA, (Shigeno) (Mrs.)*HOME ADDRESS *540 Dunedin St., Victoria, B.C.*REGISTRATION No. *09953*SEX *Female*AGE *43*MARRIED? *Yes widow*OCCUPATION AND EMPLOYER: *Housewife*NAME ~~DECEASED~~ HUSBAND: *Deceased*

ADDRESS

NAMES OF LIVING CHILDREN *Masao (M) 31 yrs.*ADDRESS: *540 Dunedin St.,
Victoria, B.C.**Shigetoe (M) 27 yrs. Wilbur (M) 20 yrs.*

ADDRESS:

*Thomas (M) 19 yrs. Kenneth (M) 17 yrs.**Ice (F) 15 yrs. Ruth (F) 13 yrs.*

ADDRESS:

Daniel (M) 7 yrs.

I certify that the above information is true and complete and state that I have no property of any kind whatsoever in any protected area in British Columbia.

Dated this *27* day of *March*

1942

WITNESS:

A. McArthur

(Signature)

Shigeno Kuwabara

INFORMATION FROM R.C.M.P.

DATE Apr. 27/43

Our File No. 1547

Full Name KUWABARA, (Mrs.) (Shigeno) Mrs. Bumpai
(Surname in Block Letters)

Registration No. 09953

Male - Female ☒
(Check)

Age Sept. 25, 1898

Former Address Victoria, B. C. 540 Dinnedin St.,

Date Evacuated Sept. 1/42

Naturalized - Canadian-Born - National
(Check) ☒

Present Address Sandwich, B. C. 168 Forest Ave.

Bill advised by Hamilton, Ont.

Married - Single
(Check) ☒ *Widow*

Name of Wife -

Name of Husband -

Name of Mother Dec'd

Name of Father Dec'd

Names of Children under 16 Alice Teruko (F) 23/1/27 #16003

Ruth Chiyoko (F) 1/3/29

Hide Maro Daniel (M) 28/4/34

Requested by Miss Chope

Registered with Custodian no
(Yes or No)

Additional Information A widow, with 9 children. Eldest son, Masao, was a

Gardener employed by Warren Hilton, Victoria, B. C.

REAL PROPERTY SUMMARY

Catalogue No. 898.

File No. 477

File No. 1547

Masao KUWABARA (Son)

Mrs. Shigeno KUWABARA (Mother)

Reg. No. 09991

Reg. No. 09953.

Address: 540 Dunedin Street, Victoria, B. C.

Legal Description: Lot 13 in Block 2 of Section 5, VICTORIA DISTRICT, Plan 282.

Classification: 7-room Dwelling.

Registered in the name of: FRANK TRAMLEY.

State of Title: Outstanding balance (\$86.08) of an unregistered assignment from Frank TRAMLEY to Ruby Louise TIPPETT was paid off and a Deed obtained from Frank TRAMLEY to Masao KUWABARA and Shigeno KUWABARA, as Joint Tenants. Registration of this Deed was followed by transmission and transfer of clear title to purchasers.

Sold to: TROPIN CHERNIUK and JANINA CHERNIUK, as Joint Tenants, for: \$2250.00 Cash.

As at: March 27th, 1945.

Title (No. 153526-I) delivered to new Registered Owners on: August 23rd, 1945.

Net proceeds (\$2,028.33) released to credit of Masao KUWABARA and Mrs. Shigeno KUWABARA (Joint Account 477 & 1547) on: July 12th, 1945.

Chattels: Sold separately for credit of Masao KUWABARA (File 477).

Insurance: Transferred to Purchasers (July 27/45).

Administration: The dwelling, a well-built 2-storey, 7-room, Frame, house with basement, in good condition, has been rented continuously from May, 1942, @ \$35.00 per month (furnished). The only major item of expense incurred was for new front steps (\$47.24).

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

23rd October, 1945.



07701 37123		KUSABARA, Masao Kusabara, Chikuo (Mrs. Bungel)			FILE NO. 477 Cross ref. 1547	
COMPANY	POLICY NO.	AMOUNT	EXPIRATION			PROPERTY
			MONTH	DAY	YEAR	
Merchants Fire Assoc Corp'n of New York	39320	\$27,000	March	1	1945	540 on North side of Dunedin St. Lot 13, Blk 2 of Sec. 5 Pl. 282, Victoria
Scottish Union & National Ins. Co.	7482349	\$450.00	Sept.	28	1945	540 on North side of Dunedin St. Victoria
Caladenian Insurance Company	57449	\$200.00	March	1	1945	540 Dunedin Street, Victoria, B. C.
Scottish Union and National Ins. Co.	673209	\$200.00	Oct.	3	1946	Chattels at 540 Dunedin St., Victoria, B. C.

INSURANCE ON DWELLING TRANSFERRED TO PURCHASER. (27/7/45).

INSURANCE ON CHATTELS CANCELLED (AUG. 7/46).

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

7th August, 1946.

[Signature]

RGB/P.

PERSONAL PROPERTY SUMMARY

File 1547.

Mrs. Shigeno KUWARARA.

Reg. No. 09953.

This 43-year old Widow, a Naturalized Canadian from Victoria, signed a Custodian "No Property" card on the 27th March, 1942. She was evacuated on September 1st, 1942.

Real Property: Real Property Summary (showing Joint interest with eldest son in Cat. 898) completed 23rd October, 1945.

Liabilities: None.

Chattels: None. Copy of summary on son's file (477) attached.

Specified Articles: None.

Bills Receivable: Refund of electric light security deposit collected (June 30/45) from B. C. Electric Railway Co. in the sum of \$3.00, and credited to Joint Account.

Bonds, Shares, etc.: None.

Bank Accounts: None.

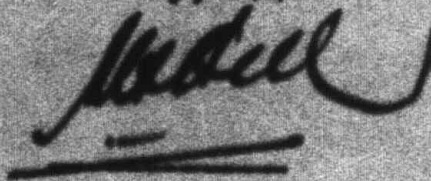
Life Insurance: None.

Funds: No Personal Account, but Joint Account with her son, Masao (File 477), shows a credit balance of \$602.18 at the present time.

There is no other personal property interest in this file.

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

22nd July, 1946.



RGB/P.

LIABILITIES SUMMARY

File 1547.

Mrs. Shigeko KUHABARA (Widow)

Reg. No. 09953.

NO CLAIMS RECORDED IN THIS FILE.

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

17th December, 1945.



MR/P.

INTERIM

CHATELAIN SUMMARY

File 477.

Nasao KUNAHARA

Reg. No. 09991.

A review of this file made today shows all Chatelains appear to have been accounted for as follows:

A bed-room suite, desk and box ("contents unknown") stored with, and signed for (Aug. 8/42) by a friend, W. Hilton, 1715 Rockland Avenue, Victoria.

Household effects packed (in 16 boxes) and left in the house (540 Dunedin Street, Victoria) were moved to Custodian central storage at The Willows (May 18/42). Of these, 4 units appear to have been shipped (Sept. 30/44) to owner, and the balance sold (Dec. 18/44) by auction at The Willows.

All chattels left in the house for the use of the tenant, and signed for by him (June 9/42), were subsequently (June 6/45) appraised at a total of \$302.25. Sales to tenant, etc., at these prices accounted for:

\$ 91.50	on the 21st January, 1945
\$ 13.75	on the 11th September, 1945
\$ 11.00	on the 18th September, 1945
\$ 17.25	on the 28th September, 1945
\$ 18.25	on the 1st October, 1945
\$ 4.50	on the 3rd October, 1945
\$ 1.50	on the 17th October, 1945
\$ 1.80	on the 8th November, 1945
\$132.50	being realized at an auction sale of the balance on the 16th November, 1945.

Owners confirmation being sought for final summary.

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

22nd July, 1946.

[Signature]

Mr. Acknowledged & confirmed 14/10/46.

[Signature]

WARREN HILTON
"HOCHELAGA"
1715 ROCKLAND AVENUE
VICTORIA
BRITISH COLUMBIA

March 12. 42.

Mr. S. W. McPherson,
deputy Custodian,
Vancouver, B.C.

Dear sir: -

I am writing you on behalf of ten persons
of Japanese race, to-wit, a Mrs. Kuwabara, a widow,
and her nine children all born in Canada.

The children range in age from 8 years to 31 years.

Their father, who died a few years ago, was em-
ployed here as an immigration officer for ³⁷ years.

The oldest son, Masao Kuwabara, has been em-
ployed by me as a gardener.

Mrs. Kuwabara and her children are anxious to do
whatever may be required of them as to removal from
this area.

Unfortunately, practically the only capital they have
to get away on is their small home, from the sale of
which, if permitted, they could realize about \$1,300.00,
in, say, thirty days. Mr. Bernard Heisterman of

(over)

Heistman & Forman is confident of this, but
tells me they would then be on the street until
they were given permission and instructions as to
where to go and when.

Will you kindly send me one of the blank
forms to be filled out by them as owners of the
real estate?

At the same time, I would appreciate any
suggestions you care to offer as to the sale of the
property to provide them with money necessary
for their removal, etc.

Thanking you in advance for the courtesy of a
reply and regretting to trouble you in these busy
days,

Sincerely,

Warren Hilton

March 26, 1942.

Warren Hilton, Esq.,
1715 Rockland Avenue,
Victoria, B. C.

Re: Mrs. Kowabara

Dear Sir:

Your letter in regard to Mrs. Kowabara and her children has been received and in reply I would advise you that, so far as the Custodian's office is concerned, there is nothing to prevent this lady dealing with her property, other than the items mentioned in the Order of the Minister of Justice, which included motor vehicles, cameras, radios, etc., until such time as she either voluntarily surrenders her property to the Custodian or until she is evacuated.

If this lady should desire to surrender her property voluntarily to the Custodian prior to evacuation, I would suggest she communicate with Mrs. McArthur at the Registration Bureau which has been opened in the City Hall in connection with the Custodian's work.

Yours truly,

Manager.

CLD/bm

COPY FOR FILE #1547

File 477

September 5, 1942.

George Randall, Esq.,
1303 Douglas Street,
Victoria, B. C.

Dear Sir:

Re: Masao KUWABARA

With reference to the Agreement of Sale of the property at 540 Dunedin Street, Victoria, we note that your advices to us bear the name of M. and S. Kuwabara, and we have a reference on our file that Mrs. Shigeno Kuwabara has an interest in this property. When, however, she registered with us, she declared that she had no property and we have looked upon the owner of this house as being Mr. Masao Kuwabara. We are having the title of the property searched, but in the meantime shall be glad to know if you can advise us what interest, if any, the mother, Mrs. Shigeno Kuwabara, has in this property.

Thanking you,

Yours truly,

F. G. Shears,
Assistant Manager.

FD:BT

C
O
P
Y

WISE & CO., LIMITED

109-110 Pemberton Block,
Victoria, B.C.
28th September, 1942.

1547.

S.M. Gibson, Esq.,
Manager, Insurance Department,
Department of the Secretary of State,
Office of the Custodian,
Japanese Evacuation Section,
506 Royal Bank Building,
Vancouver, B.C.

Dear Sir:-

Re: Masao KUWABARA - Your File No. 477

We beg to acknowledge receipt of your letter of the
25th inst., and in accordance with your instructions we have issued
and have pleasure in enclosing herewith ' SCOTTISH UNION ' Policy
No. 482349, covering the Contents of Dwelling at 540 Dunedin Street,
Victoria, B.C., for \$450.00 for three years.

Trusting all will be found in order, we beg to remain,

Yours very truly,

WISE & COMPANY LTD.,

per: "C.B."

CB/J.

Encs.

477
1547

January 4, 1943.

George Randall Esq.,
1303 Douglas Street,
Victoria, B.C.

Dear Sir:

We require for our records a copy of the Agreement for Sale and Purchase referred to in your letter of the 10th September and would be obliged if you would let us have this be return.

This Agreement is between Frank Twanley (Vendor) and Masao KUWABARA (File 477; Reg. #09991) and his Mother Shigeko KUWABARA (File 1547; Reg. #09953) as Purchasers of the property known as No. 540 Darnley Street, Victoria (Lot 13, Block 2, Section 5, Plan 282).

Yours truly,

A. G. McArthur.
Administration Department.

P.S. We shall also require a copy of the Assignment from Frank Twanley to Ruby L. Tippet and if you hold this document please include a copy when replying to this letter.

RGB/CD

File 1547.

London B.C.

Jan. 7. 1943.

Mr. C. A. Wilson.
Japanese Evacuation
Office of the Custodian.

EVACUATION SECTION	
Rec'd JAN 11 1943	
File No. 471-1547	
Ans.	
Referred <u>Howe</u>	

Dear sir,

When I registered with the Custodian on
Mar. 27th, 1942 at Victoria, I failed to state that I
was joint owner of Lot 13, Block 2, Roll no. 17249, Victoria
known as 540 Dundas St. My reason for this error
is, that my son, Masao Kuwabara # 89991, who had
already registered this property with the Custodian and
I believed this to be sufficient. My interest is one
half in this property and if I have caused any
inconvenience, I wish to apologize for my mis-
statement. Hoping this will clear up the situation.

Yours truly,

Shigemasa Kuwabara

471
1547

February 3, 1943.

Mr. George Randall,
1303 Douglas Street,
Victoria, B. C.

Dear Sir:

Re: Shigeno KUNABARA, Reg. #09953.
Hanao KUNABARA, Reg. #09991.

We are in receipt of your letter of the 25th ultimo,
enclosing statement of account to the 31st December.

We note that the balance due your client on that date
was \$592.34, which included \$11.60 for interest from September
1st to December 31st.

For the present we desire to have funds accumulate
further by limiting disbursements to payment of interest and would
like to know if this would be agreeable to your client. If so,
we propose paying such interest promptly at the end of each quarter.
We enclose our cheque for \$11.60 to meet the interest charge up
to the 31st December and if the suggestion outlined above proves
to be acceptable we shall be ready to make the next interest pay-
ment promptly on the 31st March.

Yours truly,

R. G. Bell.
Administration Department.

RGB/CD
Encl.

MEMORANDUM

File Nos. 1547 & 477

TO: Accounting Department.

FROM: R. G. Bell.

April 24th, 1944.

Re: Shiguro (Mrs. Susui) KIMURA - #07953
and Shiguro KIMURA - #07951.

The property (540 Dundas Street, Victoria) carried in the account of Shiguro KIMURA, File 477, is owned jointly with his mother, Shiguro KIMURA, File 1547, as Joint Tenants.

As all entries in the account, with the exception of a life insurance premium, relate to the property in question, I would suggest that this account be converted into a Joint Account in above names.

RGB/r.

LOSS REPORT

No. 66

File: 477 & 1567

Name: Masao KUNAHARA & Shigeko KUNAHARA

Location: 540 Dunedin Street, Victoria, B. C.

Property Damaged: Dwelling

Loss Caused by: Fire

Date of Loss: May 24th, 1944.

Policy No. 39320 Company: Merchants Fire Insurance Corporation

Agent: Robson, Christie & Co. Ltd.

Coverage: \$2000.00

Adjuster: Masaru Crochies, Victoria B. C.

Amount of Claim: nil

Date Claim Paid:

Insurance Revised: Unnecessary

Remarks: Small fire damage to roof--Mr. E. Hamworth, contractor, estimated damage at \$5.00. This amount is under the deductible coverage of the policy (\$25.00). There is, therefore, no claim to be filed.

pm

222-35

MEMORANDUM

File No. 47 & 152.

Reference No. 511.

To: Mr. George Peters.

FROM: Mr. T. G. Bell.

January 17th, 1945.

Re: 540 Dundas Street, Victoria (Lot 13 in
Block 2 of Section 5, Victoria District,
Plan 282.

The attached Real Property Examination shows title to
be in the name of Frank TUNLEY with registered Agreement for Sale
from latter to Shigeo KUNAHARA (widow) and Hanao KUNAHARA (son) as
Joint Tenants. Original purchase price (\$1300.00) reduced to less
than \$100.00 at this date.

There are 2 Registered Charges, (1) 96649-G -
"Exceptions and reservations contained in the original grant from the
British Columbia Land Company in favour of The Crown" and (2) 97457-G - "Right
to Purchase under agreement dated 22.7.40 in favour of Hanao Kuna-hara
and Shigeo Kuna-hara as Joint Tenants, from Frank Tunley".

There is no evidence of any unregistered charge.

The property is rented to Mrs. G. Barga @ \$35.00 on
a month-to-month basis.

RM/7.
Attach.

477 & 1547.
Cat. No. 898.

January 26th, 1945.

Mr. George Randall,
1303 Douglas Street,
Victoria, B. C.

Dear Sir:

Re: 540 Dunedin Avenue, Victoria, B. C.
(Lot 13 in Block 2 of Sec. 5, Plan 282).

This property being in course of sale we desire to have original of Vendor's (Frank Tansley) Assignment contract in favour of your client (Ruby Louise Tippet) to enable us to establish this link in the chain of title by registering this document.

Please obtain and forward document in question to this office, by registered mail, at the same time letting us have a statement, over Ruby Louise Tippet's signature, showing balance of principal and interest payable as on the 15th February, 1945.

A registerable Deed of Conveyance from Ruby Louise TIPPETT to Masao KUWABARA and Shigeno KUWABARA, as Joint Tenants, should also be prepared, and forwarded to this office as soon as ready. We will then be in a position to effect payment of outstanding balance, as shown by statement, as soon as we have completed registration of Assignment.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.

COPI

Please file
477 & 1547

March 1, 1945.

Wise & Co. Ltd.,
109-110 Pemberton Block,
Victoria, B.C.

Dear Sirs:

Re: Catalogue No. 898,
540 Dunedin Street,
13/2/5/282/Victoria Dist.

This property, the rents for which you are collecting, is the subject of an expected sale through your agency, the effective date of which should be calculated as of the date we receive payment in full in this office.

Will you be good enough to continue collecting rents and reporting to this office pending completion of current arrangements. It will be appreciated, however, if you will report as promptly as possible and at the same time keep us up to date on all charges against the property which are disbursed through your office.

No further extraordinary charges should be incurred without consultation but current levies usually payable on behalf of the landlord (such as water, for example) may be continued.

You will be further notified when the sale is finally completed so that whatever arrangements are desired may be made with the prospective transferees.

Yours truly,

George Peters,
Administration Department.

GP:AS

477 & 1547.
Catalogue No. 878.

April 16th, 1945.

Mr. George Randall,
Real Estate & Insurance,
1303 Douglas Street,
Victoria, B. C.

Dear Sir:

Shigemo KUWABARA, Masao KUWABARA.
Lot 13 in Blk. 2 of Sec. 5, Victoria
Dist., Plan 282, - 540 Dunsin Street.

With reference to the above lot and our letter of January 26th, will you please obtain and forward to this office the original Assignment of Agreement for Sale from Frank Tinsley to Ruby Louise Tippet, also a Deed from Ruby Louise Tippet to the Purchasers, Masao KUWABARA and Shigemo KUWABARA.

As soon as the above have been received we shall remit a cheque covering the balance owing, namely, \$84.08. If this amount is not correct please enclose a statement when sending over the Assignment and Deed and a cheque will be made out accordingly.

Thanking you for a prompt reply.

Yours truly,



D. H. Cramer
(Conveyancer)

DAC:JS

477 & 1547.
Catalogue No. 898.

For 1547

May 12th, 1945.

Messrs. Wise & Company Ltd.,
109-110 Pemberton Block,
Victoria, B. C.

Dear Sirs:

Shigano KUWABARA, Masao KUWABARA.
540 Dunedin Street, Victoria, B.C.
Lot 13 in Blk. 2 of Sec. 5, Victoria
District. Plan 282.

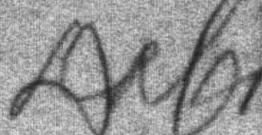
With reference to your letter of May 10th, we are sorry
for the delay in registering the documents in favour of your
clients, Mr. and Mrs. Cherniuk.

We have been trying through Mr. George Randall of 1303
Douglas Street, to obtain from Mrs. Ruby Louisa Tippet the
original Assignment of the Agreement for Sale, also a Deed
from Mrs. Ruby Louisa Tippet to Masao KUWABARA and Shigano
KUWABARA as Joint Tenants. This property now stands in the
registered name of Frank Tawaley, who has given an Assignment
of the Agreement for Sale between himself and Masao KUWABARA
and Shigano KUWABARA - Joint Tenants, to Mrs. Ruby Louisa Tippet.

You might be in a position to hurry this along, there-
fore, we are enclosing herewith copies of letters which we
have written to Mr. George Randall.

As soon as the registrable documents are received, we
shall send a cheque for the amount still owing to Mrs. Tippet.

Yours truly,



D.A. Cramer
(Conveyancer)

DAC:JS
Encls.

1547

477 & 1547

AIR MAIL

March 21, 1945.

Messrs. Wise & Company Ltd.,
107-110 Pemberton Block,
Victoria, B. C.

Dear Sirs:

Re: Catalogue No. 298
540 Dunedin Street
VICTORIA, B. C.
13/2/5/25/Victoria Dist.

Please be informed that deed covering sale of the above property to Mr. Trofia Cherniuk and his wife Janina Cherniuk, 534 Dunedin Street, Victoria, has been returned from Ottawa duly signed, and is now ready for registration.

Kindly forward us a certified cheque for the balance owing on the purchase price amounting to \$2,050.00, upon receipt of which this deed will be filed for registration immediately. We note the purchasers' urgent request that the tenants of this property be notified of the change of ownership before March 30, 1945 and are therefore enclosing copy of notice sent to said tenant in order that notice to vacate may be given.

Yours truly,

George Peters,
Administration Department.

GP:MA
Enc.

WISE & CO., LIMITED
General Insurance
Real Estate and Financial Agents
Mortgage Loans - Timber Brokers
Notary Public

for file 1547

Offices: 109-110 Pemberton Block
Victoria, B. C. March 22nd 1945

George Peters, Esq.,
Administration Department,
Department of the Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:-

Re: Catalogue No. 898 - 540 Dunedin Street
Victoria, B.C., 13/2/5/282/Victoria Dist.
Your File No. 477 & 1547

We are in receipt of your Air Mail letter of
yesterday, for which we are much obliged, and now forward
Certified cheque for \$2,050.00, upon receipt of which we note
the conveyance will be filed for registration.

We should be glad to receive statement of adjust-
ments of rent, taxes, insurnace, etc. in due course.

Yours very truly,

WISE & COMPANY LTD.

per "J. Wise"

JW/J. Encl.

JACKSON & BAUGH ALLEN
Barristers, Solicitors, Etc.

M.B. Jackson, K.C. G.W. Baugh Allen

Victoria
British Columbia

May 22, 1945.

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

Dear Sirs:

Re your file 477 and 1547. Catalogue No. 898
Re Shigeno Kuwabara, Masao Kuwabara

Your letter of the 12th inst. addressed to Messrs. Wise & Co. Ltd. has been handed to us with instructions to reply to the same. We have been looking after the interests of Mr. Trofin Cherniuk and have been in constant touch with Messrs. Wise & Co. Ltd. in respect to this matter.

After numerous attempts we have succeeded in obtaining from Mr. George Randall the original Vendor's assignment of the Agreement of Sale dated 12th day of August, 1940, made between Frank Tawmley as assignor, and Ruby Louisa Tippet as assignee, under which the assignor assigned to the assignee all his interest in that agreement of sale dated the 22nd of July, 1940, made between Frank Tawmley as Vendor and Masao Kuwabara and Shigeno Kuwabara. We have also been handed and executed copy of the Agreement of Sale. We are advised that the reason why the assignment was not sent to you was because Mrs. Tippet does not wish to go to the expense of having her assignment registered, there being an understanding between her and Mr. Frank Tawmley that when she has received the balance payable to her under the Assignment that Mr. Tawmley, would convey directly to Masao Kuwabara and Shigeno Kuwabara, thereby saving double registration fees. Mr. Tawmley, we are assured, is quite prepared to execute a conveyance direct to the Custodian, as representing the Japanese purchasers, and we should be glad to know if you have any objection to this course being followed. Mr. Tawmley would presumably be protected if the assignment which he executed was delivered up to him, together with all copies, upon the conveyance being executed. We are holding the assignment and the copy of the Agreement of Sale on our files in the meantime and should be glad to hear from you.

We are instructed by Mr. George Randall that there is a balance of \$84.08 owing to Mrs. Tippet under the assignment, plus interest on that sum calculated from January 1st last at 6%.

May 22/45

We have been asked to inquire of you if you have kept the property insured against fire. Mr. Randall tells us that the policy which was formerly in existence expired a short time ago and was not renewed by his office. However, at our request he has issued a cover note so that the property will be protected until we can receive word from you.

Yours faithfully,

Jackson & Baugh Allen

per "G.W. Baugh Allen"

GWBA/BC

May 23rd, 1945.

Messrs. Jackson & Bough Allen,
111-112 Union Building,
612 View Street,
Victoria, B. C.

Dear Sirs:

Shigeno KUWABARA, Masao KUWABARA.

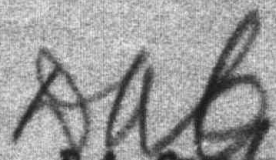
With reference to your letter of May 22nd, in connection with the issuing of a Deed by Frank Twanley to Masao KUWABARA and Shigeno KUWABARA, it will be quite in order if Mr. Frank Twanley will issue a Deed covering Lot 13 in Block 2 of Section 5, Victoria District, Plan 282, in the names of Masao KUWABARA, Hotel Employee, and Shigeno KUWABARA, Widow, Joint Tenants, formerly of 2522 Blanshard Street, Victoria, now c/o Custodian of Enemy Property, 506 Royal Bank Building, Vancouver, B. C.

In order to protect ourselves, we will have to have the original Assignment from Mr. Twanley to Mrs. Ruby Louise Tippet. Mr. Twanley has received his money in full and that should be sufficient for him. As soon as we receive the Deed from Mr. Twanley to the Japanese, and the original Assignment from Mr. Twanley to Mrs. Tippet, we shall forward our cheque in the sum of \$86.06, being, \$84.06 of principal owing and \$2.00 interest to the 25th of May, 1945.

In reply to your inquiry re the Insurance, this was renewed in the sum of \$2,000.00 through Wise & Company, expiring March 1st, 1948.

We will be very much obliged if you will kindly have this rushed through.

Yours truly,


D.A. Crimer
(Conveyancer)

DAG:JS

1547

June 14th, 1945.

Wise & Co. Ltd.,
109-110 Pemberton Block,
VICTORIA, B.C.

RE: Cat.No. 898 - 540 Dinedin St.
Victoria, B.C.

Dear Sirs:

Thank you for your letter of June 8th and enclosure showing that the present value of the contents is \$301.25. As a general rule we should not be able to consider an offer from the Cherniuke of less than this sum and if they are willing to pay it the deal can go through without more delay. It occurs to us however that they may not have sufficient cash to meet this price and would be content with everything on the premises except the piano and stool. If this were deducted the cost of the balance would be \$176.25, which they would perhaps be willing to pay, and the piano and stool could then be removed by Messrs. Maynard & Sons for sale at auction. Kindly let us know what you arrange.

Yours truly,

H. F. Green
Protection Department

HFG:LBH

File No. 477 & 1547.
Catalogue No. 898.

15479
June 30th, 1943.

MEMORANDUM

TO: Mr. E. W. Wright

FROM: Mr. D. A. Cramer

Shigao KUHARADA, Name KUHARADA
548 Bessie Street, Victoria, B. C.,
Lot 13, Blk. 2 of Sec. 5, Victoria
District. Plan 282.

We are waiting for a Deed from Frank Tansley and the above named Japanese which has been promised us by Messrs. Jackson & Hugh Allen of 612 View St., Victoria. This is in reference to a sale made to Trofin Chernish and Janina Chernish, Joint Tenants. This sale came through Messrs. Wise & Company, Offices 109-110 Pemberton Block, Victoria. Their telephone number is N7841.

I have a letter from Messrs. Wise & Company, dated June 9th, stating that Mr. Hugh Allen had promised them that the Deed would be forthcoming in the early part of next week which would have been about the twelfth of the month; so, if you have time, would you kindly get in touch with these people and ask them to hurry the Deed as it is delaying the registration of the Transmission and Deed to the new purchasers.

D.A.C.

DAC:JB

Jackson & Baugh Allen
Barristers, Solicitors, Etc.

for file 1547

M.B. Jackson, K.C. G.W. Baugh Allen

Victoria,
British Columbia

July 10, 1945.

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

Dear Sirs:

Re: your file 477 and 1544, Catalogue No. 698
re Shigeno Kuwabara et al

Would you please refer to your letter of the 23rd day of May last herein.

We are glad to be able to advise you that we have at long last succeeded in obtaining a conveyance from Mr. Frank Twanley to Masao Kuwabara and Shigeno Kuwabara as joint tenants, of Lot 13, in Block 2, of Section 5, Victoria City, Plan 282. We have had an extraordinary amount of difficulty in obtaining this conveyance and we have literally had to hound Mr. Randall's office to finally obtain it. Enclosed please find this executed conveyance herewith.

Enclosed also please find original assignment dated 12th August 1944, made between Frank Twanley as Assignor, Ruby Louisa Tippet as Assignee and Masao Kuwabara and Shigeno Kuwabara as purchasers, together with executed copy of the Agreement of Sale from Frank Twanley to Masao Kuwabara and Shigeno Kuwabara.

We trust that everything is now in order and that title can now be registered in the names of our clients, Mr. Trofin Cherniuk and his wife, Jamina Cherniuk. We shall be glad to hear from you.

You will note that Mr. Twanley's son is the witness to his father's signature and the his affidavit of witness has been taken by the writer. The writer objected to the son acting as a witness, but was advised by Mr. Randall's office a number of conveyances signed by Mr. Twanley Sr. had been witnessed by his son and that they were accepted by the Land Registry Office. The writer took the precaution of taking the conveyance to the Land Registry Office and confirmed that the conveyance will be accepted with the son acting as witness.

Yours faithfully,

Jackson & Bough Allen

per "G.W. Baugh Allen".

GWBA/BC

Encls.

477 & 1547,
Catalogue No. 596.

901 1547

July 16th, 1945.

Messrs. Jackson & Daugh Allen,
111-112 Union Building,
612 View Street,
Victoria, B. C.

Dear Sirs:

Masao KUWABARA and Shigeno KUWABARA.
540 Dunedin Street, Victoria, B. C.
Lot 13, Blk. 2 of Sec. 9, Victoria
District. Plan 282.

We beg to acknowledge receipt of your letter of
July 10th, 1945, enclosing the Deed from Frank Tinsley
to Masao KUWABARA and Shigeno KUWABARA, covering the above
property.

We have forwarded our cheque in favour of Ruby
Louisa Tippet, in the sum of \$86.08, covering Principal
of \$84.08 and Interest \$2.00, to Wise & Company Ltd.

Thanking you for the trouble you have taken in
this matter.

Yours truly,



D.A. Craner
(Conveyancer)

DAG:JS

WISE & CO., LIMITED

OFFICES: 109-110 PIMBERTON BLOCK
VICTORIA, B. C.

C
O
P
Y

July 16th, 1945.

George Peters, Esq.,
Administration Department,
Department of the Secretary of State,
Office of the Custodian,
Vancouver, B. C.

Dear Sir:

Re: Catalogue No. 898 - 540 Dunedin Street,
Victoria, B. C., 13/2/5/282/Victoria Dist.
Your File No. 477 & 1547.

The Cherniuks wish to purchase furniture in the above property as per the attached list. They are willing to pay the prices as per the appraisalment by Messrs. Maynard & Sons of June 6th, and we should be glad to hear from you if we should accept their offer.

If you do so, we presume the balance of the furniture would be sent to Maynards for sale by auction.

Yours very truly,
WISE & COMPANY LTD.

per: "J. Wise"

JW/J.
Enc.

(COPY)

FURNITURE AND EFFECTS OF MASAO KUWABARA
at 540 Dunedin Street, Victoria, B.C.

Living Room:

Couch	\$ 2.50
Wicker Chair	2.50
Curtains	2.50
Congoleum Square	6.50
Pictures	3.00

Dining Room:

Ex. table and 6 chairs	12.00
Congoleum Square	7.00

Bed:

Bed, Spring and Mattress	2.00
--------------------------	------

Kitchen:

Kitchen table and 7 Chairs	1.50
Cook stove	6.00
Lino	1.50

Back Hall:

Curtains and Congoleum	1.00
Congoleum	4.50
Pictures	1.50

Stairs:

17 Rubber mats and Lino	4.50
-------------------------	------

Upper Hall:

Congoleum	3.00
-----------	------

Bathroom:

Mirror, Chair, Lino and medicine cabinet	1.50
---	------

(Over)

Page 2.

Bedroom No. 1:

Dresser	\$ 5.50
Bed, Spring and Mattress	4.50
Table	.50
Congoleum	4.50
2 Chairs and Jard. Stand	.50

Bedroom No. 2:

Sideboard	3.50
3 Chairs	1.50

Bedroom No. 3:

Bed, Spring and Mattress	2.00
Dresser	1.50
2 tables and chair	.50
Congoleum	4.00

\$91.50

(COPY)

APPRAISEMENT OF THE FURNITURE AND EFFECTS
OF MASAO KUWABARA, AT 540 DUNEDIN STREET,
VICTORIA, B. C.

June 6th, 1945.

Living Room:

Heintzman & Co. Piano and Stool	\$125.00
Walnut Lamp Table	2.75
" End Table	3.00
" Magazine Table	3.50
" Chesterfield Table	9.00
" Stool	3.50
" Lamp Table	5.50
Couch	2.50
Morris Chair	2.50
Curtains	2.50
Congoleum Square	6.50
Jard. Std.	.50
Pictures	3.00
Elec. Table Lamp and 2 Vases	1.50

Dining Room:

Settee	3.00
Walnut Coffee Table	6.50
Chest of Drawers	6.00
End Table	2.00
Table Desk	4.50
Ex. Table and 6 Chairs	12.00
Mantle Clock	1.50
Chest of Drawers	1.50
Mirror	1.50
Pictures	1.50
Congoleum Square	7.00
Dishes, jug, etc.	1.00
Spark Guard	1.50

Bed:

Bed, Spring and Mattress	2.00
2 Tables	1.50
Painting and Pictures	1.50
Spark Guard	2.00

Kitchen:

Kitchen Table and 7 Chairs	1.50
Cook Stove	6.00
Upholstered Chair	1.50
1 Kettle, etc.	.50
Wall Clock	1.50
Lino	1.50
Tri-lamp	7.50
Mirror	3.75

Page 2.

Back Hall:

Curtains and Congoleum	\$ 1.00
Congoleum	4.50
Pictures	1.50
Hat Tree	4.50

Stairs:

17 Rubber Mats and Lino	4.50
-------------------------	------

Upper Hall:

Congoleum	3.00
-----------	------

Bathroom:

Mirror, Chair, Lino and Medicine Cabinet	1.50
--	------

Bedroom #1:

Bed, Spring and Mattress	4.50
Dresser	5.50
Table	.50
2 Chairs and Jard. Std.	.50
Congoleum	4.50

Bedroom #2:

Sideboard	3.50
3 Chairs	1.50

Bedroom #3:

Bed, Spring and Mattress	2.00
Shelves	.75
Dresser	1.50
2 Tables and Chair	.50
Congoleum	4.00

\$301.25

APPRAISED BY
MAYNARD & SONS,
731-733 Johnson St.,
Victoria, B. C.

477 & 1547.
Cat. No. 878.

August 3rd, 1945.

Mr. Masao KUWABARA,
Registration No. 09990,
Kaslo, B. C.

Dear Sir:

Re: 540 Dunedin Street, Victoria, B. C. (Lot 13 in Block
2 of Section 5, Victoria District. Plan 282).

We are in receipt of your letter of the 28th ultimo asking
for information regarding the above property.

In conformity with the Dominion Government's policy of
liquidation of properties in the protected areas of British Columbia this
was included in a catalogue of such properties and widely advertised for
sale.

In spite of this advertising and the efforts of Real Property
Agents, no acceptable bid was forthcoming for some time but it was sold on
the 27/3/1945 for \$2,250.00, which is in line with the value placed on it
by a qualified independent appraiser.

The outstanding balance of Agreement for Sale has been paid
and as soon as final adjustments (taxes, insurance, etc.) with purchaser
have been made a complete statement of the transaction will be sent you.

The tenant in the house will not vacate or release the Chattels
included in the rent until the 30/9/1945.

Yours truly,

R. G. Bell,
Administration Department.

RGE/P.

477 & 1547

August 14, 1945.

Shaw, Wise & Company,
109-110 Pemberton Block,
Victoria, B. C.

Dear Sirs:

Re: Catalogue No. 098
545 Denison Street
12/2/45/Victoria

Please be informed that certificate of title covering the above described property has been received by this office registered in the names of Trofim Cherniuk and Janina Cherniuk and is now ready for delivery.

Adjustments have been calculated as of March 27, 1945 as shown on the enclosed sheet and a balance of \$29.55 is charged to the purchasers. With reference to rentals you will notice that these have only been paid to February 28, 1945 and we have taken it for granted that you have collected rent from March 1, 1945 for the new owners. As adjustments are calculated as of March 27, 1945 we are charging twenty-six days' rent to the purchasers.

Please have the purchasers sign the attached control receipt and return it to this office with their cheque for \$29.55 upon receipt of which certificate of title and relevant insurance policies will be mailed to them or to any person designated by them.

Yours truly,

George Peters,
Administration Department.

GP:HA
Enc.
cc Mr. and Mrs. T. Cherniuk

Catalogue No. 898
File Nos. 477 & 1547
540 Dunedin Street, Victoria
13/2/5/222/Victoria District

July 26, 1945.

TROFIM CHIRCHUK and JANYA CHIRCHUK

(Purchasers)

In account with: The Custodian of Enemy Property

STATEMENT OF ADJUSTMENTS

(As of March 27, 1945)

	DEBIT	CREDIT
Purchase price	\$2,250.00	
Cheques received		\$2,250.00
Seller's proportion of 1945 taxes not paid 85/365 = \$22.84		19.29
Registration fees on deed - \$2,250.00	9.75	
Insurance premiums 6/36 = \$3.00	.50	
" " 35/36 = \$11.00	10.70	
Rent owing March 1/45 to March 26/45 - 26/31 x \$33.25	27.89	
Amount charged to purchasers		20.58
	<u>\$2,298.84</u>	<u>\$2,298.84</u>

AMOUNT CHARGED TO PURCHASERS - \$29.55

471 & 1547.

October 29th, 1945.

Messrs. Wise & Co., Ltd.,
777 Fort Street,
Victoria, B. C.

Dear Sirs:

Re: Chattels at 540 Dunedin Street, Victoria.

We are in receipt of your letters of the 12th and 23rd instant and note that you have a buyer for the piano.

We prefer to have the piano sold at auction along with the remainder of the unsold chattels as this procedure is in conformity with our policy and we would, therefore, be obliged if you would make the necessary arrangements, as requested in our letter of the 2nd October, 1945.

Yours very truly,

R. G. Bell,
Administration Department.

RGB/7.

c.c. to G. O. Gumpston, Esq.

471 & 1567.

December 17th, 1945.

Mr. Masao KUNAHARA,
Registration No. 09992,
165 Forest Avenue,
Hamilton, Ontario.

Mrs. Shigeo KUNAHARA,
Registration No. 09953,
165 Forest Avenue,
Hamilton, Ontario.

Dear Sir and Madam:

Re: Finance.

We are in receipt of your jointly signed letter of the 10th instant from which we note that you are now settled in Hamilton, Ontario, and desire to have the proceeds from sale of your jointly owned property remitted to you.

To avoid the delay involved in making the complete review of your file that must precede release of all funds held for your account, we are enclosing our cheque in your favour for \$1900.00 and carrying forward a credit balance of \$602.18 in your Joint Account, an extract of which accompanied the complete statement covering the sale of your property which was sent you on the 17th September.

The furniture left at your home (540 Dunedin Street, Victoria) in the care of the tenants was appraised by the Auctioneers, Hayward & Sons, and much of this has been taken over by the purchasers at the appraised value. The balance was sold by auction and we are now awaiting the auction returns.

The complete review of your files, mentioned above, will be made in due course and you will be advised, the balance of your funds being made available to you at the same time.

Yours truly,

R. G. Bell,
Administration Department.

RGB/P.
Encl. 1.

August 6, 1947

MEMORANDUM to Files 1549 & 2012

From: F. Matheson

Re: Goods found at 540 Dunedin St., Victoria

According to information supplied by H.G. Hinton, the following goods were removed from 540 Dunedin St. to the Willows on May 23, 1942, in the name of Maude ISE, File 2929:

- 1 Single Bed (No mattress)
- 1 Double Bed (No mattress)
- 1 Doll's Trunk (contents unknown)
- 2 Wicker Baskets (contents unknown)
- 2 Hat Boxes (contents unknown)
- 1 Cloth Covered Musical Instrument, 5 Feet long
- 1 Grated Singer Pedal Sewing Machine
- 1 Cloth Bundle (contents unknown)
- 1 Carton (contents unknown)
- 1 Roll Table Oil Cloth
- 1 Package Phonograph Records
- 1 Phonograph.

Mrs. ISE, File 2929, wrote us, on being informed that these goods had been removed in her name, as follows: "I think this is a mistake, I have only a sewing machine, one carton box and one phonograph at my friend in Victoria Mrs. Hilton is keeping it for me. Other things in my hand."

From this it would seem that the goods moved were not the property of Mrs. ISE. Therefore the proceeds of the sale of the following articles have been placed in Chattel Suspense:

Portable Gramophone, Bed, Boxes and Baskets - Net Proceeds \$20.16.

These goods may belong to Mrs. KUNABARA, File 1549 or to one of her family or to some other person whose goods may have been left at 540 Dunedin.

According to letter received from George A. Touche & Co., dated August 5, 1947, all the goods removed from 540 Dunedin were either shipped to the owners or were sold at auction. The shipments referred to are probably those dealt with in File 1549.

F Matheson

COPY for File 1547.

168 Forest Ave.,
Hamilton, Ont.

Oct. 14, 1946.

Mr. R. G. Bell,
Administration Dept.,
Office of the Custodian.

Dear Sir:

File 477 & 1547.

Belated as I am, I wish to acknowledge with thanks receipt of your letters, dated Aug. 7th, together with the two cheques--\$283.57 the amount realized from the sale of my chattels and \$602.18 the balance from the sale of our house. Excepting for my belongings in the Hilton home in Victoria, I am quite sure that we have no other property remaining in the protected area. Although I am far from satisfied with, as you state, the policy of the Govt. of Canada, especially in regard to disposing of such things as family heirlooms and photos stored in the sold boxes, and also from the comparatively small returns realized from the sale of chattels in general, nevertheless I wish to take this opportunity to thank you for your co-operative administration under difficult circumstances.

Yours truly,

"M. Kuwabara"

Marker file 477.

Toronto, Ont.
May 20th, 1948.

REFERENCE FILE

File 477 - Masao KUNABARA, Reg. No. 09991 (Son)
File 1547 - Shigeko KUNABARA, Reg. No. 09993 (Mother)
Case 1066

(Joint Claim, as per Custodian Combined Analysis - Apr. 16/48 - on both files)

REAL AND PERSONAL PROPERTY CLAIMS
(All claims shown are gross)

- (1) **Real Property, Victoria (Cat. 898: Lot 13 in Block 2 of Section 5, Victoria District, Plan 282 - Dwelling on City lot)** **Sold for**

\$3,500.00 as per original (Nov. 26/47) and amended claim (Exh. 1066-1) \$2,250.00

Net amount of Real Property Claims \$1,250.00

Evidence: Assessment - Land \$ 630.00
- Imp. \$1,980.00
\$2,610.00

Taxes \$82.84.
Appraised value \$2,250.00.

This property was rented, furnished, @ \$35.00 per month. It was owned jointly by widow and son, and both have filed identical claims for the full value of the property - see Custodian Combined Analysis (Apr. 16/48) on both files.

According to amended claim (Exh. 1066-1) and Transcript pp.3-4, it was purchased in 1940 for \$1,300.00 - \$300.00 down, Agreement for Sale payments (\$1,000.00) being completed by Custodian.

Only one offer was received for this property and this was accepted by the Rural Advisory Committee, which sat at New Westminster, and passed on all offers except those on properties in the Greater Vancouver area, which went before the Greater Vancouver Advisory Committee, sitting in Vancouver (see Transcript, p.11, lines 9 & on for question on this point).

Evidence: P. R. Brown & Sons (Appraiser).
F. G. Shears.

- (2) **Personal Property (Household and Personal Effects).**

\$1,580.00 as per original (Nov. 26/47) and amended claim (Exh. 1066-2 & 4) \$ 316.55

Net amount of Personal Property Claims \$1,263.45

Evidence: The widow (Shigeko KUNABARA) signed a Custodian "No Property" card (Mar. 27/48). The son (Masao KUNABARA)

(Over)

signed a Custodian "JP" form (Mar. 30/42) declaring Household Effects in general terms, as per Custodian Personal Property Claim Analysis (Exh. 1066-4). In his original claim (Nov. 26/47) Chattels are listed in similar general terms, with the information that House Furnishings were insured for \$1,000.00. Custodian insured these chattels for \$450.00 (see letter of 23rd and 28th September, 1942).

Amended claim (Exh. 1066-1) appears to be based on Custodian inventory (of May 6/42) as listed in Personal Property Analysis (Exh. 1066-4) plus 2 additional lists under the headings "Not Listed" (\$90.00) and "Other Personal Chattels" (\$580.00), showing a gross valuation of \$1,893.45, which was reduced for purpose of claim to \$1,580.00 (amount of both original and amended claim). Reconciliation of itemised (amended) claim shows following (approximate) dispositions:

\$ 750.50 auctioned for \$154.00.
 \$ 365.75 sold by tender for \$162.55.
 \$ 25.95 sold with Real Property.
 \$ 495.00 no record at any time.
 \$ 121.25 not accounted for.
 \$ 135.00 believed shipped to owner 22/11/44.

\$1,893.45 gross valuation
 \$ 313.45 reduction by claimant

\$1,580.00 total of Personal Property Claim

Chattels left with tenant of real property were appraised (June 6/45) at \$301.25 and realized \$295.05 (Auction \$132.50; direct sales \$162.55).

Witnesses: Geo. A. Touche & Co. (Col. Pope).
 Maynard & Sons (Auctioneers and Appraisers).

\$5,080.00 Gross Total.

Net amount of Claims

\$2,513.45

\$2,566.55

VANCOUVER, B. C.
 3rd FEBRUARY, 1949.

MB/P.

(See over for Summary of Witnesses & Index to Defence Brief Documents)

<u>Summary of Witnesses</u>	<u>Where Required</u>	<u>Index to Defense Brief Documents</u>
P. R. Brown & Sons (Appr.).	(1)	(A) DEFENSE BRIEF.
P. G. Sharr.	(1)	(B) TRANSCRIPT.
George A. Fuchs & Co. (Col. Pope).	(2)	(C) EXHIBITS:
Wayard & Sons (Auctioneers and Appraisers).	(2)	(1) Exh. 1066-1 (Claimant's NF Summary).
		(2) Exh. 1066-2 (Claimant's NF Summary with list of chattels).
		(3) Exh. 1066-3 (NJP Form 30/3/42).
		(4) Exh. 1066-4 (Cust. Anal. of Pers. Prop. Claim).
		(5) Exh. 1066-5 (NF Appr. 12/3/44).
		(6) Exh. 1066-6 (Hinton's Report).
		SUPPLEMENTARY DEFENSE BRIEF DOCUMENTS:
		(7) Original Claim (Nov. 26/47).
		(8) Cust. Combined Analysis 16/4/48.
		(9) Custodian NF Summary (23/10/45).
		(10) NF Assessment Notice (1944).
		(11) Cert/Receiptance (6/1/43).
		(12) Let. (17/9/45) to Joint Owners encl. NF Sale Statement, St. of Joint Acct., and St. of son's Personal Account.
		(13) Let. (14/10/46) from claimant re sale of Real & Personal Property.
		(14) Let. (9/6/42) from Custodian Agt. encl. Inventory signed by tenant.
		(15) Chattels Appraisal (6/6/45).
		(16) Let. (23/9/42) from Custodian Agt. re Ins. on Chattels.
		(17) Let. (22/9/42) from Custodian Agt. re Ins. on Chattels.
		(18) Office Memo (9 - undated) re Chattel sales.
		(19) Auction Sheet (16/12/44).
		(20) Auction Sheet (16/11/45).
		(21) Office Chattel Summary 22/7/46.
		(22) Let. (10/10/44) encl. Shipping application dated 30/9/44.
		(23) Let. (7/12/44) encl. CPR Way Bill (22/11/44) for goods shipped.

DEFENCE BRIEF

Shigeno KUWABARA

File No. 477

Case No. 1066

Land & Bldgs. in Victoria

Toronto, Ont.

20/5/48

REAL PROPERTY CLAIM

- Ex. 1 - Real Property Statement
- Ex. 2 - Personal Property Statement
- Ex. 3 - J. P. Form
- Ex. 4 - Analysis of Personal Property Claim
- Ex. 5 - P. R. Brown & Co. Ltd. Appraisal \$2250.
- Ex. 6 - Harold G. Hinton's Report & Appraisal.

<u>Claimed</u>	<u>Assessed</u>	<u>Appraised</u>	<u>Sold</u>
\$3500.	\$2610.	\$2250.	\$2250.

Evidence:

Appraised by: P.R. Brown & Sons Ltd.,
Victoria, B.C.

(This appraisal was approved
by assisting appraiser, Van
de Vliet, Cahaldue & May Ltd.)

HAROLD G. HINTON, without being asked, gave
an appraisal of this property which was
\$250. more than Browns.

This property was advertised under Cat. No.
898 and one offer of \$2250. was received
and accepted.

Claimant purchased property for \$1300. in
1940 and reason given for this low price
is that "we happened to know the real estate
agent". (Transcript P.3 line 20). On
evacuation, claimant rented property for
\$35. per month, furnished. (Claimant to
pay taxes and mortgage payments)

Claimant is a JOINT OWNER (with his Mother).
A letter is to be filed by Mr. Brewin
giving claimant authority to give evidence
for both himself and his mother (Transcript
P.2 line 20). Certificate of Encumbrance
lists the following charge: "Right to
purchase under agreement dated 22/7/40 in
favour of Masao KUWABARA and Shigeno KUWABARA
as joint tenants, etc....."

2. Chattel Claim

Claim \$1580.

\$1393.30	sold by tender and at auction.
25.95	" with Real Property
85.75	No account, theft, etc.
75.	
<u>\$1580.00</u>	

Evidence:

HAROLD G. HINTON: Inventoried & appraised
chattels at \$339.45.

MAYNARD & SONS: Appraised chattels &
sold them. See orange sheets
on claim file. See R.G. Bell's
memo (orange sheets) dated
22/7/46.

Submissions:

1. Personal Property sold was sold for its
fair market value.
2. Claim for property not sold is exorbitant.
3. The gramophone and massage machines were
not declared and not found. (See Trans.
P.9 line 8 et seq.: Claimant states these
were not declared and were put in a pad-
locked closet.)

Summary of Defence
Witnesses

P. R. Brown	- Appraised Real Estate
H. G. Hinton	- Appraised Real Estate; Appraised & sold chattels.
Maynard & Sons	- Auctioneers, and appraised property.
Mr. F. G. Shears	- Can prove advertisement & documents, etc.

HAI/mw

1/2 Cal. 898-2 1947

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

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

1547

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

- (1) NAME KUNABARA SHIKIYO (RCMP) Reg. No. 09953
(Print) Surname Given Name
- (2) Pre-Evacuation Address 540 DUNEDIN ST. VICTORIA B.C.
- (3) Present Address 77 FERRIE ST. E. HAMILTON, ONT.
- (4) REAL ESTATE 540 DUNEDIN ST.
- (a) Street Address (if any) VICTORIA British Columbia
City or Municipality Province

- (b) Legal description (lot number, block number, section number, etc.)
LOT 13, BLOCK 2, SECTION 5, MAP 282.

- (c) Type of Real Property (cross out words which do not apply):

- (i) ~~Farmer~~
(ii) ~~Residence~~ ✓ Type of business
(iii) ~~Business~~
(iv) Any other type of property (describe)

- (d) What was your interest in the property (e.g., sole owner, life tenant, joint tenant, owner of one half or one third interest, leasehold, etc.) OWNER OF ONE-HALF INTEREST.

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

- (i) Land - - - - - \$ 845.00 Assess Val. 82610
- (ii) Buildings - - - - - \$ 2655.00
- (iii) If business, put value on business as going concern (including land and buildings, tenancies, chattels, fixtures, stock-in-trade, goodwill and accounts receivable) - - - - - \$
- (iv) Total value (if you cannot give separate values for lands and buildings just fill in total value) - - - - - \$ 3500.00
- (v) Amount at which Custodian sold property and credited your account - - - - - \$ 2250.00
- (f) Loss (This figure is arrived at by deducting item (v) from item (iv) - - - - - \$ 1250.00

(5) PERSONAL PROPERTY

- (a) Place or places at which property was left by the claimant at date of evacuation
540 DUNEDIN ST. VICTORIA B.C.
- (b) Type of premises in which property left (e.g., house, warehouse, garage, shed, church basement, etc.)
HOUSE
- (c) How stored or packed at time of evacuation 3 TRUNKS, 16 BOXES (PACKED AND SEALED IN CLOTHES CLOSET OF UPSTAIRS BEDROOM). ALSO HOUSE FURNISHINGS RENTED WITH STEAM MASSAGE MACHINES, GRAMAPHONE (over) HOUSE) PICTURES.

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

CUSTODIAN

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

1. <u>HOUSE FURNISHINGS (INSURED)</u>	Estimated Value \$	<u>1000.00</u>
2. <u>JAPANESE BASKET CONTAINING SILK CLOTHING</u>	Estimated Value \$	<u>10.00</u>
3. <u>1 BOX DECORATIONS</u>	Estimated Value \$	<u>20.00</u>
4. <u>1 TRUNK CONTAINING SUITS, COATS, ETC</u>	Estimated Value \$	<u>30.00</u>
5. <u>5 BOXES MISCELLANEOUS ARTICLES</u>	Estimated Value \$	<u>135.00</u>
6. <u>1 BOX FAMILY PICTURES, PORTRAITS, FRAMES</u>	Estimated Value \$	<u>100.00</u>
7. <u>1 VICTOR GRAMAPHONE & RECORDS</u>	Estimated Value \$	<u>75.00</u>
8. <u>1 STEAM MASSAGE MACHINE (LARGE)</u>	Estimated Value \$	<u>100.00</u>
9. <u>2 STEAM MASSAGE MACHINES (SMALL) @ \$50.00</u>	Estimated Value \$	<u>100.00</u>
10. <u>2 LARGE PORTRAITS & FRAMES (SPECIAL)</u>	Estimated Value \$	<u>10.00</u>

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

TOTAL CLAIM FOR PROPERTY LOSS \$ 1580.00

(f) Total claim including real and personal property (this figure can be arrived at by adding items 4(f) and 5(a)) - - - - - \$ 2830.00

(g) (a) Place at which claimant prefers to be heard.
(Vancouver, Kamloops, Nelson, Lethbridge,
Moose Jaw, Winnipeg, Toronto or Montreal.)

(b) Do you require the services of an interpreter
at the hearing? Yes or no NO

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

DOMINION OF CANADA,
County of Wentworth
TO WIT;

I, Shigeno Kuwabara,
of Hamilton

in the City
County of Wentworth,

DO SOLEMNLY DECLARE THAT:

The information set out in the form above is true and correct to the best of my knowledge, information and belief and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of "The Canada Evidence Act".

DECLARED before me at the City
of Hamilton
in the County of Wentworth
this 26th day of November
A.D. 1947.

Shigeno Kuwabara

A Commissioner &c.

N.B.—THIS FORM FULLY COMPLETED AND SWORN BEFORE A COMMISSIONER SHOULD BE
MAILED BY REGISTERED MAIL TO THE COMMISSIONER, c/o THE OFFICE OF THE CUSTODIAN,
ROYAL BANK BLDG., VANCOUVER, B.C., BEFORE NOVEMBER 30th, 1947. IF YOU CANNOT MAIL IT
BEFORE THIS DATE SET OUT BELOW REASONS FOR THE DELAY.